

801 roeder road

*Silver Spring
Maryland*

About the Opportunity

- Strategically located adjacent to the new Silver Spring Town Center
- 5 miles from Washington, DC
- 2 miles from the Capital Beltway (I-495/95)
- 3 blocks from the Silver Spring Metro Station
- Amenity rich environment in a 24/7 location
- Montgomery County structured parking garage adjacent to the building

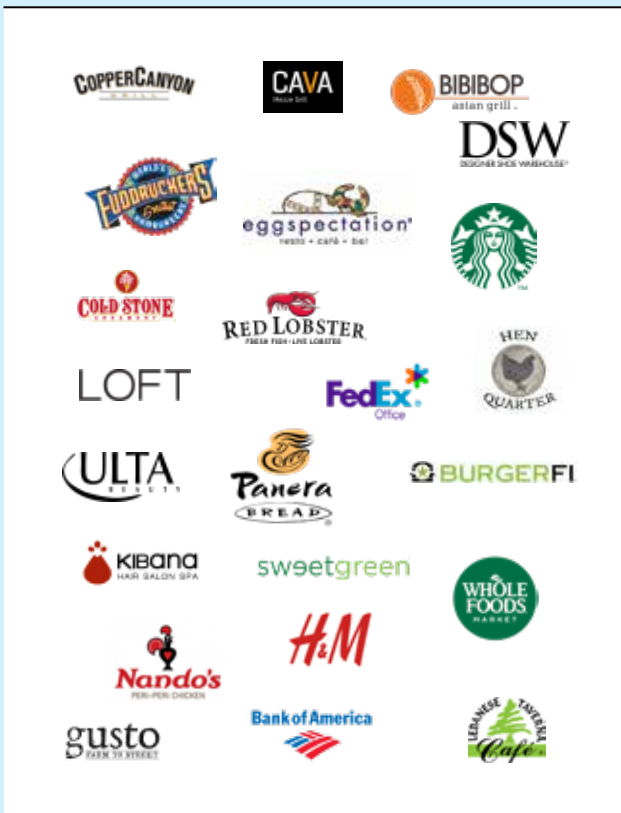




Walkable to over 150 restaurants and shops, 801 Roeder is strategically located in Downtown Silver Spring, just one block off of Route 29. Combine the neighborhood feel with entertainment aspect of the Filmore and AFI Silver to create the unrivaled Silver Spring.

Downtown Silver Spring

440,000 SF mixed-use urban development



Ellsworth Place

350,000 SF urban retail & entertainment destination



Local Eateries

1. Allegro Coffee Company
2. Bete Ethiopian Cuisine
3. Blue Pearl Buffet & Grill
4. BurgerFi
5. CAVA
6. Chick-fil-A
7. Dave & Buster's
8. Eggspectation
9. Kao Thai
10. Kung Fu Tea
11. LEBTAV
12. Panera Bread
13. Potbelly Sandwich Shop
14. Red Lobster
15. Sergio Ristorante Italiano
16. Starbucks
17. Sushi Jin Next Door
18. Whole Foods Market

Nearby Hotels

1. Double Tree by Hilton Hotel Washington, DC
2. Hampton Inn Silver Spring
3. Homewood Suites by Hilton Silver Spring

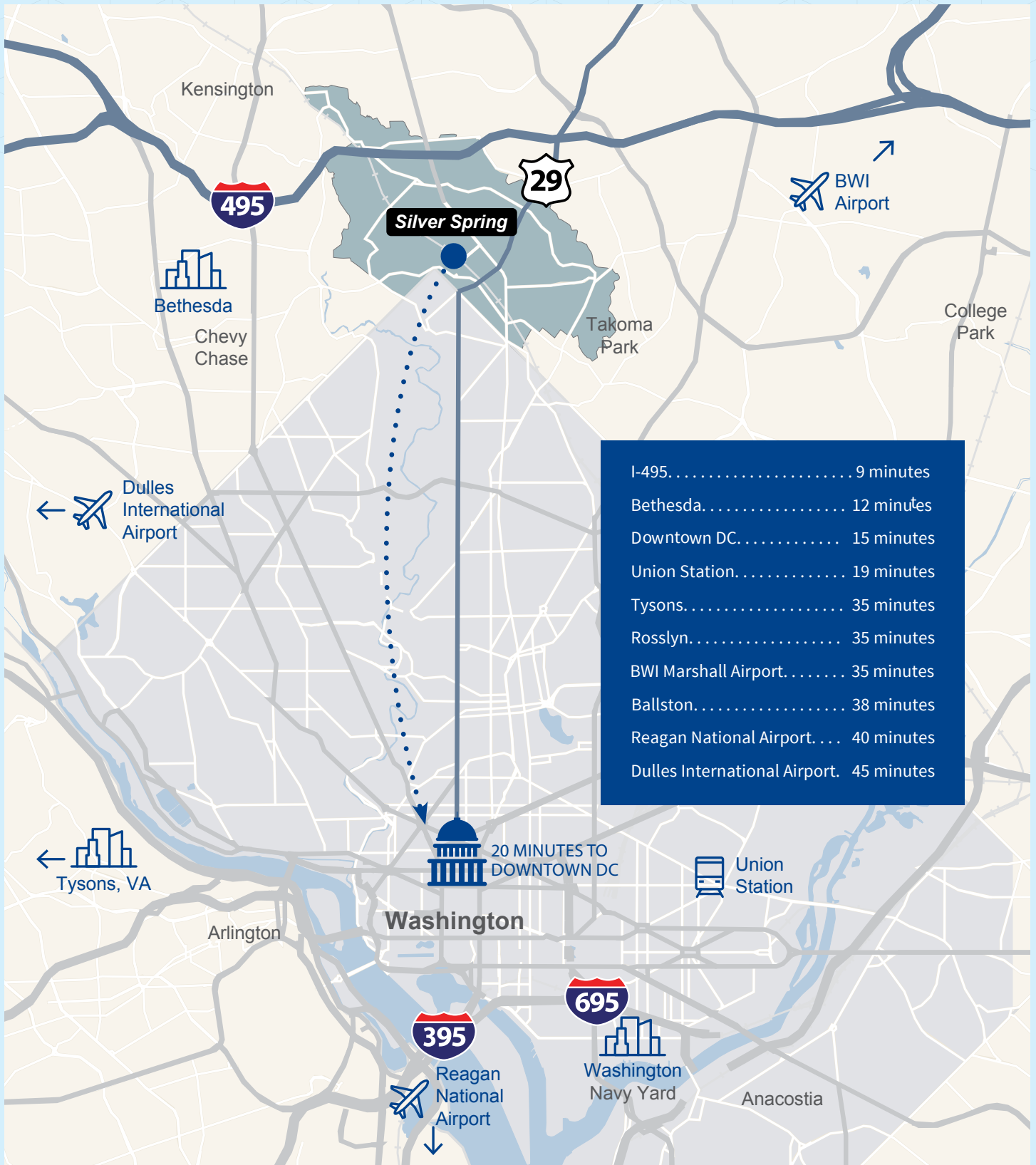


98 
Walkscore®
Very Walkable

86 
Transitscore®
Excellent Transit



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