

PRIME OFFICE SPACE

Available in the New & Exciting
Downtown Area of Silver Spring



GRADY MANAGEMENT INC.

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EQUAL HOUSING
OPPORTUNITY



Convenient to Everything!

- Directly Adjacent to the Brand New 50,000 sq. ft. "LA Fitness"* with Swimming, Aerobics, Basketball and Day Care
- Short Walking Distance to Metro-Rail and New Dining, Hotels and Retail Shopping Including Borders, Ann Taylor, Whole Foods, Pier-One, Office Depot, Austin Grill, Macaroni Grill, Red Lobster, Eggspectations, Baja Fresh, Lebanese Tavern, Noodles, Panera Bread, Ben & Jerry's, and Cold Stone Creamery
- In the Heart of Silver Spring Business District
- Executive Office Building with Individual Corporate Suites with Outstanding Views
- Two blocks from Discovery Worldwide Headquarters
- Three Level Parking Garage and Adjacent to Public Parking
- On Site Management with 24 Hour Lobby Reception Service
- United Bank on Lobby Level
- Within The Silver Spring Enterprise Zone (Offering many advantages to businesses and employees)
- Fine Dining at the Newly Remodeled Golden Flame
- One block from Totally Renovated American Film Institute and the Round House Theatre
- Free Shuttle to Silver Spring Metro Rail, Marc Train Station, Restaurants and Shops Right out Side Building

* "LA Fitness" is a registered trademark of LA Fitness International, LLC



OUTSTANDING OFFICE SPACE AVAILABLE!



Perfect for Corporate Headquarters

- Top Two Floors - Great Views
- Approximately 21,000 rentable square feet each floor
- Multiple Windowed Conference Rooms
- Two Kitchens on Each Floor
- Large Copy/Production Rooms
- Computer Server Room with Separate Air Conditioning
- Each Floor has New High-Efficiency HVAC System with State of the Art Air Cleaners

Beautiful Finishes Throughout!!! • Will Sub Divide
Other Smaller Spaces Available

