



# BLAIR

## OFFICE BUILDING

8380 COLESVILLE ROAD

AT SILVER SPRING METRO



With Walkability to Silver Spring Metro  
(Red & Future Purple Lines)    
& Direct Access to the Blair Shopping Center



OWNED & MANAGED BY:

EST. 1947  
**TOWER**

LEASED BY:

**Lincoln**

**OFFICE  
LEASING NOW:  
301.304.8300**



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ROAD  
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## THE BLAIR SHOPPING CENTER + MINUTES TO SILVER SPRING METRO

Blair Office Building has access to it all.



Excellent daytime business with ample client parking & convenience:

- Giant Food & Pharmacy
- CVS Pharmacy
- District Taco
- Starbucks
- Mamma Lucia
- Crisp & Juicy
- Allure Nail Bar



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OFFICE AVAILABLE



AVAILABILITIES	SF	DATE AVAILABLE
Suite 100B	2,637 SF	Move-in Ready
Suite 101	1,058 SF	Move-in Ready
Suite 270	2,773 SF	Move-in Ready (Medical)
4th Floor	2,850 SF	Shell condition
Suite 500	3,250 SF	Move-in Ready
Suite 560	1,200 SF	Move-in Ready
7th Floor	4,544 SF	Coming Soon

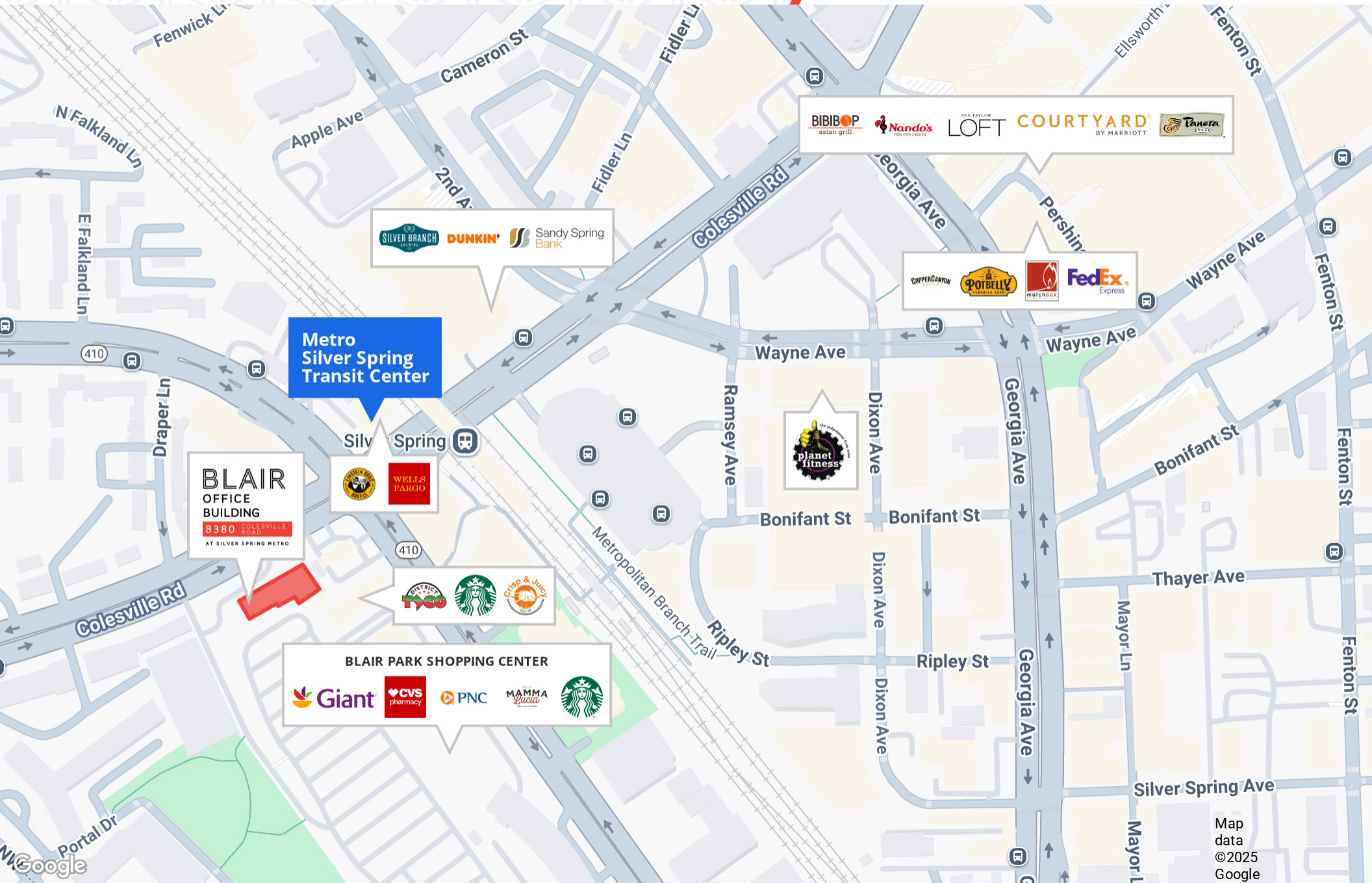
#### PROPERTY HIGHLIGHTS

- Exterior building signage opportunity
- Free visitor parking
- Direct access from surface parking lot & adjacent parking garage
- Silver Spring Metro (Red Line & Future Purple Line) located directly across the street
- Direct access to the Blair Shopping Center (retail amenities)
- Renovated lobby
- On-site building engineer
- Local ownership & management

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8380 COLESVILLE  
ROAD

## DOWNTOWN SILVER SPRING AMENITIES

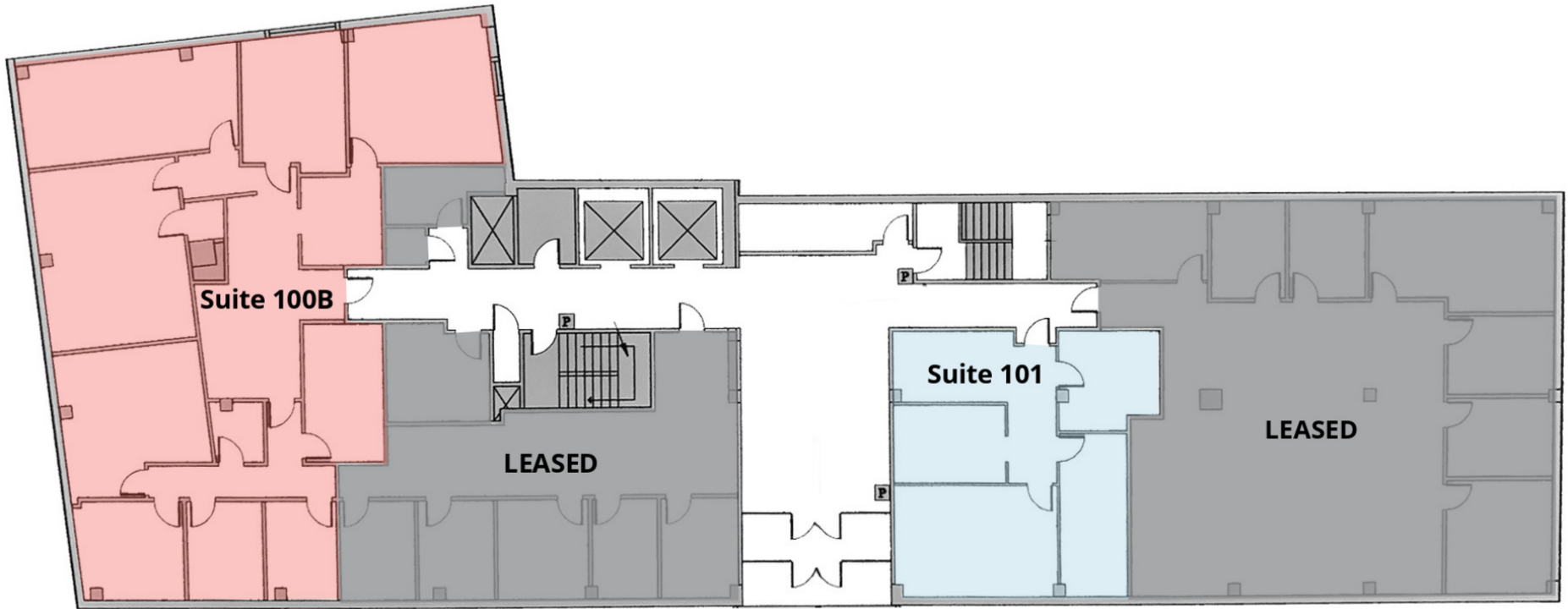


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1ST FLOOR



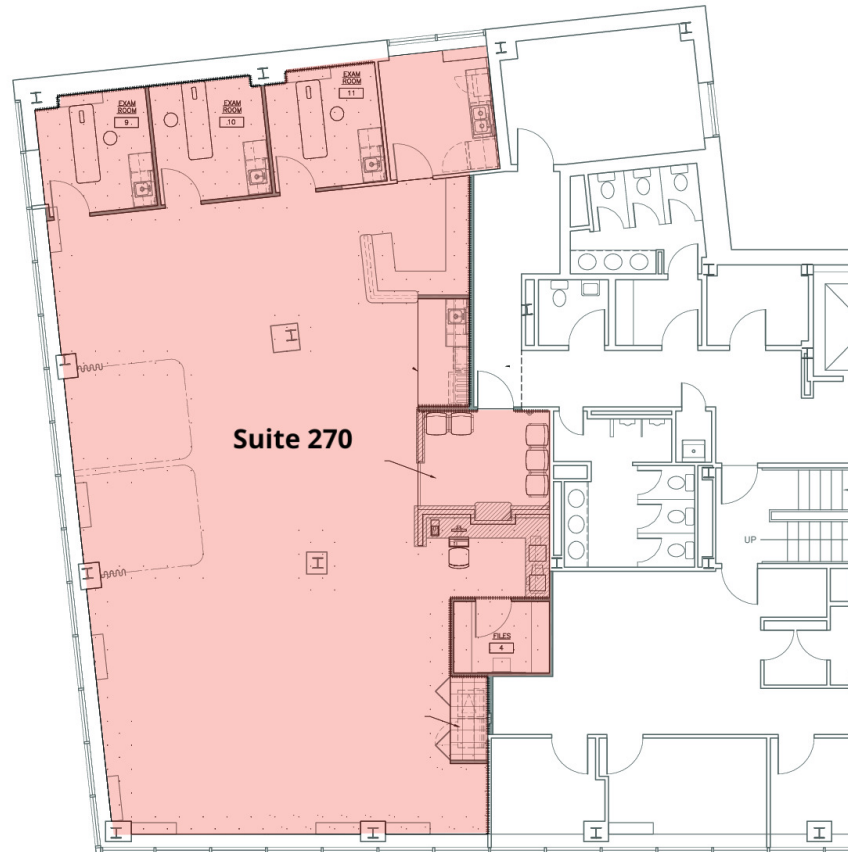
SUITE	SIZE	DESCRIPTION
■ Suite 100B	2,637 SF	Excellent lobby exposure
■ Suite 101	1,058 SF	Excellent lobby exposure

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OFFICE  
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8380 COLESVILLE  
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SUITE 270



**SUITE**

**SIZE**

**DESCRIPTION**

■ Suite 270

2,773 SF

Office / Medical Space

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OFFICE  
BUILDING

8380 COLESVILLE  
ROAD

4TH FLOOR



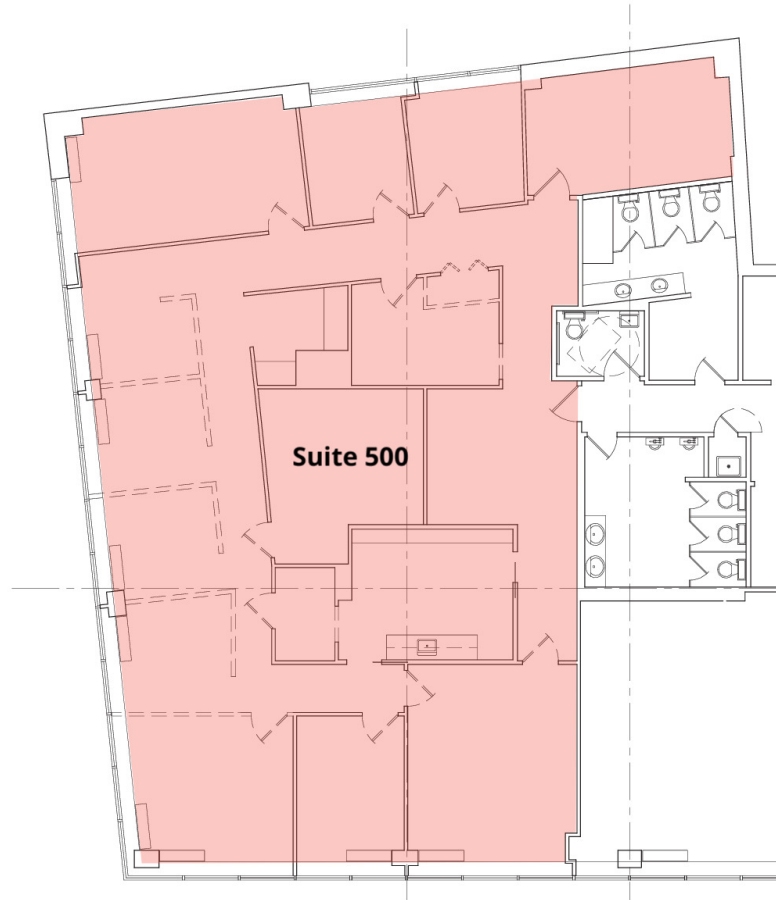
SUITE	SIZE	DESCRIPTION
■ 4th Floor	2,850 SF	Shell condition

# BLAIR

OFFICE  
BUILDING

8380 COLESVILLE  
ROAD

SUITE 500

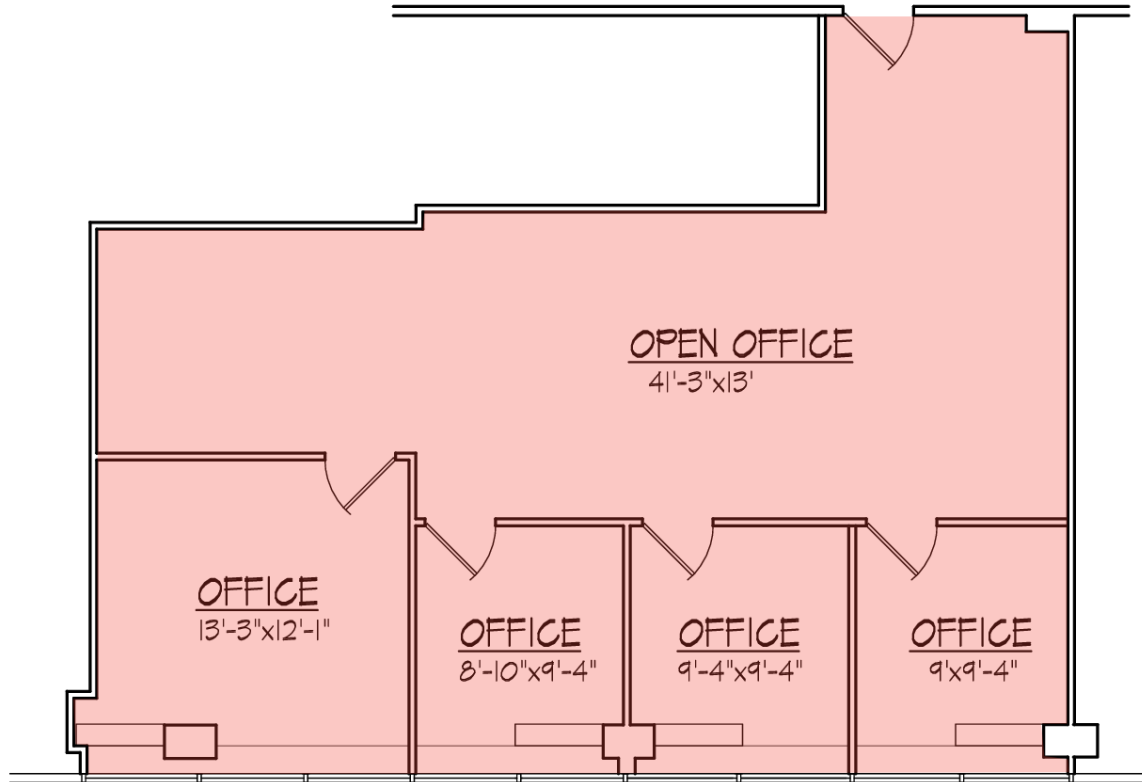


SUITE	SIZE	DESCRIPTION
■ Suite 500	3,250 SF	Move-in Ready

**BLAIR**  
OFFICE  
BUILDING

**8380** COLESVILLE  
ROAD

**SUITE 560**



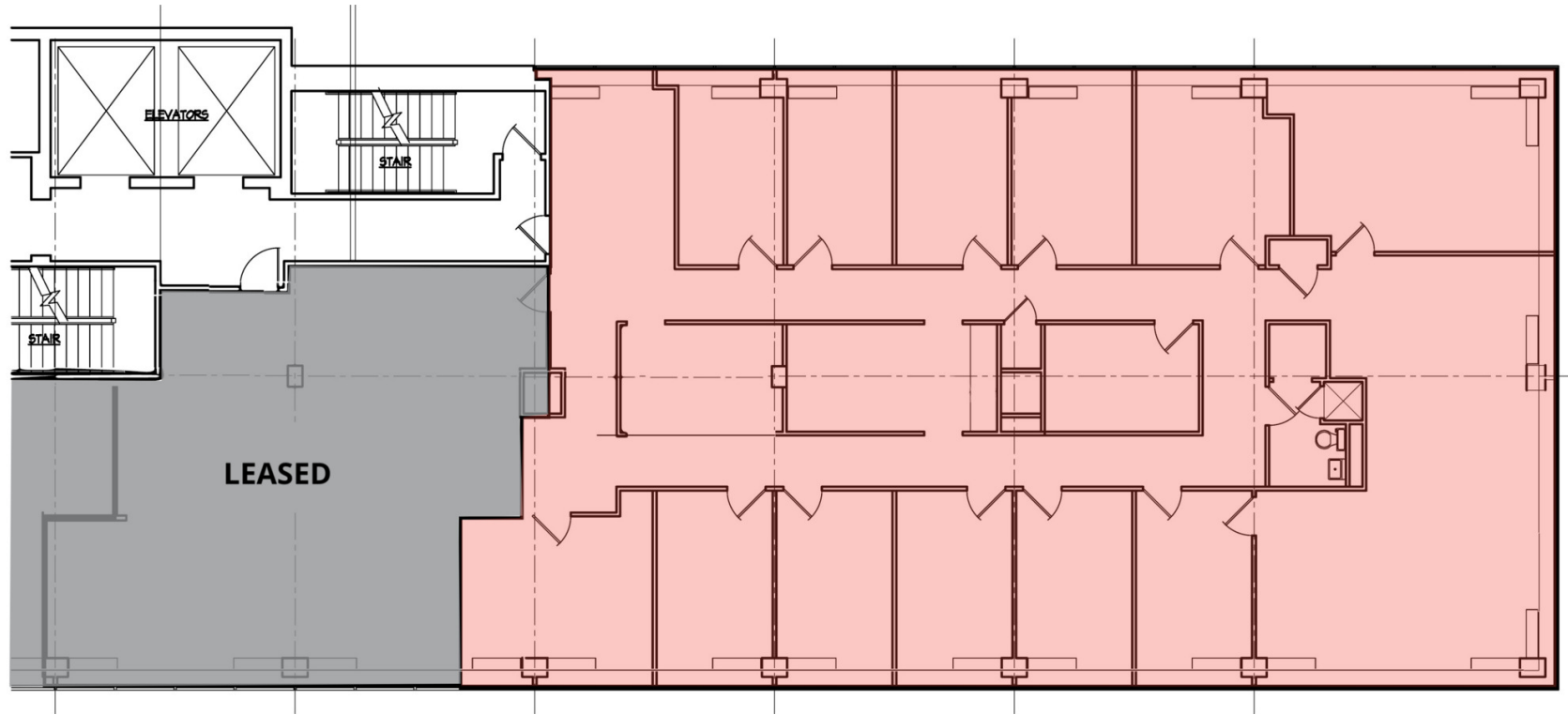
SUITE	SIZE	DESCRIPTION
■ Suite 560	1,200 SF	Move-in ready condition

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ROAD

7TH FLOOR



SUITE	SIZE	DESCRIPTION
■ 7th Floor	4,544 SF	Coming Soon

# BLAIR

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PREMIER VISIBILITY



# BLAIR

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ROAD

AT SILVER SPRING METRO

### LEASING OPPORTUNITIES

**Ethan Bernardi**  
ebernardi@lpc.com  
301.304.8397

**Nathan Bortnick**  
nbortnick@lpc.com  
301.304.8392

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