



Exterior of Building



Typical Office #400



Kitchenette #400



Corner Office #400



2 Exterior Balconies #400

## **1,550 S.F. & 190 S.F. - OFFICE SPACE - FOR LEASE**

**801 Wayne Avenue, Suite 400 & 201, Silver Spring, Maryland 20910**

**Suite 400** (1,550 s.f.) - \$23.50 p.s.f., \$3,035/month: This corner space contains 4 windowed offices, a windowed conference room, reception area, kitchenette and supply closet. Attractive office space, windows throughout and includes 2 outside balconies. There are common area bathrooms in the hallway. Elevator and stairway accessible. Can include 2 on-site parking spaces at \$75 per month per space. Elevator and stairway access and 24/7 access and control over HVAC.

**Suite 201** (Single Large Windowed Office for only \$650/month) Office measures about 15' x 11' interior plus tenant has shared use of kitchenette and three bathrooms in the hallway. Elevator and stairway access and 24/7 access and control over HVAC. Space ideal for small office requirements.

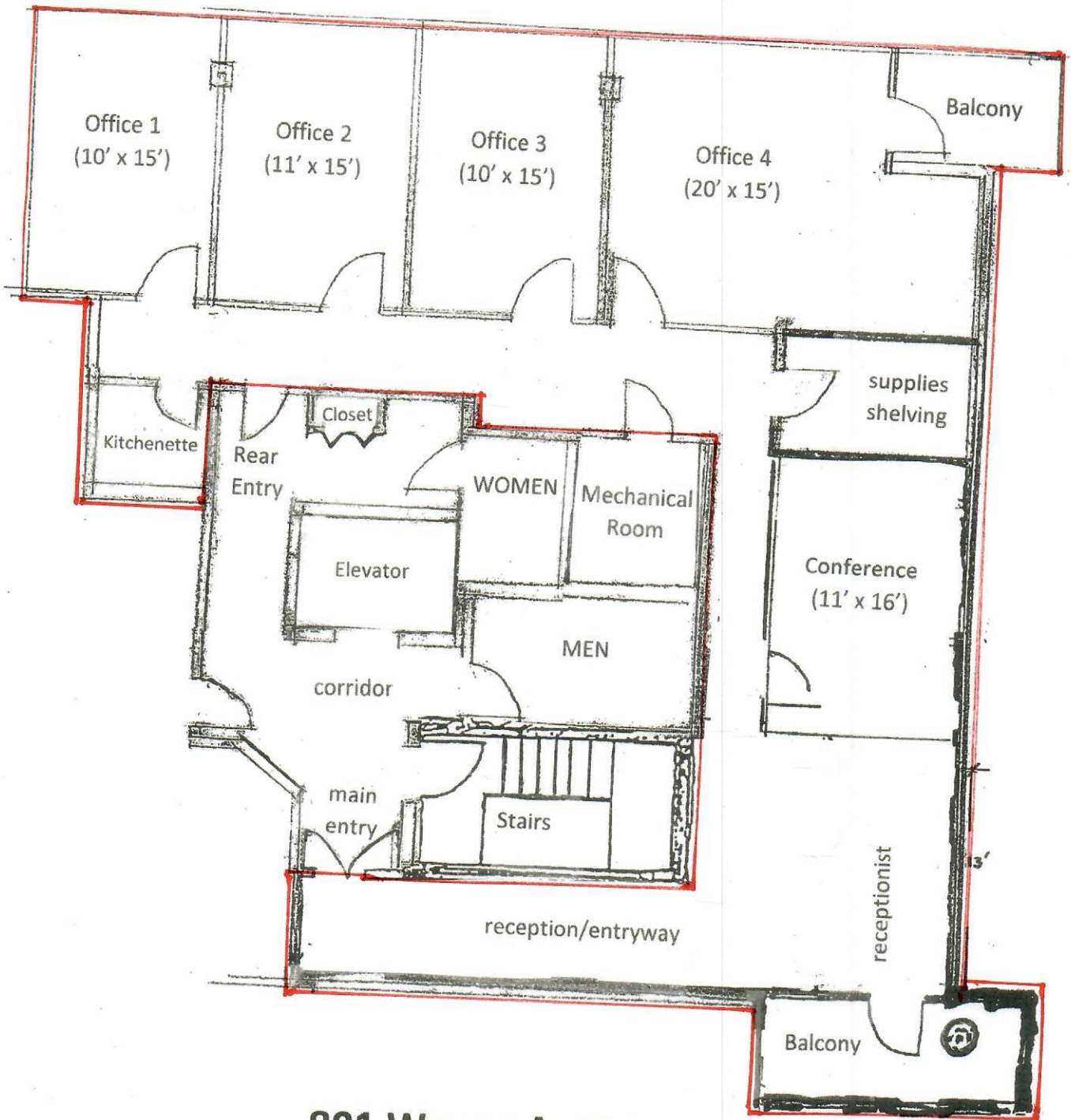
**BUILDING / LOCATION / VISITOR PARKING:** Suites have independent control of in room HVAC systems and have 24/7 access and are handicapped accessible via the elevator. Entire building is sprinklered. Metro / MARC train is three blocks away off Wayne Avenue. This is a very attractive office building located at the corner of Wayne Avenue and Cedar Street about ½ a block from Wholefoods and Strosnidars. There is some free on-site visitor parking with additional parking on Cedar Street and other surrounding streets and 3,000 + structured parking spaces in two garages about one block away.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
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*Celebrating 40 Plus Years!*

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**801 Wayne Avenue  
Suite 400  
1,550 s.f.**

This is an approximate interior sketch of Suite 400. If exact measurements are required one should remeasure for accuracy. Dimensions shown are approximate.

# 801 Wayne Avenue, Suite 201

interior dimensions +/- 15' x 11'

