

## Global Signs at 7700 Wisconsin

From Silver Spring, Global Communities has leased space for new offices in Bethesda.

The non-profit development agency leased approximately 16,000 square feet at 7700 Wisconsin Avenue, or Bethesda Place. Now in Silver Spring, Global will occupy space on the 11<sup>th</sup> floor in the downtown Bethesda building.

Bethesda Place owner Polinger Companies also signed the law firm of Rifkin, Weiner, Livingston to a spec suite of about 3,200 feet.

The deals are part of Polinger’s ongoing effort to backfill space left in Bethesda Place by GSA. Last year, Polinger signed the Association of Public Health Laboratories (APHL) in 11,835 square feet at 7700 Wisconsin. Polinger also moved its own offices into the same building.

The new tenants have claimed their spaces after Polinger completed an array of improvements at Bethesda Place, including to the main lobby and elevators, delivering a new conference center, and a newly-landscaped plaza.

Transwestern represented Global Communications, while JLL represented Polinger.

### The Maryland Newsletters

Prince George’s Newsletter  
Howard / Arundel Report  
Montgomery Newsletter

Read ‘em All

## Commercial Deals...

...**Park & Planning has bought itself an office building** – with the goal of knocking it down. The agency settled in November with seller Doug Jemal to buy 11611 Old Georgetown Road in North Bethesda. Park & Planning paid \$10.4 million to Jemal’s Norman Emco LLC partnership to acquire the 23,280 square foot building.

Park & Planning envisions eventually turning the one-acre site, home to two tenants currently in the building, into an urban park. Combined with a smaller parcel that will be dedicated to the agency, the park will become the White Flint Civic Green. It fronts on Old Georgetown directly opposite Pike & Rose.

**A Rockville building that houses** one of the 17 licensed cannabis dispensaries in the county sold at year-end.

It was a buyer identified as the 808 Rt 355, LLC that paid \$3 million to acquire the 8,960 square foot building at 808 Hungerford Drive, with a below market NNN lease to gLeaf. The property sold for the full asking price, and it moved quickly from contract to closing in two weeks.



A partnership headed by Allen & Rocks was the seller. CPG Realty brokered the sale.

### 808 Hungerford Drive.

**Newly opened in a Gaithersburg store**, MegaMart grocery is expanding its footprint. The store bought an adjacent and vacant 17,000 square foot parcel at the corner of N. Frederick Avenue and Dalamar Street in the City, for \$950,000. MegaMart only recently threw open its door for grocery customers on the site of the former Golden Bull restaurant. Bill Montrose and Rick Kelly at AMR Commercial represented the seller. ReMax brought the buyer.

**Sold by a partnership in the legal sector**, two industrial units in the Airpark changed hands.

Casey Kline Investments bought both Unit 106 and Unit 107 at 7901 Queenair Drive and 7851 Airpark Road, in Gaithersburg. Though the two units are next door to each other, they front on different streets, ergo the different addresses. The sellers were partnerships headed by two principals at law firm Stein Sperling, while the partners at Casey Kline Investments are Stephen M. Casey Jr. and Brian M. Kline, according to the Land Records.

Each unit is 1,392 square feet. Jay Clogg Realty brokered the sales.