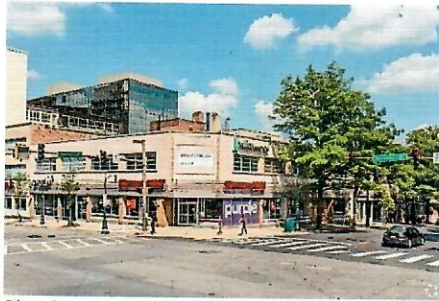
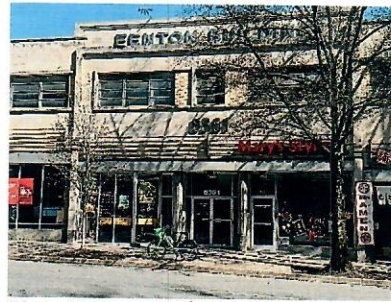




LARRY ROSEN
COMMERCIAL & INVESTMENT
REALTY ASSOCIATES, LLC



Site along Fenton St. and Colesville Rd.



View of entrance to 2nd floor elevator/steps.

OFFICE SPACE - FOR LEASE

8561 Fenton Street, Suite 225 & 230, Silver Spring, Md. 20910

Suite 225 - 2,737 rentable square feet. \$22.50 p.s.f. (\$5,132 / month) plus electric.

Ideal for a recording studio or office use, this space contains an audio mix studio (+/- 15' x 25'), 1 audio recording booth (+/- 8' x 10'), two large windowed offices, large multipurpose room, a server room with separate wall mounted ductless split system, kitchenette, laminate floors. Tenant has full 24/7 control of their HVAC unit making this space ideal for a tenant that might conduct business outside typical office hours.



2 windowed offices facing Fenton St.



Insulated recording studio



Insulated sound booth



Mini Split server room

Some of the specialty finishings include, double 5/8" drywall on both sides of studio walls, full height sound attenuation blankets inside the walls, solid-core wood doors with silencers, +/- 5" elevated floors with sound attenuation beneath the floor. Existing construction plans are available upon request.

Suite 230 - 3,283 rentable square feet. Only \$18.95 p.s.f. (\$5,185 / month) plus electric.

Just improved with all new paint and laminate floors. Space contains a large reception area, waiting area, in suite bathroom, 4 standard offices, 4 large conference rooms or meeting rooms, kitchenette and file rooms. Tenant has 24-hour access and full 24/7 control of their HVAC unit making this space ideal for a tenant that might conduct business outside typical office hours.



Reception



All new laminate floors throughout



Large windowed rooms



Room facing Colesville Rd.

Celebrating 40 Plus Years!

Larry Rosen, Broker ■ larry@cirealty.net ■ Office: 301-530-6085 ■ Mobile: 301-793-8901

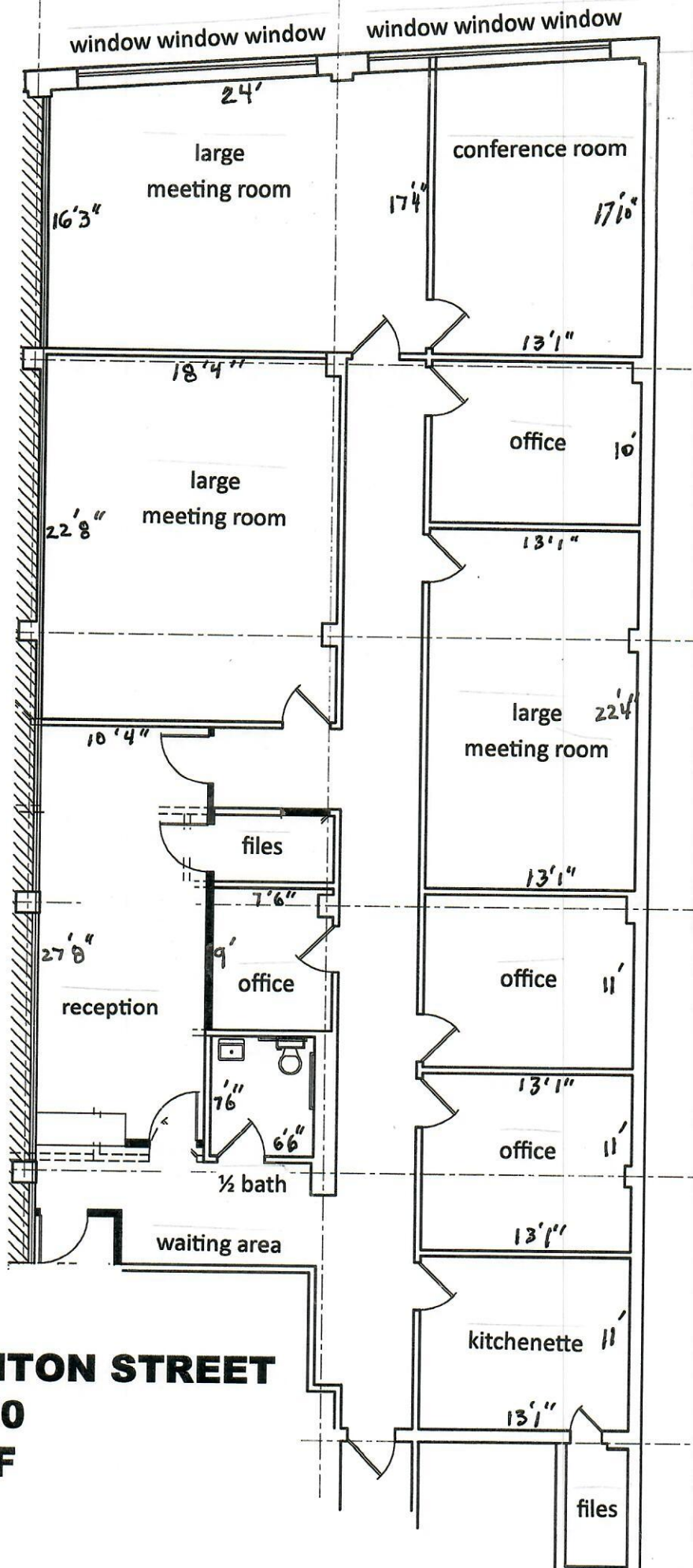
9514 Starmont Road ■ Bethesda, MD 20817

Building Tenants: 1st Floor retail tenants include: Mattress Firm, The UPS Store, Pho Tan Vinh, Mary's Stylists, Sushi Jin, Arepas Restaurant, Lil Sumthin Sweet & Vision Works. 2nd Floor: Blyss Yoga, and STR3AM House Studio.

BUILDING/LOCATION/PARKING: Landlord provides common area cleaning on weekdays. Multiple bathrooms are located in the common area. The building is located on Fenton Street between Colesville and Roeder Roads. The main entrance to the 2nd floor is off Fenton Street and is elevator-served. The County-owned parking garage is located immediately adjacent to the building. City Place Mall is directly across the street and the Silver Spring Red Line Metro Station is a short walk, 3 blocks west of the property.

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. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.

Realty Capital  Investments, Inc.
Commercial Real Estate
Investments and Leasing Services



**8561 FENTON STREET
SUITE 230
3,283 RSF**

This is a sketch of the existing conditions.
If exact measurements are needed one should remeasure for accuracy.