



# Argent Spring

A Goodstone Property  
8455 Colesville Road, Silver Spring, MD







# Introducing Argent Spring

**The vibe of success.** Minutes from downtown Washington, DC, Argent Spring features modern spaces, a contemporary feel and easy accessibility and proximity to one of the region's most vibrant downtown areas. New Heights tenants have exclusive access to the penthouse floor and a unique collaboration/conferencing space with Capitol views, while all tenants enjoy The Hall at Argent Spring which includes a conference facility, pantry area and breakout space, among other amenities. Add in the best parking ratio in Silver Spring and you will want Argent Spring at the top of your short list.



Meet, collaborate, and mingle at  
The Hall at Argent Spring



## The Hall Key Features

- 30-person conference facility on the 2nd floor
- Two conference rooms
- Outdoor terrace access
- Wi-Fi connectivity
- Kitchen and pantry area
- Multiple breakout areas and presentation screens



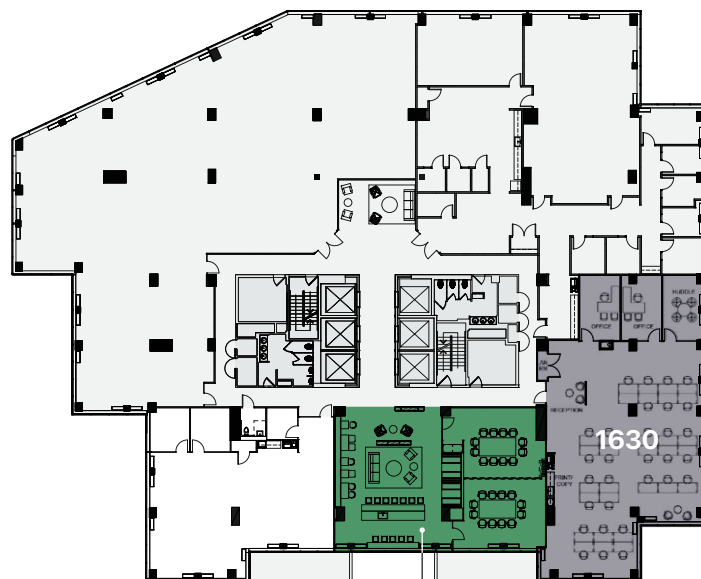


# newheights

AT ARGENT SPRING

## Take meetings to new heights

**Step into something special.** An exclusive benefit for 16th Floor tenants is the New Heights lounge. The distinctive space allows tenants to get away to a place of style and serenity, and includes common areas for conferences, visiting and light entertainment with its own kitchen and coffee bar.



New Heights lounge





## New Heights Key Features

- Key card access for 16th floor tenants only
- Conference center
- Lounge with casual seating and generous breakout areas
- Wi-Fi connectivity
- Kitchen, wet bar and coffee bar
- Great window lines and views of Silver Spring

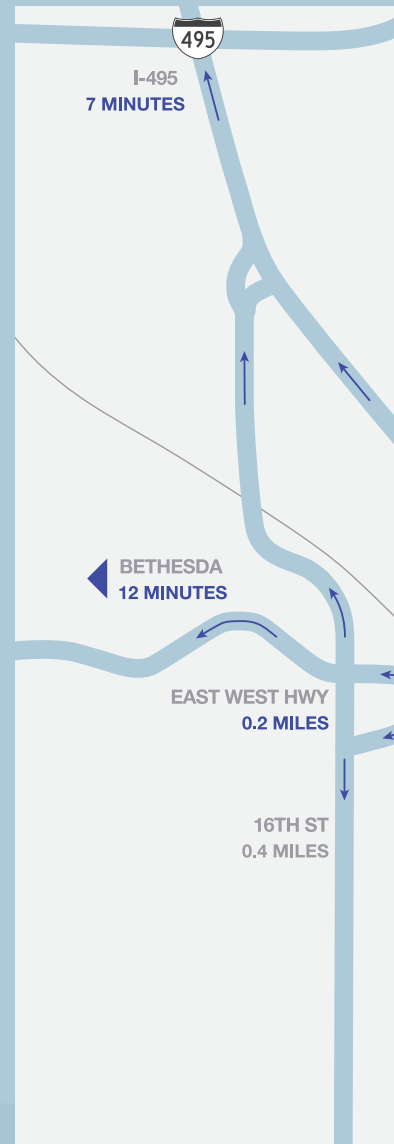


# Commuting has never been easier

**Like Bethesda...but without the hassle.** Located only one block from both the Silver Spring Metro and Georgia Avenue, Argent Spring is easily accessible for every type of commute. Convenient to more than 50 of the most popular restaurants and eateries, a choice of wellness centers and sought after art venues. The bottom line? Argent Spring delivers without the higher rent, traffic, and congestion.



Regional drive times

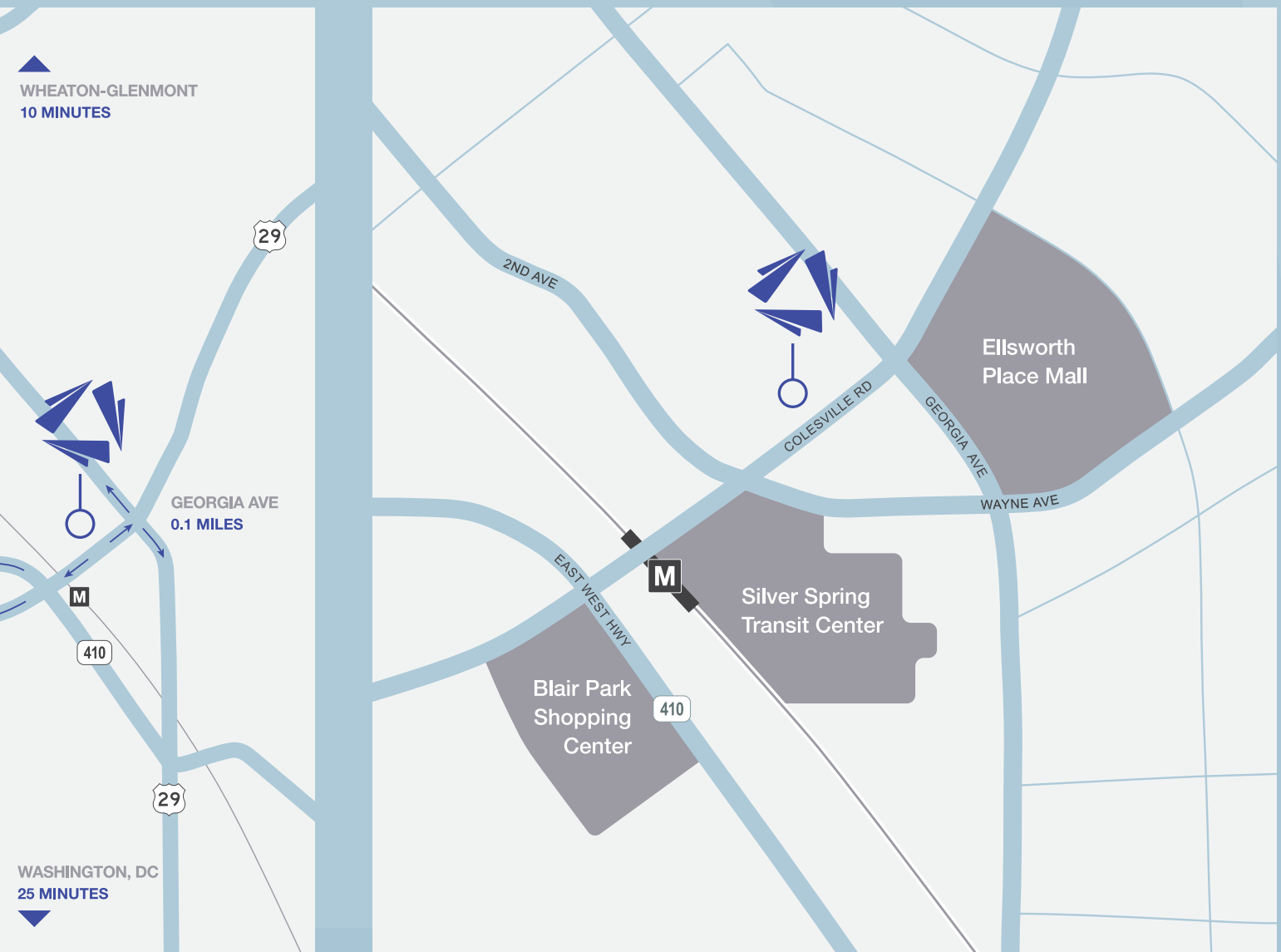


Local access



## Accessibility

- Easy access via Colesville Road and Georgia Avenue Capital Beltway exits
- Silver Spring Metro (Red Line) and future Purple Line across the street
- Capital Bikeshare station across the street
- Nearby major transportation hub includes Metrorail, MARC, Metrobus, Ride On, and future Purple Line service (opening 2022)



## Nearby amenities & transit



# A dynamic downtown



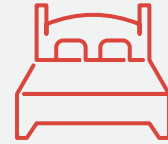
## Walk to 50+ Popular Dining Options

Copper Canyon Grill  
Mi Rancho  
Potbelly  
Matchbox



## Endless shopping & conveniences

Elsworth Place Shopping Mall  
CVS  
FedEx Office  
Whole Foods Market



## 8 Hotels to Stay Nearby

Courtyard by Marriott  
Homewood Suites by Hilton  
Double Tree by Hilton  
Sheraton Hotel



## 10+ Wellness & Fitness Centers

Planet Fitness  
9Round Fitness  
Pure Barre  
Club Pilates



## Experience eclectic Culture, Art, and Entertainment

The Filmore  
AFI Silver Theatre  
Black Box Theatre





# We have what your business needs

**Argent Spring's contemporary renovation** and tenant-friendly amenities make it a great value for small and growing businesses. Offering the best parking ratio in downtown Silver Spring, the building also features a variety of move-in ready suites of varying sizes. If you're seeking a new office location that's as contemporary and versatile as your workforce, you owe it to yourself to visit Argent Spring.

- Efficient Spec Suites Available
- On-site Garage (2 per 1,000 SF) and Street Parking
- 5,000-space Montgomery County Garage Parking Two Blocks Away
- Fast, Efficient Solutions to Tenant Needs
- Local Ownership and On-site Management



# A Place for Purpose

For you, for your people, for your board

Join our Community of Non-Profit Tenants



**National  
Nurses  
United**



**National  
Marine Sanctuary  
Foundation**

DISCOVER WONDER



**HI USA**



**AMERICAN  
MUSIC  
THERAPY  
ASSOCIATION®**



**NBCDI**  
National Black Child  
Development Institute



**NATIONAL COALITION  
FOR CANCER SURVIVORSHIP**



**AMERICAN  
COLLEGE  
HEALTH  
ASSOCIATION**





## Argent Spring has the office solution non-profit organizations are looking for:

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- Lease terms suited for your changing organizational needs, at economics that support your mission.
- Argent Spring Standard Turnkey space construction = risk free, high-quality spaces built just for you.
- Building amenity spaces designed to help recruit and retain the most qualified personnel.
- Conference Center spaces well suited for large board meetings, saving on hotel and function space.
- An established community of high-achieving, respected non-profit organizations
- Convenient to Metrorail, MARC, MetroBus, Ride On, and Future Purple Line, perfect for out of town visitors and staffers from all over the region.
- Centrally located in the MD/DC region

# 7th Floor space suites - 2,620-3,486 SF

**Suite 730**  
2,690 SF  
4 Private Offices  
10 Workstations

**Suite 720**  
2,891 SF  
4 Private Offices  
12 Workstations

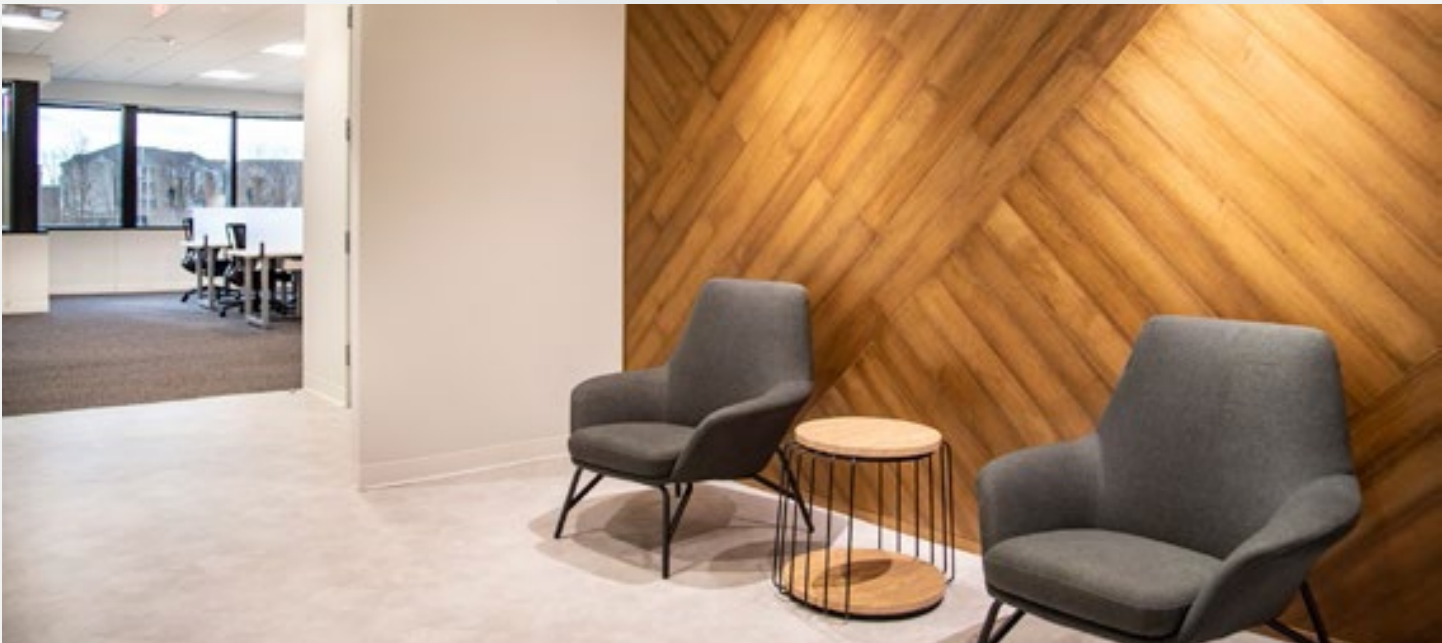
**Suite 700**  
3,486 SF  
4 Private Offices  
20 Workstations



**Suite 745**  
2,620 SF  
Open Office Concept  
12 Workstations

Furniture and low voltage wiring  
can be included upon request.







# About Goodstone

**Goodstone LLC** has earned a reputation for anticipating business tenants' needs — and exceeding their expectations. Headquartered in Washington, DC, Goodstone, a commercial real estate investment management firm, has extensive experience in Washington, DC and the Maryland and Northern Virginia suburbs, as well as major Texas markets. Goodstone is managed by Stephen Durr, a seasoned real estate executive with 35 years of experience, including 30 years working in Montgomery County, MD.

I founded Goodstone LLC because I believe first and foremost in creating value. Prosperity, professional fulfillment and contributions to the community all flow from the creation of that value. When value is created, it guarantees that investors will be rewarded, that employees and partners will be treated fairly and with respect, and that tenants will be proud to work in our properties.

— Stephen Durr



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## The Hall

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## Accessibility

- Easy access via Colesville Road and Georgia Avenue Capital Beltway exits
- Silver Spring Metro (Red Line) across the street
- Within a 10-minute walk: 50+ restaurants, 8 hotels, The Fillmore, and AFI Theatre
- 10 Wellness Centers nearby (fitness, yoga, Pilates, cycling, martial arts)
- Capital Bikeshare station across the street
- Nearby major transportation hub includes Metrorail, MARC, Metrobus, Ride On, and Metro Purple Line service (opening 2022)

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## Functionality

- Efficient Spec Suites Available
- On-site Garage (2 per 1,000 SF) and Street Parking
- 5,000-space Montgomery County Garage Parking Two Blocks Away
- Fast, Efficient Solutions to Tenant Needs, Thanks to Local Ownership and On-site Management
- Red Line Metro Station across the street
- Renovated lobby & elevators access on Georgia Avenue



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To learn more or schedule a tour, please contact us:

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