



8484 GEORGIA AVE | 1010 & 1100 WAYNE AVE

STATION SQUARE

 CUSHMAN &
WAKEFIELD

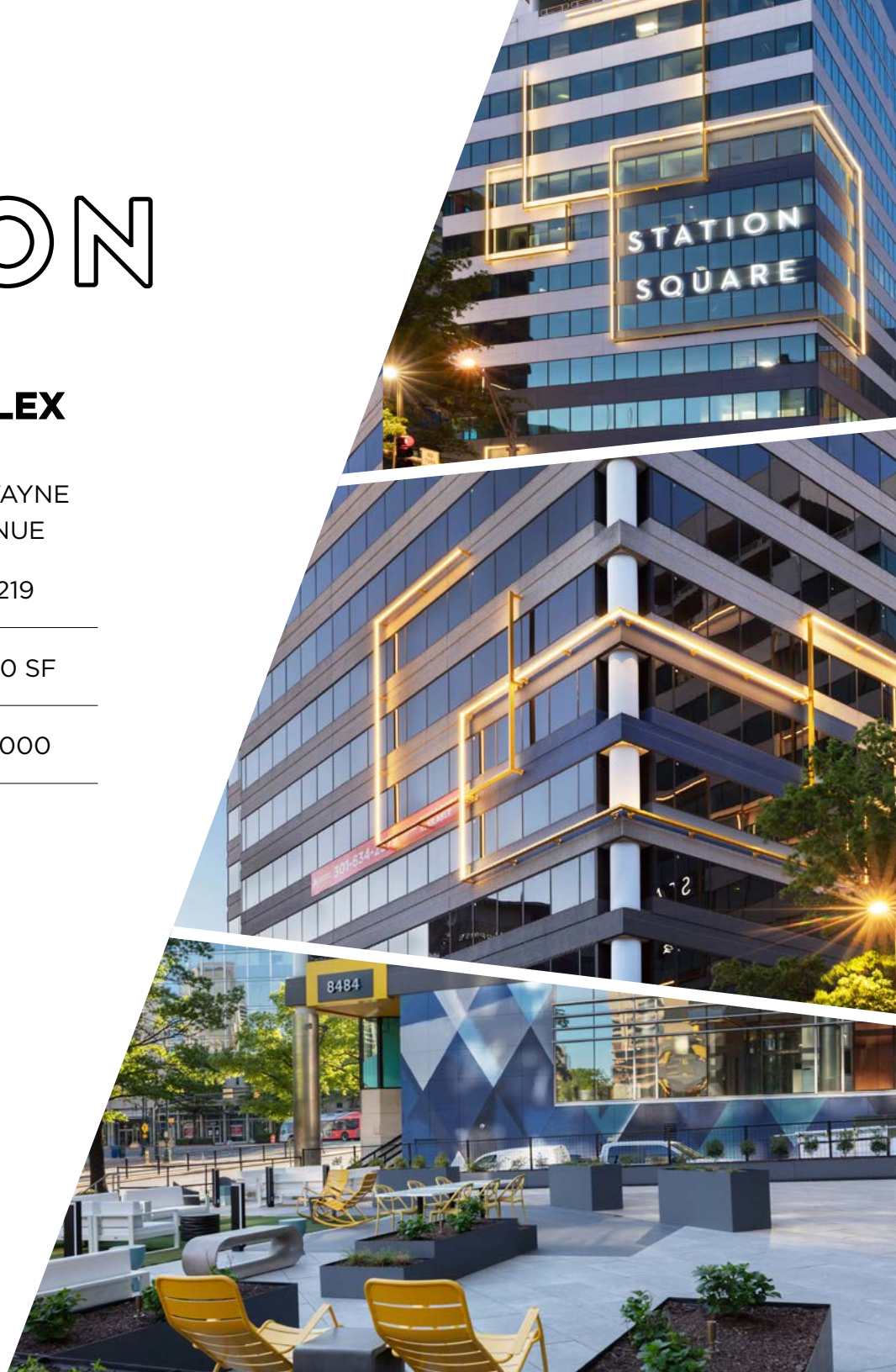
 AREP

American Real Estate Partners

BUILDING INFORMATION

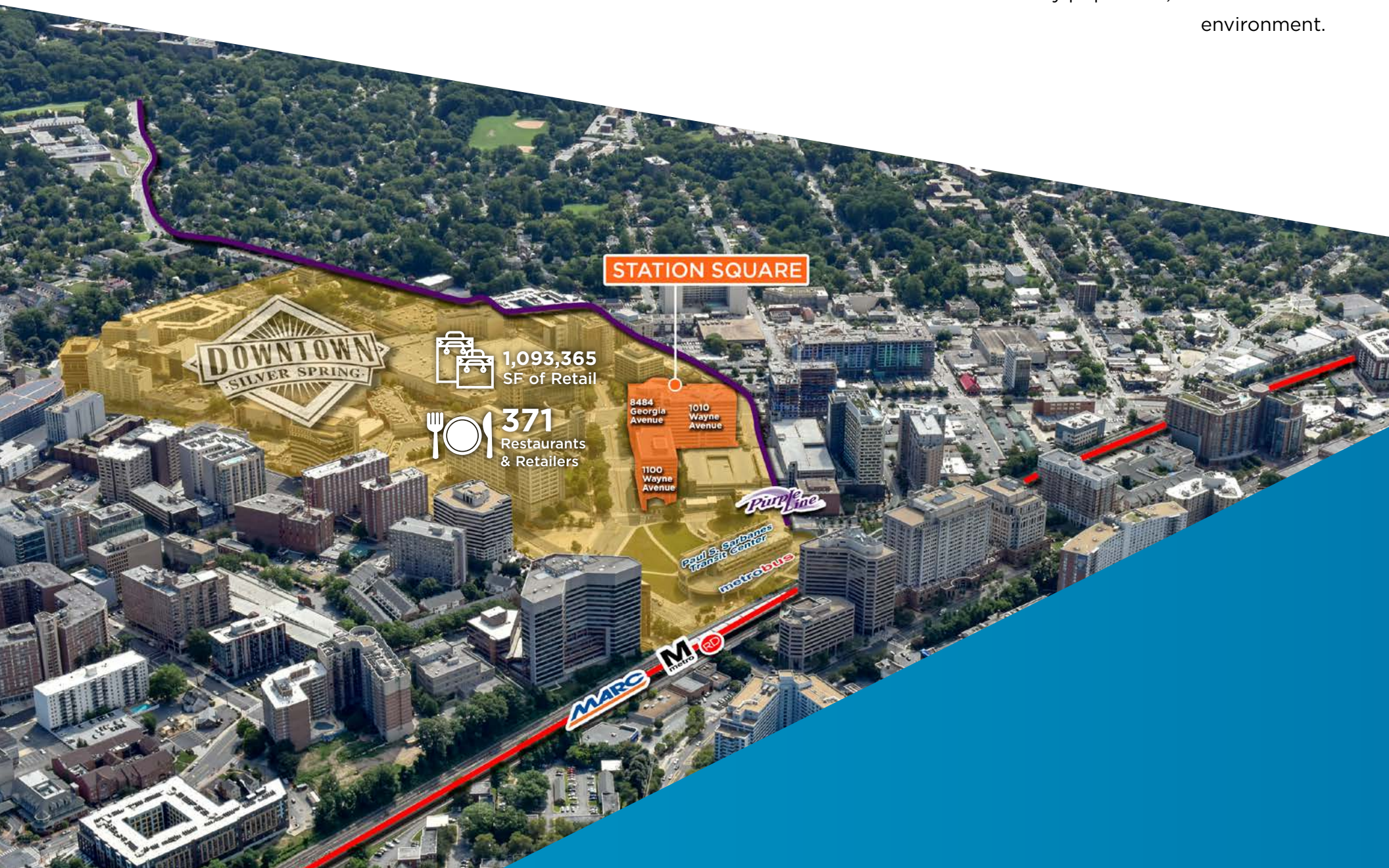
THREE BUILDING CLASS A OFFICE COMPLEX

	8484 GEORGIA AVENUE	1010 WAYNE AVENUE	1100 WAYNE AVENUE
Square Footage	142,862	202,121	165,219
Typical Floor Plate	15,500 SF	17,000 SF	20,000 SF
Parking Ratio	0.8/1,000	0.8/1,000	0.8/1,000



LOCATION

Station Square is a three building Class A office complex located inside the beltway just one-half mile from Washington, DC in the heart of downtown Silver Spring, MD. The complex provides its tenants with the benefits of a diversely populated, transit-oriented environment.



TRANSIT-ORIENTED

Immediately adjacent to Silver Spring's state-of-the-art transit center, providing express access to downtown Washington DC and the surrounding region.



Access to Capital Beltway (I-495), Georgia Avenue (US 29) and 16th Street



Metro
Steps away from Red Line and Future Purple Line stations



MARC Commuter Train Station



Metrobus



Shuttle-UM
To the University of Maryland



Interim Metropolitan Branch Trail





Dining

- BIBIBOP
- Cava Mezze Grill
- Chick-fil-A
- Cold Stone Creamery
- Copper Canyon Grill
- Einstein Bros. Bagels
- Java Nation (on-site)
- Lebanese Taverna Cafe
- Nando's Peri-Peri
- Panera Bread
- Peet's Coffee
- Potbelly Sandwich Shop
- Quarry House Tavern
- Silver Branch Brewing Co.
- Starbucks
- Subway (on-site)
- Sushi Jin Next Door
- Sweetgreen
- Tastee Diner



Retail

- Burlington
- Truist (on-site)
- DSW
- H&M
- LOFT
- Men's Wearhouse



Lifestyle

- 7-Eleven (on-site)
- Courtyard by Marriott
- CVS
- Fedex Office & Print
- MyEyeDr.
- OrangeTheory Fitness
- Planet Fitness (on-site)
- Strosniders Hardware
- Walgreens
- Whole Foods Market



Cultural Venue

- AFI Silver Theater
- The Fillmore Silver Spring
- Montgomery College Cultural Arts Center
- Regal Cinemas
- Silver Spring Civic Center

NEARBY AMENITIES JUST STEPS AWAY



ON-SITE AMENITIES

Station Square provides its tenants with convenience, comfort and flexibility with the following on-site amenities:

- Subway
- 7-Eleven
- Java Nation
- Conference Center with kitchenette
- 2 Conferencing Facilities
- Planet Fitness
- Truist
- Outdoor furnished courtyards with water feature
- On-site management
- Security guards in each lobby
- Public parking attached to project



HAVE YOU HEARD?

JAVA IS NOW
nation OPEN!



**NEW ON-SITE CAFE SERVING
BREAKFAST, LUNCH & HAPPY HOUR**



NEW BUILDING
RENOVATIONS



Carroll Stream

STATION
SQUARE

-2379

INJURED?
CALL US!
8000 MILLION \$
PERSONAL INJURY EXP.

CAMPUS AT DUSK

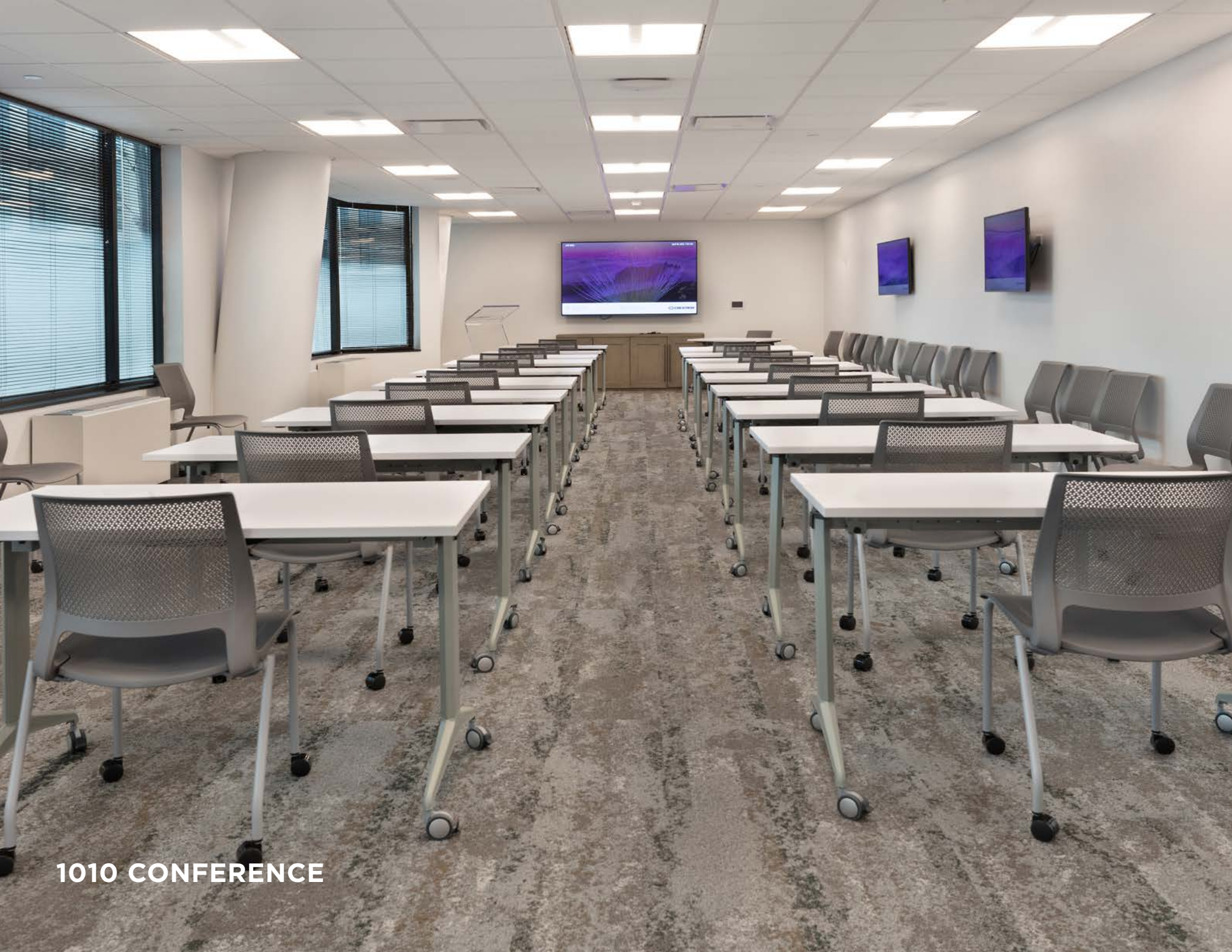




1010 FRONT PLAZA



1010 LOBBY



1010 CONFERENCE



1010 REAR PLAZA





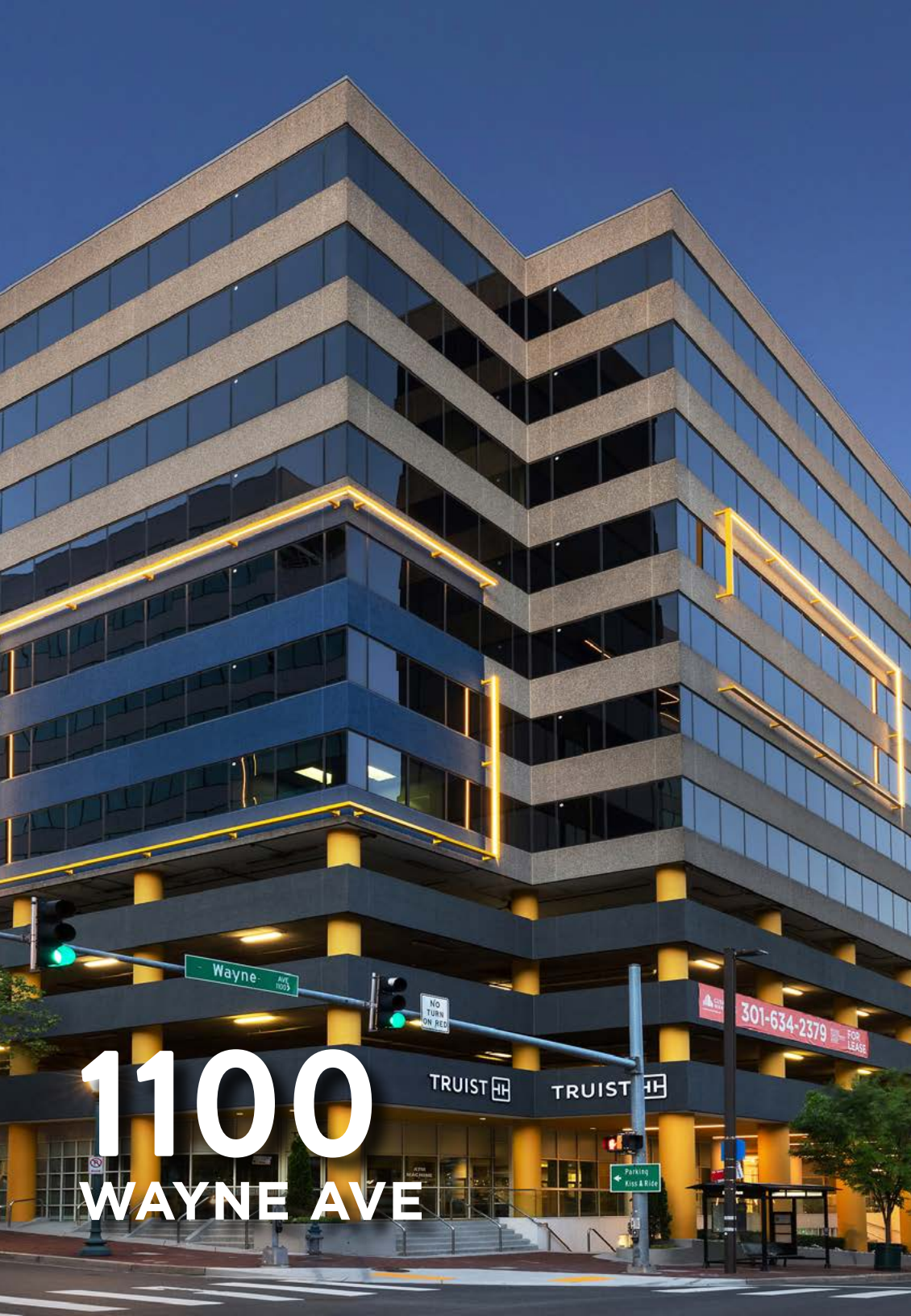
8484 LOBBY



8484 TENANT LOUNGE



8484 FURNISHED SPEC SUITE





1100 LOBBY



1100 CONFERENCE ROOM

STACKING PLANS

8484 GEORGIA AVE

10	LEASED				
9	LEASED	VACANT Suite 940: 3,231 SF			
8	LEASED				
7	LEASED				
6	LEASED	VACANT Suite 600: 2,511 SF	VACANT Suite 675: 3,172 SF		
5	LEASED		VACANT Suite 510: 6,480 SF		
4	VACANT Suite 400: 16,163 SF				
3	LEASED	VACANT Suite 350: 5,965 SF	VACANT Suite 320: 2,107 SF	LEASED	
2	LEASED	LEASED	LEASED	SPEC SUITE 3,788 SF	TENANT LOUNGE
1	VACANT Suite 100: 3,818 SF		LEASED-RETAIL		

1010 WAYNE AVE

14	LEASED				
12	VACANT Suite 1230: 5,968 SF Private Balcony		VACANT Suite 1215: 2,176 SF	LEASED	
11	VACANT Suite 1120: 1,053 SF	LEASED			
10	LEASED				
9	VACANT Suite 900: 17,258 SF				
8	VACANT Suite 800: 6,759 SF			LEASED	
7	LEASED				
6	LEASED				
5	LEASED		VACANT Suite 510: 1,958 SF	LEASED	
4	LEASED		VACANT Suite 400: 1,563 SF	VACANT Suite 430: 2,030 SF	VACANT Suite 460: 7,989 SF
3	LEASED		VACANT Suite 320: 2,647 SF	VACANT Suite 350: 2,002 SF	
2	LEASED	VACANT Suite 220: 3,558 SF	LEASED	CONFERENCE CENTER	
1	CAFÉ + BAKERY+LOBBY				

1100 WAYNE AVE

12	VACANT Suite 1200: 20,588 SF				
11	LEASED			VACANT Suite 1150: 6,578 SF	
10	LEASED			LEASED	
9	LEASED	VACANT Suite 900: 16,245 SF			
8	LEASED	VACANT 17,361 SF			
7	VACANT 20,307 SF				
6	VACANT Suite 650: 10,488 SF	CONFERENCE CENTER + LOUNGE		VACANT Suite 620: 6,101 SF	
5	PARKING				
4	PARKING				
3	PARKING				
2	LEASED				
1	LEASED				

FLOOR PLANS

8484 GEORGIA AVE

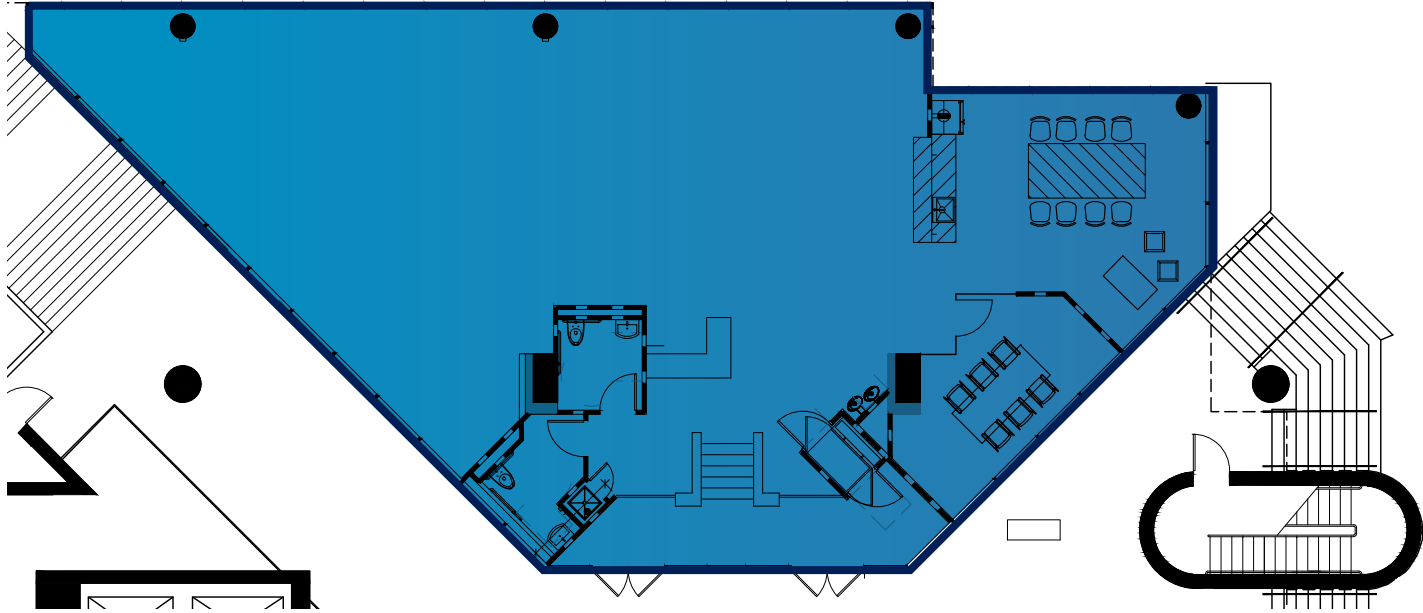
STATION SQUARE

8484 GEORGIA AVENUE

1ST FLOOR

SUITE 100 - 3,818 SF

SUITE 100
3,818 SF



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STATION SQUARE

8484 GEORGIA AVENUE

2ND FLOOR

BRAND NEW TOWNHALL
SPEC SUITES



SPEC SUITE
3,788 SF



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STATION SQUARE

8484 GEORGIA AVENUE

3RD FLOOR

SUITE 320 - 2,107 SF
SUITE 350 - 5,965 SF

SUITE 320
2,107 SF



SUITE 350
5,965 SF

STATION SQUARE

8484 GEORGIA AVENUE

4TH FLOOR

SUITE 400 - 16,163 SF



SUITE 400
16,163 SF



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SUITE 510
6,480 SF



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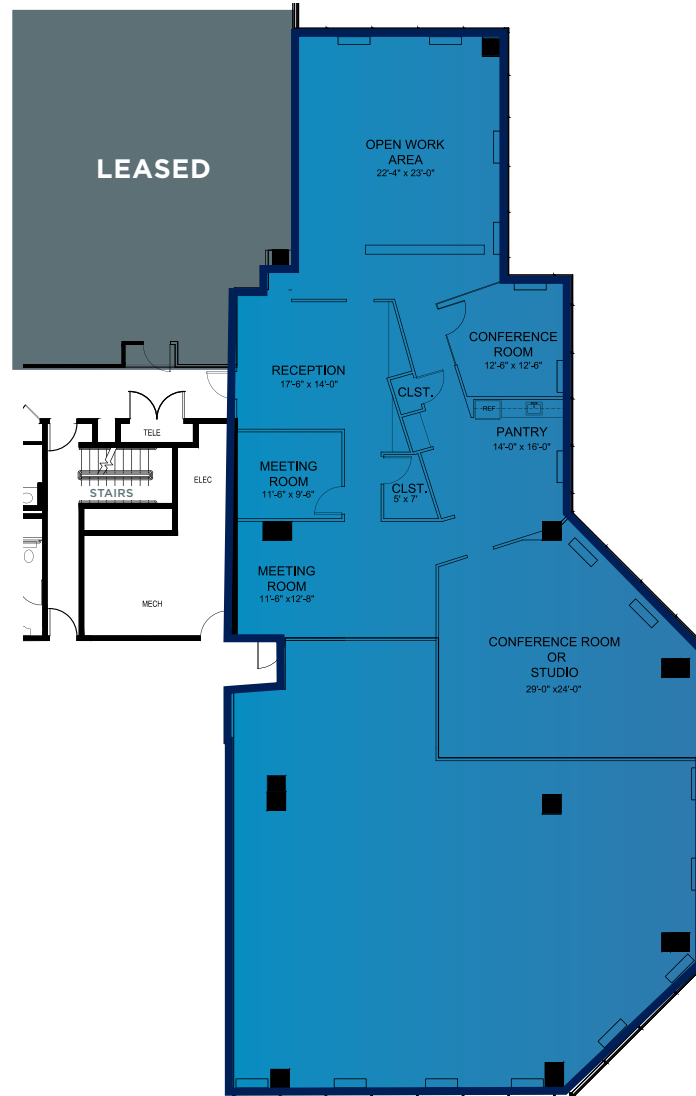
STATION SQUARE

8484 GEORGIA AVENUE

6TH FLOOR

SUITE 600 - 2,511 SF

SUITE 675 - 3,172 SF



SUITE 675
3,172 SF

5,683 SF
CONTIGUOUS

SUITE 600
2,511 SF
(Shell Condition)

STATION SQUARE

8484 GEORGIA AVENUE

9TH FLOOR

SUITE 940 - 3,231 SF

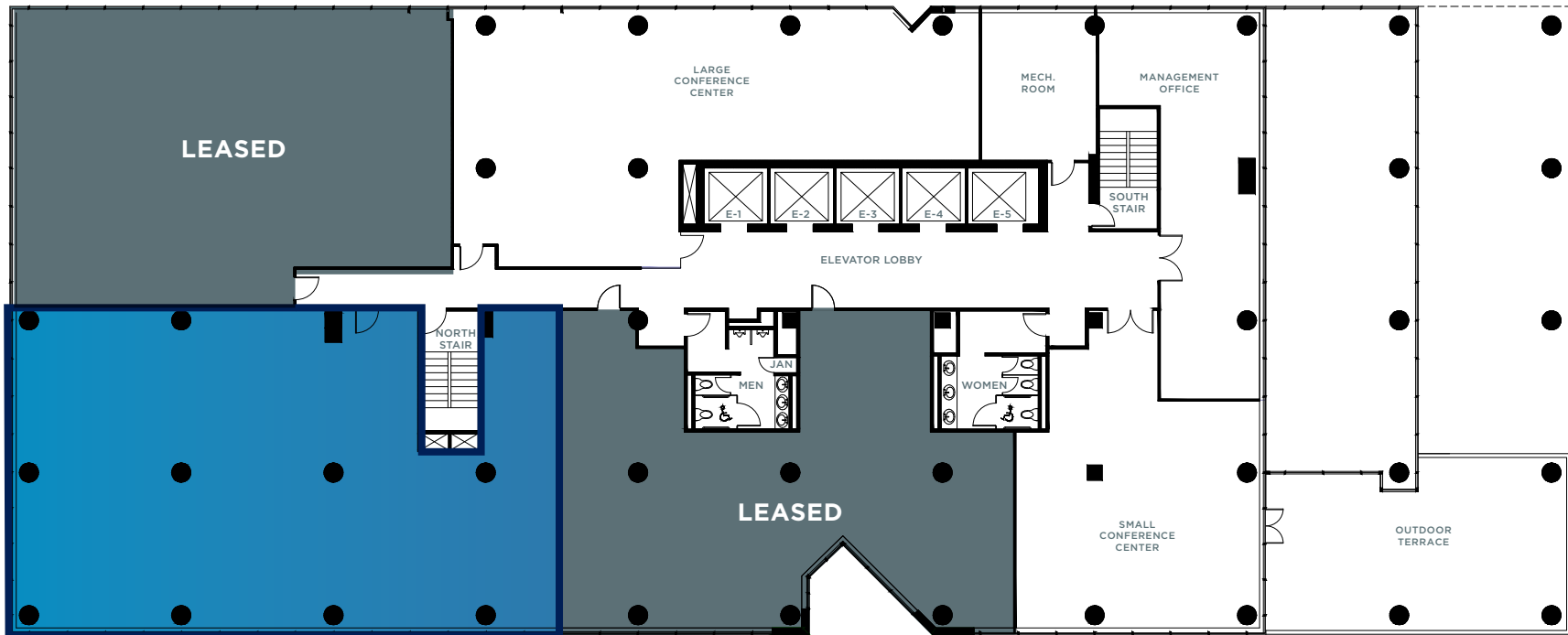


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FLOOR PLANS

1010 WAYNE AVE



SUITE 220
3,558 SF



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STATION SQUARE

1010 WAYNE AVENUE

3RD FLOOR

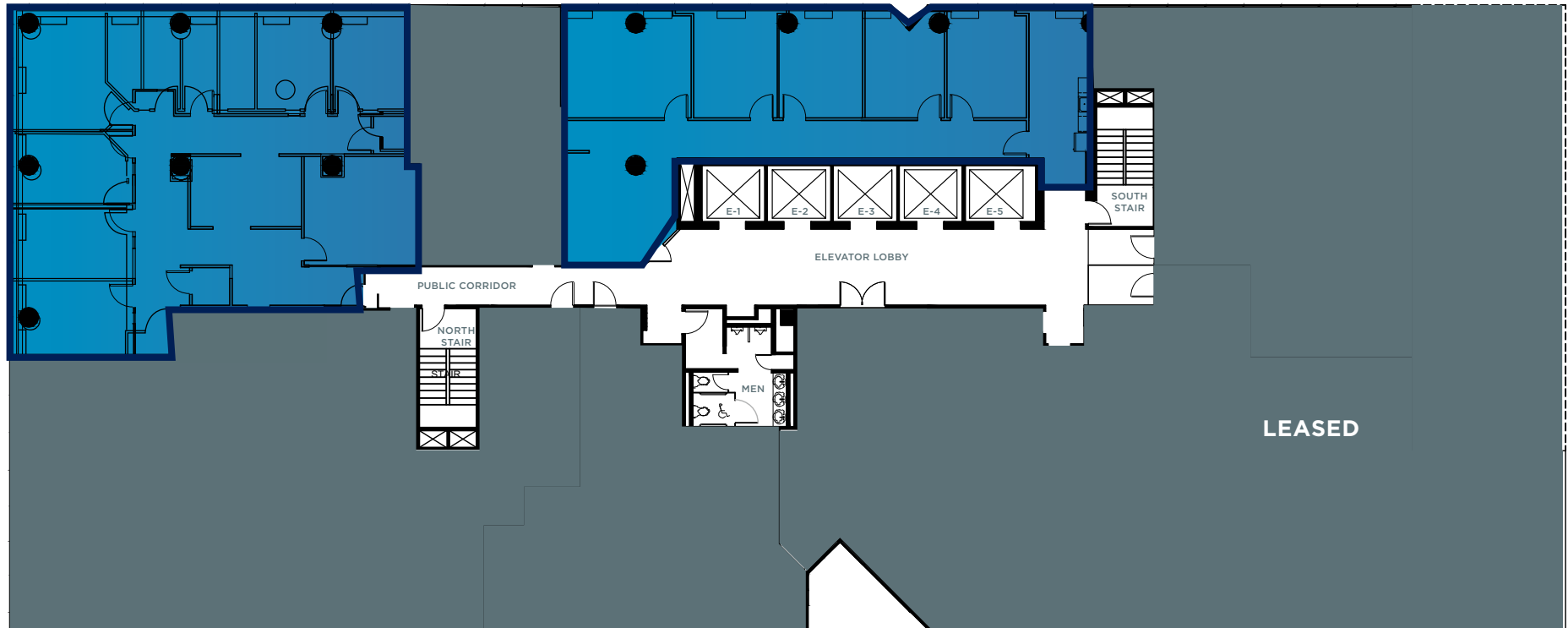
SUITE 320 - 2,647 SF
SUITE 350 - 2,002 SF

SUITE 320
2,647 SF



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SUITE 350
2,002 SF



STATION SQUARE

1010 WAYNE AVENUE

4TH FLOOR

SUITE 400 - 1,563 SF

SUITE 430 - 2,030 SF

SUITE 460 - 7,989 SF

CONTIGUOUS - 11,582 SF



SUITE 430
2,030 SF

SUITE 400
1,563 SF



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SUITE 460
7,989 SF

11,582 SF
CONTIGUOUS



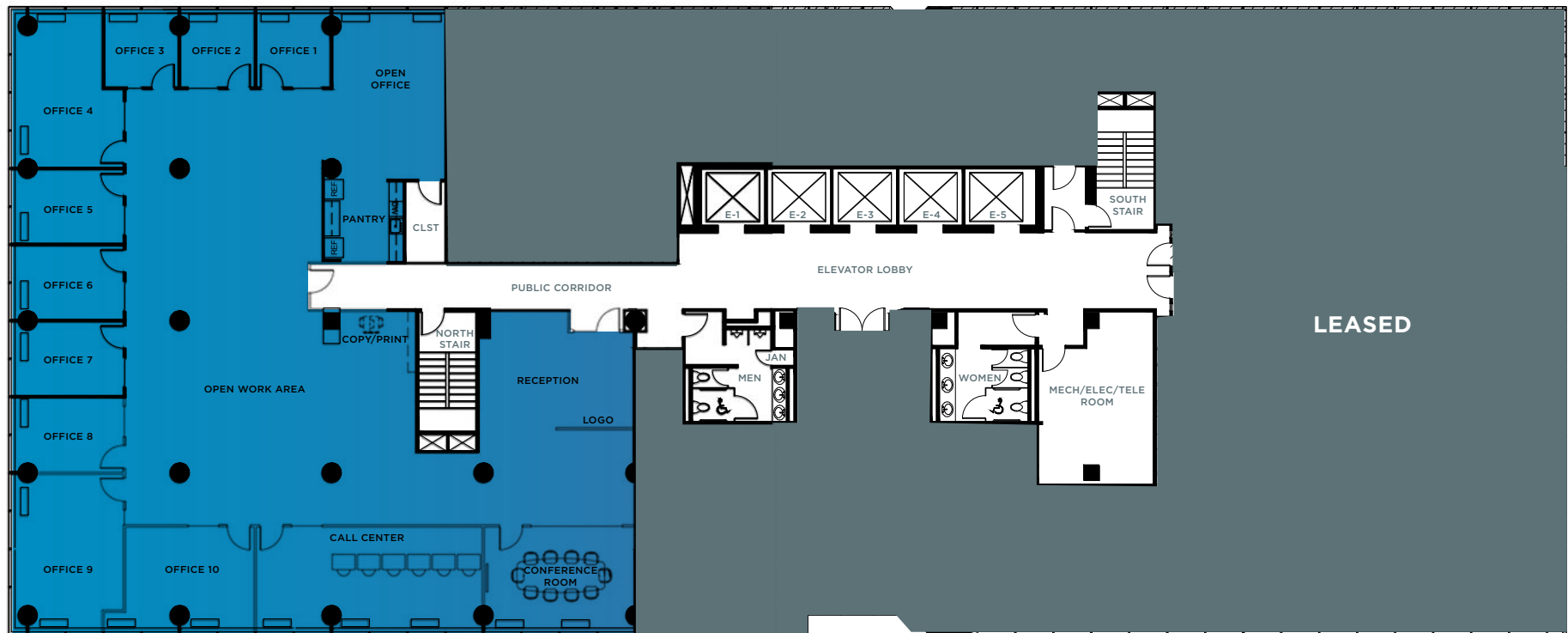
SUITE 510
1,958 SF

Available August 2027

SUITE 800
6,759 SF



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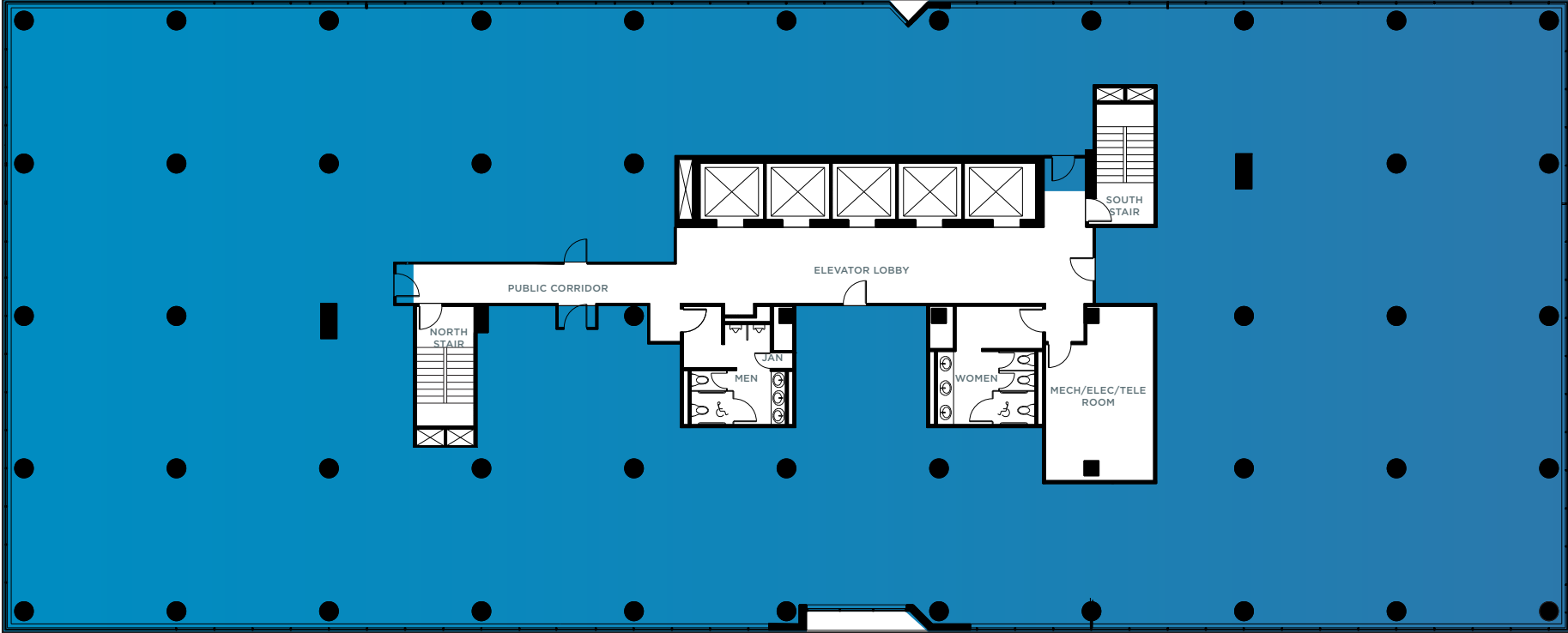


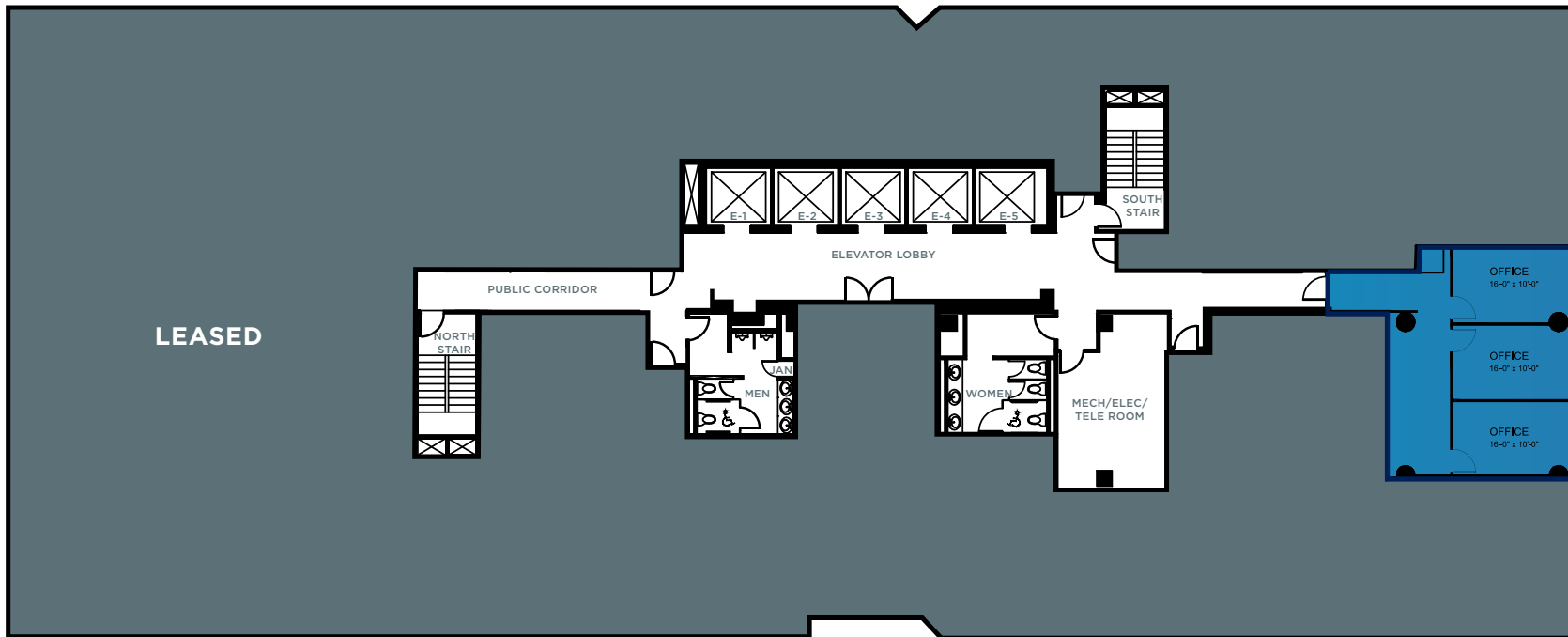
STATION SQUARE

1010 WAYNE AVENUE

9TH FLOOR

SUITE 900 - 17,258 SF





SUITE 1120
1,053 SF



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STATION SQUARE

1010 WAYNE AVENUE

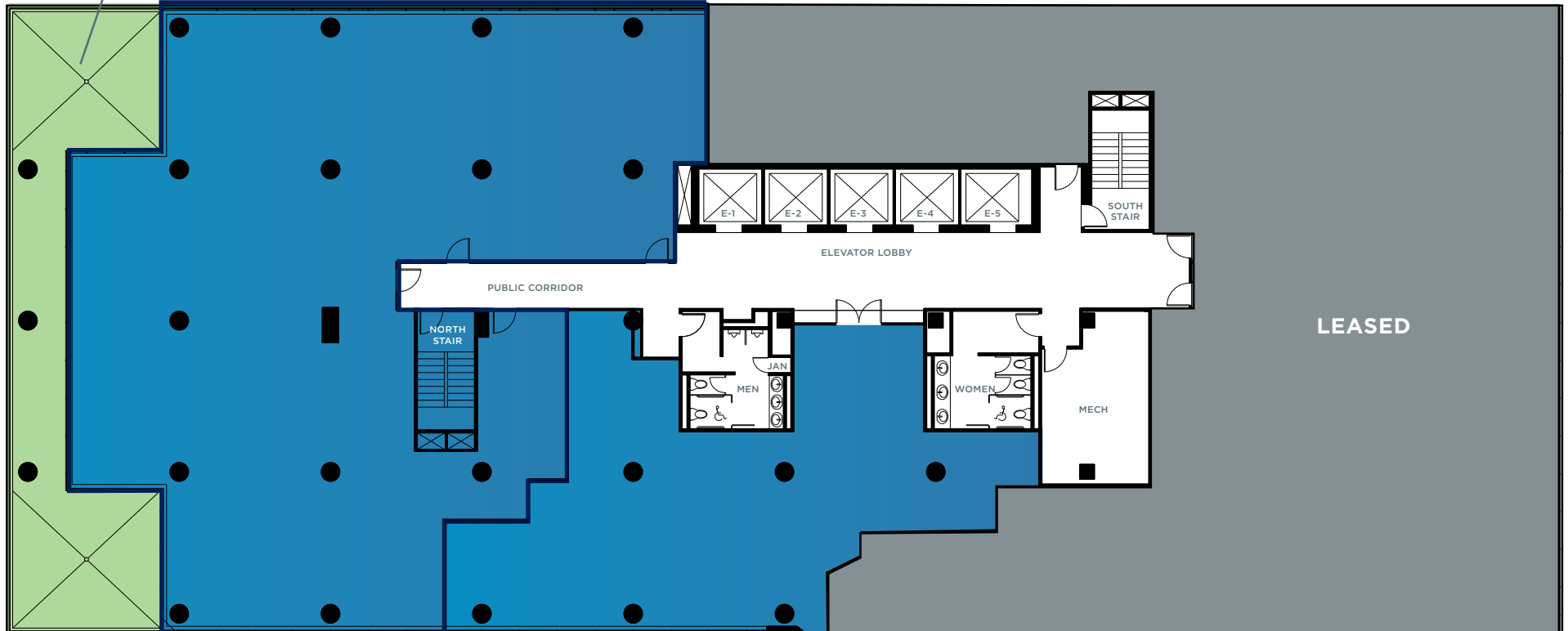
12TH FLOOR

SUITE 1230 - 5,968 SF

SUITE 1215 - 2,176 SF

CONTIGUOUS - 8,144 SF

PRIVATE, TENANT-ONLY
USABLE TERRACE



SUITE 1230
5,968 SF



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TO VIEW

SUITE 1215
2,176 SF

8,144 SF
CONTIGUOUS

STATION SQUARE

1100 WAYNE AVENUE

6TH FLOOR

SUITE 620 - 6,101 SF
SUITE 650 - 10,488 SF

BRAND NEW BUILDING
CONFERENCE FACILITY
AND LOUNGE



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SUITE 620
6,101 SF

SUITE 650
10,488 SF



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STATION SQUARE

1100 WAYNE AVENUE

7TH FLOOR

SPEC SUITE 720 - 1,444 SF

SUITE 730 - 2,929 SF

CONTIGUOUS - 4,373 SF

20,307 SF

4,373 SF CONTIGUOUS

FULL FLOOR AVAILABLE

SUITE 730
2,929 SF

SPEC SUITE 720
1,444 SF



SUITE 750
4,197 SF

SUITE 770
1,384 SF

SUITE 700
10,353 SF



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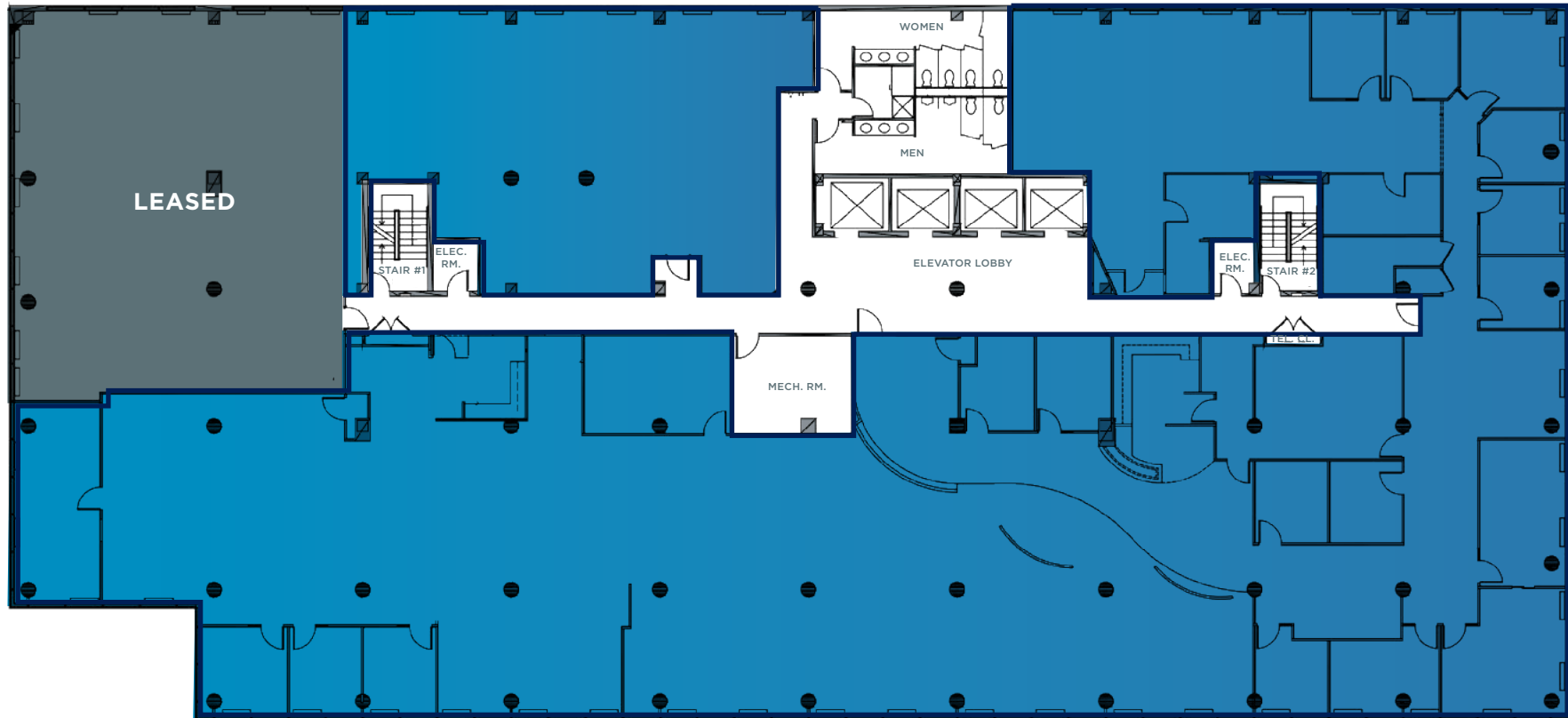
STATION SQUARE

1100 WAYNE AVENUE

8TH FLOOR

SUITE 800 - 14,977 SF
SUITE 850 - 2,384 SF
CONTIGUOUS - 17,361 SF

SUITE 850
2,384 SF
FULLY FURNISHED



SUITE 800
14,977 SF



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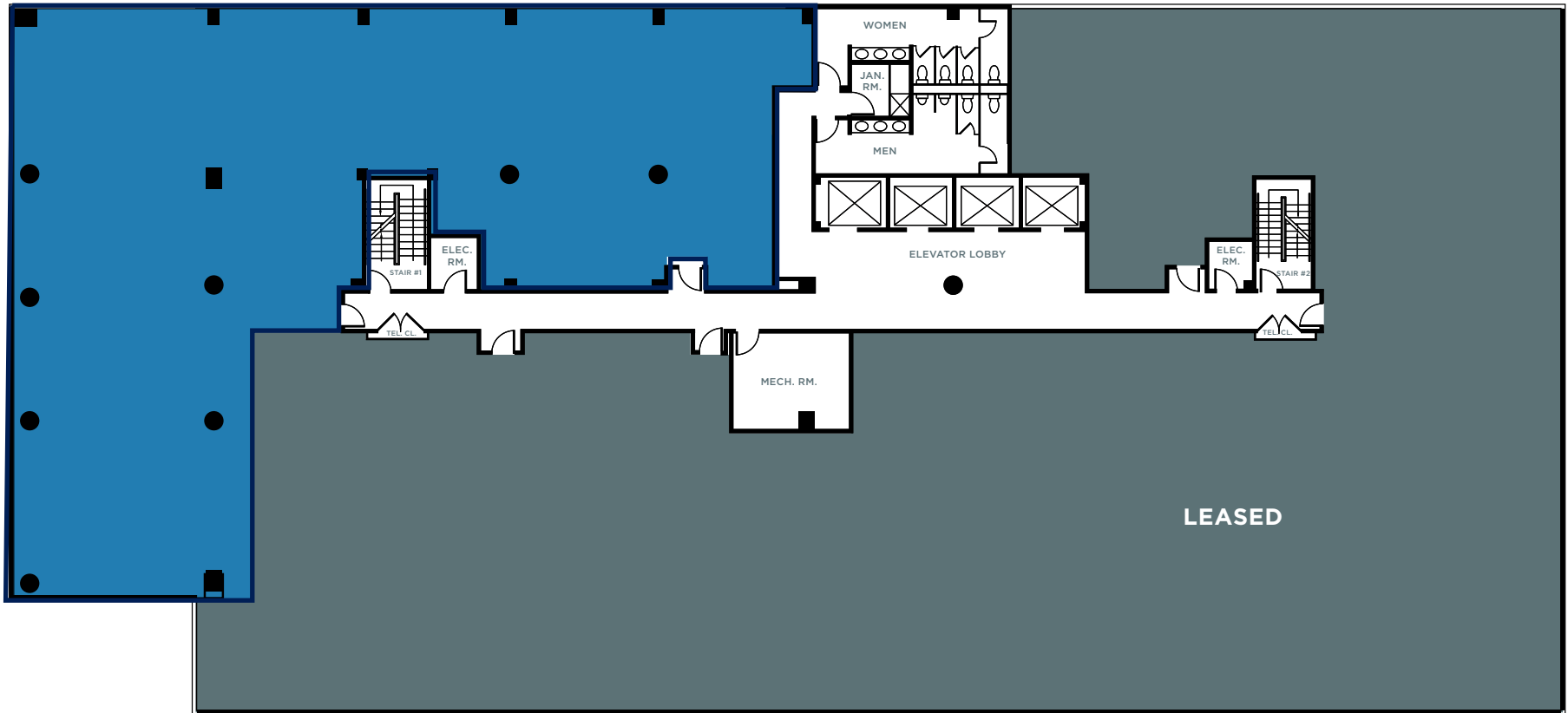
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SUITE 900
16,245 SF

SUITE 1150
6,578 SF



SUITE 1200
20,588 SF

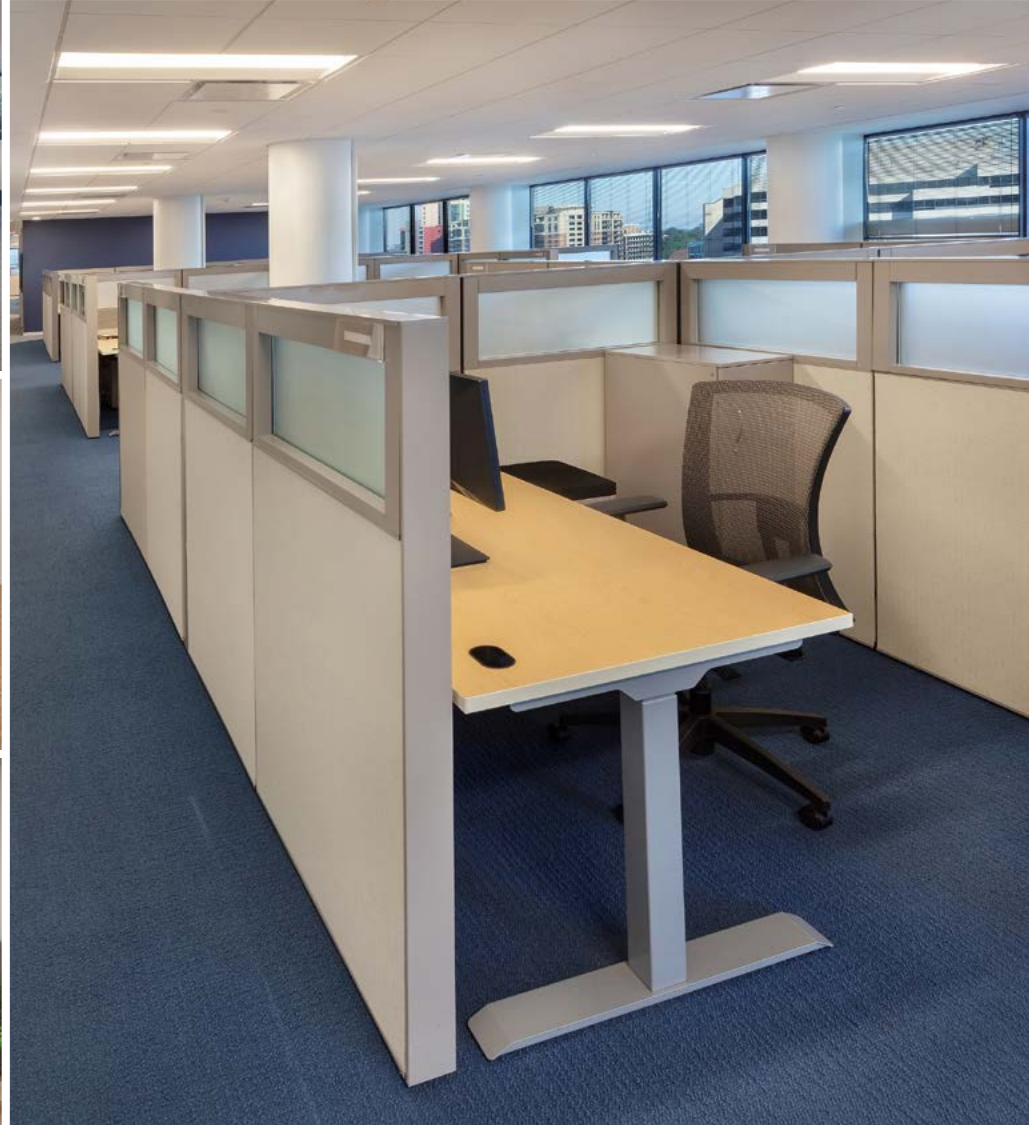
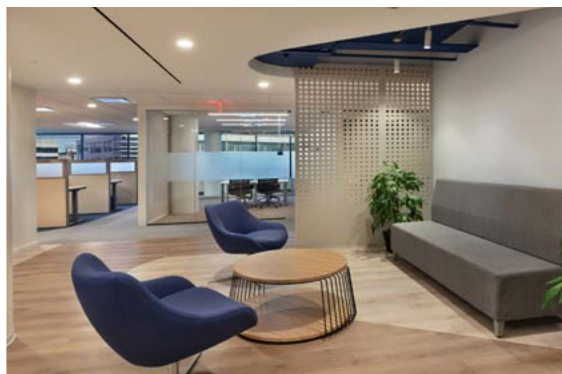
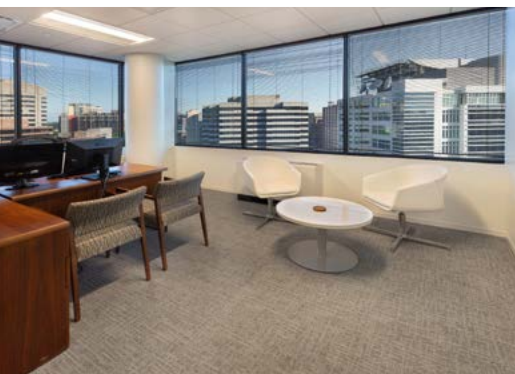
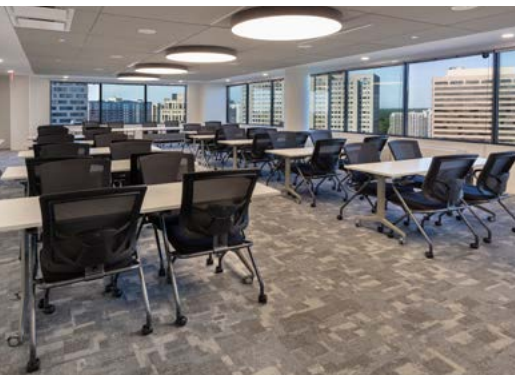


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STATION SQUARE
1100 WAYNE AVENUE

12TH FLOOR
SUITE 1200 - 20,558 SF



ABOUT AREP

Headquartered in the Greater Washington metropolitan area, AREP is an institutional fund manager and operating partner specializing in the repositioning and development of [data centers](#), [residential](#), [industrial](#) and [office](#) assets in key markets across the country.

Since our founding in 2003, we have deployed over \$7B across targeted geographies and acquired more than 25M+ SQFT of class-A real estate and currently oversee a portfolio of over 16 million SF.

Our vertically integrated real estate platform and experienced management team provide exceptional expertise in all ownership disciplines, from [acquisition](#), [development and construction management](#) to [asset management](#), [leasing and repositioning](#), [property management](#), and engineering. By leveraging this expertise and the firm's long-standing strategic relationships, we remain at the forefront of real estate innovation, maximizing investment and enhancing performance to provide added value for our investors, partners, and customers.





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