

Thor Looks to Sell One on Gude

Another office building is joining the queue of redevelopment prospects.

Thor Equities will soon release 30 West Gude Drive to the market, pitching it either as a value-add lease-up play, or an opportunity to take advantage of the mixed-use zoning and build residential.

Located just off Frederick Road (Route 355), 30 West Gude is today a five-story, 128,440 square foot office building, on 7.2 acres. It's just shy of 50 percent leased.

Thor had bought it as part of a larger acquisition of three buildings, at 20, 30 and 50 West Gude, in 2022. At 20 and 50 West Gude it has pushed ahead with Life Science efforts, including building out spec suites for biotech users. But it will take 30 West Gude and its mixed-use potential to market.

CPG Realty will handle the 30 W. Gude disposition.

Trader Joe's Newest

Trader Joe's is reportedly planning to backfill the former Dawson's Market space at 225 N. Washington Street.

As first reported by MoCoShow, the grocer with the fanatical fan base will open next Spring in Rockville Town Center.

And Silver Branch Brewing will open a taproom and brewery at 7301 Calhoun Place in Rockville. Silver Branch got its start on Colesville Road in Silver Spring and is now expanding.

EYA Readies 'Strathmore' Start

'Strathmore View' will be the next EYA community to open, which means that when the flowers start blooming next year, the Bethesda builder will be in four different communities.

EYA is just starting its marketing, and says now that pre-construction sales along Strathmore Avenue in North Bethesda will begin in early 2025. EYA had bought approximately 15 acres earlier this year, a portion from the Sisters of the Holy Cross and the rest from Holy Cross High School, for \$26.4 million.

Strathmore View is 125 lots, mostly in townhouses but including 17 singles. EYA says prices will start at about \$1.2 million.

Once Strathmore View opens, EYA will have a foursome of jobs, including Westbard, in Bethesda, Northside in Potomac, and in Rockville at the Farmstead District. In all but Farmstead, its towns start in the \$1 million plus range.

Meanwhile, with 'Rockshire,' EYA has another community in the making. The builder left the Rockville planning commission recently with backing for 60 units at 2401 Wootton Parkway, just west of I-270.

EYA's Level 2 site plan for the 7.3-acre site, formerly a Giant Food-anchored retail center, was hard-fought and long in coming. Area residents were reluctant to give up their dreams of a local retail rebirth, and in a compromise, settled for the 60 units, split into towns and singles, and about 5,200 square feet of commercial.

Lender Files Foreclosure Papers on Brookfield

Wells Fargo Bank filed foreclosure papers on the six office buildings in the county on which Brookfield Properties defaulted a year ago.

On all six, the bank immediately asked for a receiver to take control of the properties. That receiver, if approved by the Circuit Court in which the papers were filed, would be Trigid IVL, LLC, a group that handles receiverships nationally.

Brookfield affiliates had defaulted on a loan originally written at \$223 million for the office properties, which were acquired from WRIT as that firm rebalanced its portfolio.

The foreclosure proceedings for the half-dozen buildings will reverberate particularly hard through the Rockville market. Of the six, five have Rockville addresses, including 51 Monroe, 6110 Executive Blvd, 11921 Rockville Pike, 600 Jefferson Plaza and 11300 Rockville Pike. The sixth building is in Silver Spring, at 962 Wayne Avenue.



51 Monroe