

# 8720 Georgia Ave - Metropolitan Bldg



Location: **Metropolitan Bldg**  
**SE Montgomery County Cluster**  
**Silver Spring Submarket**  
**Montgomery County**  
**Silver Spring, MD 20910**

Building Type: **Class B Office**

Status: **Built 1966**

Stories: **10**

RBA: **93,500 SF**

Typical Floor: **9,350 SF**

Total Avail: **23,641 SF**

% Leased: **76.8%**

Developer: **Key Apartment Communities**  
 Management: **Key Apartment Communities**  
 Recorded Owner: **K.G.W. Associates**

Expenses: **2016 Tax @ \$1.48/sf**

Parcel Number: **13-00965415, 13-00965426**

Parking: **60 Surface Spaces @ \$85.00/mo; Ratio of 1.00/1,000 SF**

Amenities: **Restaurant**

| Floor   | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|---|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st   | 1,819    | 1,819        | 1,819       | \$30.00/nnn      | Vacant    | 3-10 yrs   | Direct |
| P 2nd / Suite 206   | 180      | 180          | 180         | Withheld         | 30 Days   | Negotiable | Sublet |
| The shared suite is in the heart of Silver Spring. It is located near the bus stop, which is in front of the building, public parking is around the corner, and it is within walking distance of the metro, shops, and restaurants. 3 desks available for \$400 a month each or rent the private office with all 3 desks for \$1,200 a month. |          |              |             |                  |           |            |        |
| P 3rd / Suite 300   | 4,248    | 4,248        | 4,248       | \$23.50/fs       | Vacant    | 3-10 yrs   | Direct |
| P 3rd / Suite 303   | 2,719    | 2,719        | 2,719       | \$23.50/fs       | Vacant    | 3-10 yrs   | Direct |
| P 5th / Suite 501   | 2,828    | 2,828        | 2,828       | \$23.50/fs       | Vacant    | 3-10 yrs   | Direct |
| P 5th / Suite 503   | 3,777    | 3,777        | 3,777       | \$23.50/fs       | Vacant    | 3-10 yrs   | Direct |
| P 7th / Suite 706   | 1,311    | 1,311        | 1,311       | \$23.50/fs       | Vacant    | 3-10 yrs   | Direct |
| P 7th / Suite 708   | 912      | 912          | 912         | \$23.50/fs       | Vacant    | 3-10 yrs   | Direct |
| P 8th / Suite 800   | 2,464    | 2,464        | 2,464       | \$23.50/fs       | Vacant    | 3-10 yrs   | Direct |
| P 8th / Suite 804   | 1,627    | 1,627        | 1,627       | \$23.50/fs       | Vacant    | 3-10 yrs   | Direct |
| P 9th / Suite 906   | 1,756    | 1,756        | 1,756       | \$23.50/fs       | 60 Days   | 3-10 yrs   | Direct |

## 8720 Georgia Ave - Metropolitan Bldg(cont'd)



### Building Notes

High visibility; within walking distance to Metro. Newly renovated lobby.