



FOR LEASE

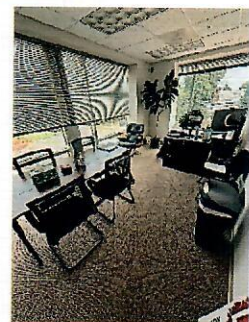
Office – Service – Medical Space



Top level corner office



Large kitchenette



Large windowed offices

804 Pershing Drive, Unit 201 – 1,232 s.f.

IMPROVEMENTS: LEASE – 1,232 s.f. Contains 3 windowed offices with additional open area, waiting/reception space and shared kitchenette with sink and refrigerator. See floor plan attached. Space available for occupancy around December 2026.

LEASE PRICE: \$23 p.s.f. (\$2,361 / month) plus electric & tenant cleans own space.

There are men's and woman's bathrooms and a water fountain on each floor and the mailboxes are located on the lower level. This is a 18-year-old totally renovated well-appointed and modern / sprinklered building. It is handicapped accessible with access from an exterior ramp along Pershing Dr. and use of the large building elevator or one can utilize a stairway entrance along Cedar Street. This unit is a part of a large 32,000 square foot office condominium project. The main entrance door is open during normal business hours and is accessible via a key code system when locked.

LOCATION : The building is located at the corner of Pershing Drive and Cedar Street in the central business district, adjacent to the Silver Spring Redevelopment site and directly across the street from the Citron Apartments. Strosniders & Wholefoods parking lot is adjacent to this site. The Silver Spring Metro Station is 3-4 blocks from the property & the Purple Line Metro Station will be 1 block away once completed.



Open area



Windowed office



Windowed office

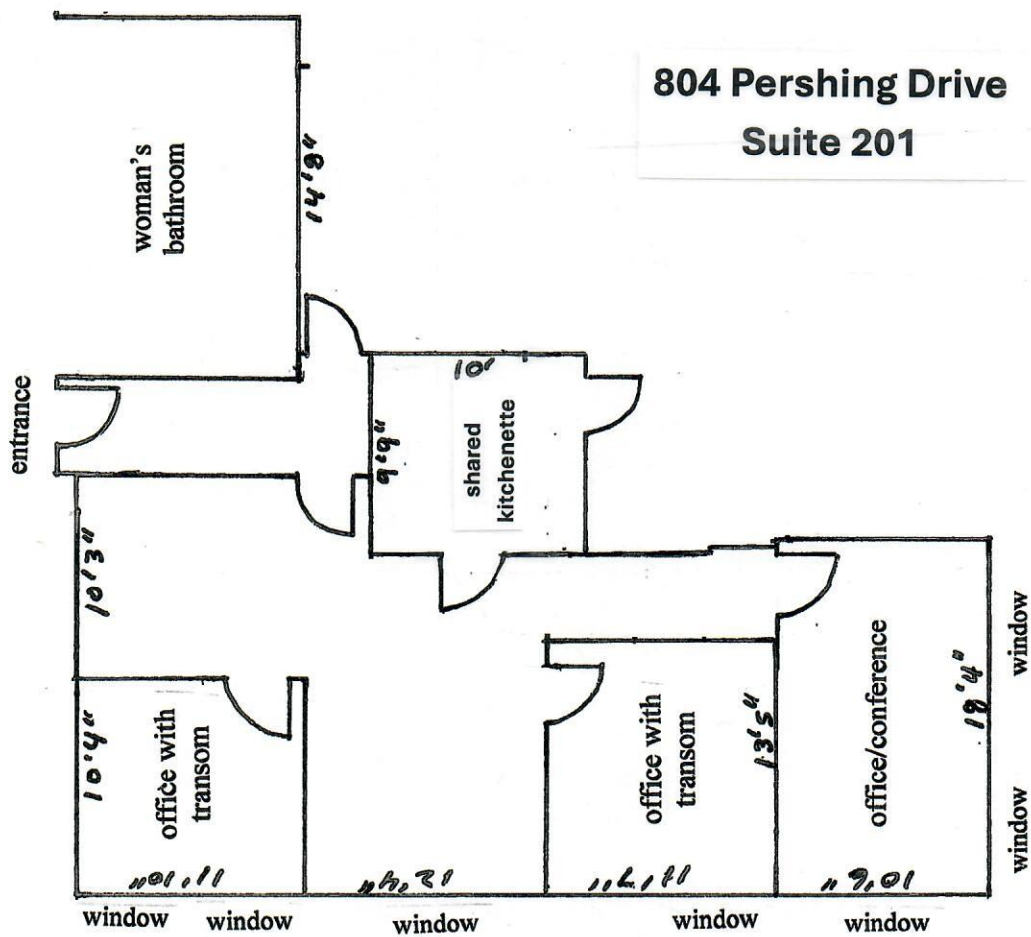
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804 Pershing Drive
Suite 201



This is an approximate interior sketch of the space for lease. If exact measurements are required one should re-measure for accuracy.