

Montgomery Center-Convenient to Everything!

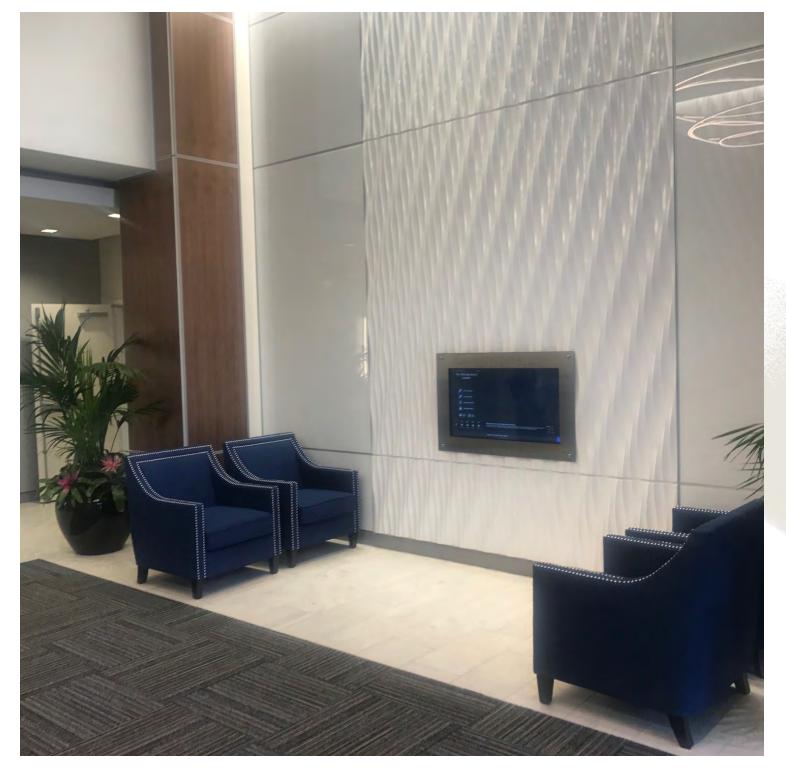
Located within the Silver Spring Enterprise Zone, which offers many advantages to business and employees, in the heart of the Silver Spring Business District, Montgomery Center offers individual corporate suites with outstanding views. Directly adjacent to the 50,000-square-foot LA Fitness with swimming, aerobics basketball and day care services. Building amenities included on-site management staff with 24 hour lobby reception service, three level parking garage, United Bank on lobby level and a free shuttle to the Silver Spring Metro Rail, Marc Train Station and shopping.

Short walking distance to Metro-Rail and new dining, hotels and retail shopping including New York and Co., Whole Foods, Red Lobster, Eggspectations, Lebanese Tavern, Not Your Average Joe, Sweetgreen, Nando's, Noodles & Co., Panera Bread, Ben & Jerry's and Cold Stone Creamery.

96 🕺 87 🗎

Walkscore ® Very Walkable

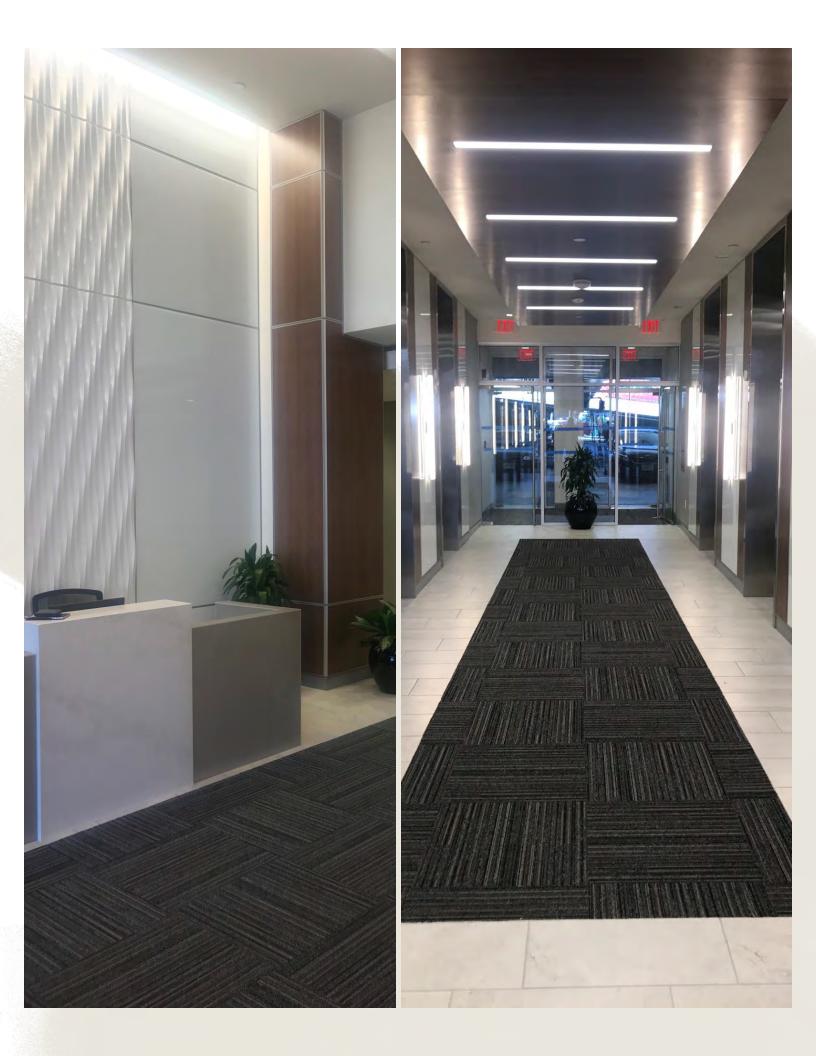
Transitscore ® **Excellent Transit**



Featuring Newly Renovated Lobby

- Elevator renovations underway
- Executive office building with outstanding views
- Walking distance to Metro and other transit
- On-site management by Grady Management
- Office and medical space available
- On-site United Bank and All Set Restaurant

- On-site parking for tenants and guests county lot across the street
- Experience the Arts & Entertainment District
- LA Fitness steps away with swimming, aerobics, basketball and day care
- Convenient to Ellsworth Place, The Fillmore, the American Film Institute and the Round House Theatre



Walkable Amenities



- 1. Dunkin' Donuts
- 2. Einstein Brothers Bagels

Fast Casual Dining

- 3. Starbucks
- 4. Pete's Apizza
- 5. Quizno's
- 6. Smoothie King
- 7. Nando's Peri-Peri
- 8. Panera Bread
- 9. Potbelly
- 10. Chick-fil-A
- 11. zpizza
- 12. Cold Stone Creamery
- 13. Baja Fresh
- 14. Ben & Jerry's
- 15. Flippin Pizza
- 16. Qdoba

Retail & Amenities

- 1. H&R Block
- 2. Rite Aid
- 3. FedEx
- 4. Safeway
- 5. Cricket
- 6. UPS
- 7. Hour Eyes
- 8. LA Fitness
- 9. Whole Foods
- 10. DSW
- 11. ULTA
- 12. Office Depot
- 13. Color Me Mine
- 14. Men's Wearhouse
- 15. MyEyeDr.

16. Strosniders

- 17. Marshalls
- 18. Golds Gym
- 19. Verizon Wireless
- 20. M&T Bank
- 21. US Post Office

Restaurants & Entertrainment

- 1. Lucy Ethiopian
- 2. Sushi Jin
- 3. The Fillmore
- 4. Regal Cinemas
- Lebanese Taverna
- 6. Fuddruckers
- 7. Red Lobster
- 8. AFI Silver
- 9. Copper Canyon Grill

Red Line Metro
---- Future Purple Line Metro

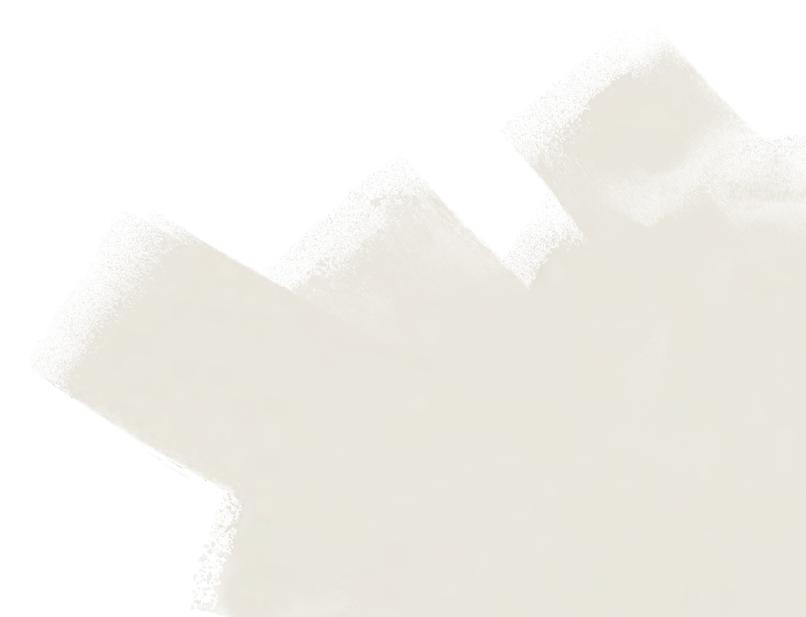
Vibrant Downtown Silver Spring











For leasing information:

Managed by:

Amanda Davis +1 301 287 9970 amanda.davis@am.jll.com **Danny Sheridan** +1 301 287 9922 danny.sheridan@am.jll.com Patrick Hall +1 301 287 9931 patrick.hall@am.jll.com



Disclaimer: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice.