

# MONTGOMERY NEWSLETTER

An Independent, Bi-Weekly Newsletter on Real Estate Development

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## *In Brief...*

.....**The Safeway deals** are rolling along now. First Olney, then downtown Silver Spring, and now the store in Cloverly has traded. A Fortress Investment Group partnership sold the New Hampshire Avenue store to a local partnership for \$10.42 million.

Fortress had bought the stores in 2017 as part of a big portfolio buy and is now parceling them out. The Cloverly store is 45,000 square feet, and now belongs to BMTJ Washington I, LLC, based in Capitol Heights.

.....**A follow-up multi-family** building to 'The Daley' in Rockville will likely be started next year, now that EYA and joint venture partner Bozzuto Group have won approval of an amended site plan. The pair shifted density within the 'Westside at Shady Grove Metro' plan for its next apartment building off Crabbs Branch Way; it'll be about 270 units. And like the first building, it will also have first-floor retail.

.....**AAIDD is bringing its work** on behalf of the developmentally disabled to Silver Spring. Now based in D.C., the American Association on Intellectual and Developmental Disabilities has leased 6,000 square feet at the Silver Spring Metro Plaza. The lease puts the association into a Brookfield Properties building at 8403 Colesville Road. Brad Wilner at CBRE represented the tenant.

## **Sweeping Biotech Buy ARE Adds 415,000 SF to Local Holdings**

The list of tenants that populate the newly-traded BioMed Realty portfolio reads like a Who's Who of biotech leaders. And now they largely pay the rent to Alexandria Real Estate (ARE).

We say 'largely' because Meso Scale claimed one of the BioMed buildings, getting 1701 Research Boulevard, which it already occupies, and a vacant parcel at 1711 Research, for \$40.55 million. The firm had signed a lease with BioMed back in 2011 at 1701.

Otherwise, Alexandria paid \$146.48 million for the remaining five properties in the BioMed portfolio, getting approximately 415,000 square feet of office/lab space in the deal. Novavax, MedImmune, MacroGenics and ReGenXBio are among the tenants filling the buildings. ARE is already rebranding the buildings, getting its name and logo out front at the entrance. In nearly all cases, the buildings sit adjacent to existing ARE holdings.

Central to the package was 9704 and 9708-9714 Medical Center Drive. With its multi-colored window panels, it's also the most colorful. Known as the J. Craig Venter Institute, the 215,000 square foot complex is leased primarily to MacroGenics. But in smaller buildings, ReGenX and GlycoMimetics also lease space. According to the recorded deed, ARE paid \$68.8 million for the complex.



9704 Medical Center Drive

In the rest of the portfolio: ARE allocated \$35.9 million to 9920 Belward Campus Drive, a two-story building of 51,181 square feet that's home to Novavax.

For the 39,505 square foot building at 55 West Watkins Mill Road, home to MedImmune, ARE paid \$11.16 million. And close by at 50 West Watkins, ARE spent \$19.21 million. That building, at 57,410 square feet, is now leased to Saint Gobain. Finally, at 21 Firstfield, Novavax is again the tenant, and the 52,790 square foot building traded for \$11.34 million.

HFF brokered the transaction.

## **MARYLAND NEWSLETTERS**

Publishers of the Montgomery & Prince George's Newsletters and the Howard/Arundel Report  
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## *Monitoring the BOZ Queue*

How far will the available 'BOZ' space in Bethesda go?

That's the multi-million square foot question that a first 'monitoring report' looks to answer. And despite a virtual crush of applications over the last six months, it appears to be roomy enough for now.

The Downtown Sector Plan set a cap of 32.4 million feet of overall development when it was passed. So far, only a couple of projects have officially dipped into the BOZ, by running the approval gauntlet to Site Plan since the Sector Plan was approved. They are the Marriott headquarters and the StonebridgeCarras project at 7359 Wisconsin Avenue.

But that number will grow. The line of 'new' Downtown projects awaiting site plan approval – and the requirement for a parks payment for any BOZ density – is out the door and around the corner. For instance, 11 new Sketch plans have been submitted since the Sector Plan's approval, seven of them proposing to buy BOZ density.

Still, the numbers indicate that a land rush is not yet underway. There's about 23 million feet of density on the ground; the cap is 32.4 million feet, leaving about nine million feet that can be developed under the Plan. Planners are 'tracking' about 3.9 million feet in current plans in the queue, leaving 5.1 million feet in available BOZ density.

## **Pulte Settles on Crown Condo Land**

With its purchase of land for new condos, Pulte Homes is leading the builder entry into the next 'Crown' neighborhood.

Pulte paid \$6 million recently for a lot that will yield 64 condo units in two buildings at the Gaithersburg mixed-use community. It's the first sale on the south side of Decoverly Drive, where Crown developer Westbrook is pushing into what it calls 'Neighborhood 3.' Westbrook also has townhouses shown on the same plan as Crown's condos, but has not yet named a builder for them.

For Pulte, the condos will be a return to Crown after closing out its 16-foot towns over a year ago. This time, it plans one-floor condos of about 1500 square feet, all of them two-bedroom units. According to the site plan reviewed last year at the City of Gaithersburg, the 64 units include four MPDUs.

Pulte is getting a preview of condo interest at Crown from Michael Harris Homes, now actively selling its mix of one and two-bedroom units at The Copley. Far on the north side of Crown, and much closer to the 'downtown,' the Michael Harris units start in the low \$300's. To date, the Rockville builder has about 48 sales, or better than one-third of the 128 units claimed since sales started in December. The building delivers in the August/September time frame.

Otherwise, building activity is in something of a lull at Crown. Wormald is building singles, but CalAtlantic has a single condo unit left, and M/I Homes is down to just a few in its townhouse section.

## ***Rockville Fit-out Work***

Two permits have gone out the door recently for 1801 Rockville Pike: in the first case, Kalmia Construction pulled a \$280,000 fit-out permit on behalf of ASPET, or the American Society for Pharmacology and Experimental Therapeutics. The group is leasing about 6000 feet in the Rockville building. A second fit-out permit was issued in the same building for ED Club, a tutoring group. Kalmia likewise landed that work. Avison Young represents 1801.

And down the Pike, the work for Aldi's build-out for a new grocery store at 1501 Rockville Pike went to Doyle Construction. The Rockville firm pulled a \$715,000 permit that will re-fit the former HHGregg store for grocery sales.

## ***Germantown RFP Answer Date Near***

Answers to an RFP to develop a 5.6 acre tract at Montgomery College in Germantown are expected on June 18.

Officials at the Pinkney Innovation Complex for Science and Technology put out the RFP in May, looking for a developer that would ground lease a tract at 19710 Observation Drive and develop up to 150,000 feet of space that fulfills some of the College's desired uses, including shared lab space, offices for engineering, cyber security, or health services. A designation as a 'RISE zone' that would provide a tax credit is making its way through the County Council, and Pinkney Center officials see it as critical, not just to the parcel offered in the RFP, but, in the long run, to the creation of wet lab space in the larger Innovation Center.

## 6116 Renovation Nears an End

6116 Executive's official return to the market is about 45 days away.

Later this summer is when Goodstone LLC's \$10 million renovation completes, putting the 217,000 square foot building back in circulation as the Class A building it once was.

Goodstone bought the Executive Boulevard building, last home to NIH, in 2017 for \$9.5 million, a price that succinctly captured just how far the office market had fallen. Bereft of tenants, it moved at \$44 per foot.

Since then, Goodstone has completed a full-scale garage renovation and completely replaced the elevators. It put half of its \$10 million upgrade fund into amenities, common areas and lobbies, and adding conference center and fitness center. It also built out 'The Terrace' on the fourth floor, an indoor/outdoor gathering space for tenants.

Stephen Durr at Goodstone says the firm's strategy was to deliver an amenity-laden building at a lower cost. Rents are set in the low \$30's, the better to capture tenants looking north to escape the coming construction. "This was the nicest building on Executive when it was built," said Durr. The office buildings at Pike & Rose are new, but Durr says that most of the North Bethesda and White Flint buildings are a similar vintage to 6116 Executive. "Our goal was to be best in class" in that category he said.

Durr said that no deals have yet been signed but a first is close. JLL is marketing the building.

## Planet Depos Signs Lease at 451

Like an Etch-a-Sketch drawing, the 30 percent vacancy of a year ago at 451 Hungerford Drive has largely been erased.

By signing court reporting firm Planet Depos, LLC, an affiliate of Promark Partners has pushed the Rockville building to 96 percent leased. Planet, which transcribes everything said in court cases, starting with 'All rise,' took 14,254 square feet, or a full floor at 451 in the most recent of four signings. Promark also put Montgomery County into 4,241 square feet, All Star Pediatric Dentistry LLC into 2,868 feet, and Katie Zhang M.D., LLC into just under 1800 feet.

Promark, as 369, LLC, had paid \$14.5 million for the 101,021 square foot building last spring knowing that pending vacancies would leave about 29,000 feet available. With three acres of surface parking and a location close to both the Rockville Metro and the Town Center, the property lent itself to additional development.

Bob Dickman at Avison Young brought Planet Depos, while Chaz Feitel and Charles Feitel at Health-Pro Realty Group repped All-Star Pediatric. Antonis Alexandris, also at Health-Pro, brought Dr. Zhang. Promark's Greg Klein and Bobby Kravitz repped the landlord.



451 Hungerford Drive

## Commercial Deals...

A retail condo unit at the base of 11771 Rockville Pike traded hands, mid-campaign.

Right in the middle of the campaign for county executive, that is. The 2,974 square foot end cap unit is presently leased to the headquarters of the 'David Blair for County Executive' effort.

Zion Avissar is the new owner and will occupy once the votes are cast and counted. Avissar paid \$1.5 million for what is Unit 100-G in the 'Sterling at the Metro' apartment building. The Blair campaign probably liked what Avissar sees: across the street is Pike & Rose and a block away is the Metro.

Mike Isen and Mike DiMeglio at NAI Michael represented the seller, while Anna Masica at Long & Foster brought the buyer.

5511 Nicholson Lane was, and will remain, a place to get your car fixed.

Euro Motorcars exited the North Bethesda building when it moved to a new space on Comprint Court in Gaithersburg. Now Caliber Collision will take its place. The dent-repair company signed a lease for 19,000 square feet at the building. Caliber is growing with Starbucks-like speed – the firm has almost 600 locations across the country. Jack Alexander at AMR Commercial brokered the deal.

## *Leidos Narrows Bidding in Gburg*

From the offers it received for its Gaithersburg property, Leidos is believed to have narrowed the field to one.

The word on the street is that Leidos has picked a developer with which to negotiate a contract for its 44-acre property on N. Frederick Avenue at Montgomery Village Avenue.

Leidos put the land on the market in December, with expectations that its mixed-use zoning and I-270 frontage would yield an attractive offer.

It also had neighbor IBM's precedent, for the computer giant had sold its 40-acre property for redevelopment last year, for \$48 million. In that case, IBM had I-1 or industrial zoning, so the prospect of building a by-right warehouse yielded the acquisition by FedEx affiliate SunCap.

Leidos' property, which it came by in its merger with Lockheed Martin, is zoned for mixed-use. The company occupies two buildings totaling about 521,000 square feet, but it was the redevelopment prospects expected to drive buyer interest.

The sale could have a domino effect, for Leidos is also out looking for office space, partly to relocate employees out of the Gaithersburg property. That search for over 250,000 square feet has been ongoing and the company is believed to be working its options down to a short-list.



Broker Andres Serafini at RLAH Real Estate said the two homes on Thayer sold well because the lots were large and deep, and relatively close to Whole Foods. The coming house on Potomac will be smaller, on a smaller lot of about 6500 square feet, and will be priced closer to the \$1.1 million range. Lifetime bought the lot for \$295,000 last year.

738 Thayer Avenue

## **'Trailblazer' Sells Pair on Thayer**

Two houses built on spec on Thayer Avenue have been sold, bringing infill development closer to downtown Silver Spring.

The pair, at 736 and 738 Thayer Avenue, don't qualify as 'teardowns,' because builder Lifetime Construction bought the lots vacant. But the builder's success on Thayer has pushed it on to 627 Potomac, which will qualify as a teardown.

Lifetime collected \$1.24 million for 736 Thayer, and \$1.3 million for 738 Thayer, easily the highest prices for such homes in East Silver Spring. The firm, headed by Antonio Francis, bought the two 11,000 square foot lots for \$315,000 each in early 2017. They were a rare find, so close in and affordable, as building a teardown can rarely pencil out on Silver Spring lots. The effort, said Francis at the time, made him feel 'like a trailblazer,' but pre-construction contracts were written in both cases.

## ***Knights Bridge Trades, Going Affordable***

Now owned by Pala Capital Holdings, the Knights Bridge I Apartments are slated for a multi-million dollar upgrade.

Pala, or PCH, bought the 256-unit garden apartments on Teagarden Circle in Silver Spring in May for \$40 million, or \$156,500 per unit. The complex is market rate today, but Pala intends to reposition it as primarily affordable housing. It'll turn over 80 percent of the unit to tenants with incomes at or below 60 percent of area median.

PCH's renovation program runs the gamut: it'll spend \$10.7 million fixing kitchens, bathrooms, HVAC, roof repair, windows, and common amenities.

But to pull off the conversion, the new owner has applied for Low Income Housing Tax Credits, and has asked the Housing Opportunities Commission to issue tax-exempt bonds totaling \$42.9 million.

PCH's team includes Grady Management, lender Arbor Realty Trust, general contractor Caldwell, Heckles and Egan, and Kaas Wilson Architects.

## *Newest into Kenwood Park*

Mid-Atlantic Custom Builders' latest acquisition sends it into the Kenwood Park neighborhood.

The Bethesda builder paid \$842,500 for 7204 Marbury Road, in 'Kenwood Park.' On the 9,485 square foot lot, Mid-Atlantic will build 5,894 square feet of new house, priced at \$2.15 million.

Mid-Atlantic won't be alone in the community. At \$2.659 million, Rollingwood Builders is at the top of the price ladder in Kenwood Park. Its' finished house at 7005 Kenhill Road – elevator included – is newly on the market.

Edgewood builders has a completed home at 6009 Durbin Road, priced at \$2.15 million and now on Redfin for 194 days. Edgewood is also advertising 7213 Millwood as a to-be-built, at \$2.35 million. Also in Kenwood Park, Paramount Construction has the low-price alternative, with 5700 Tanglewood Road on the market a couple weeks and priced at \$1.89 million.

Mid-Atlantic's most recent sale was at 7005 Richard Drive, in 'Burning Tree Valley,' a new house it sold for \$1.94 million.

### **Also buying:**

**M&M Builders and Contractors** built and sold 8708 Rayburn Road. Now it plans the same thing next door at 8710 Rayburn. The 8,081 lot in 'Bradmoor' traded into M&M's possession for \$780,000. No price has been set yet on the new-build.

**6402 Wilmet Road** is now in the possession of C.M. Conlan Contractors & Builders. For \$550,000, Conlan got the 8,628 square foot lot in 'Green Tree Manor.' The builder doesn't yet show a new-build on the lot.

## **Building Permits Issued**

May 23 – June 4, 2018

### **Bethesda**

**M. Carroll**, 7523 Glennon Drive, Bethesda, Md. 20817, (202) 258-8303, to build a \$500,000 unit at 7523 Glennon Drive, Bethesda, Md. in 'Burning Tree Estates;'

**Castlewood Consulting**, 4963 Elm Street, #102, Bethesda, Md. 20814, (301) 347-1627, to build a \$250,000 unit at 6404 Landon Lane, Bethesda, in 'Oakwood Knolls;'

### **Clarksburg**

**Craftmark Homes**, 1355 Beverly Road, #330, McLean, Va. (703) 734-9730, to build a \$300,000 unit at 22435 Sweetspire Drive, Clarksburg Village;'

**Winchester Homes**, 6905 Rockledge Drive, #800, Bethesda, Md. 20817, (301) 803-4800, to build a \$300,000 unit at 13903 Bufflehead Street, Clarksburg, in 'Cabin Branch;'

**NVR Inc.**, to build a \$175,000 unit at 25383 Lynwood Farm Court, Clarksburg;

**NVR Inc.**, to build two units in 'Cabin Branch,' Clarksburg, at 115 Limpkin Avenue and 22024 Fulmer Avenue;

**Pulte Homes**, 10600 Arrowhead Drive, #225, Fairfax, Va. 22030, (703) 934-9300, to build three units in 'Courts at Clarksburg,' at:

- 22073 Boneset Way;
- 726 Butterfly Weed Drive;
- 21826 Boneset Way;

### **Silver Spring**

**Angel Betancourt**, 1504 Ingram Terrace, Silver Spring, Md. 20906, (443) 927-5939, to build a \$410,000 unit at 2012 Wallace Avenue, Silver Spring;

**Sterling Custom Homes**, 10801 Fox Hunt Lane, Potomac, Md. 20854, (301) 657-6699, to build a \$250,000 unit at 116 Dale Drive, Silver Spring;

**NVR Inc.**, to build two units in 'Bentley Park,' Burtonsville, at 4410 and 4403 Camley Way;

**Winchester Homes**, 6905 Rockledge Drive, #800, Bethesda, Md., to build a \$300,000 unit at 13712 Soaring Wing Lane, Silver Spring, in 'Poplar Run;'

### **Other Locations**

**The Manors LLC**, 6428 79<sup>th</sup> St., #101, Cabin John, Md. 20818, (301) 703-2340, to build two \$400,000 units in Kensington, at 2671 and 2673 McComas Avenue;

**NVR Inc.**, to build a \$175,000 unit at 19228 Abbey Manor Drive, Brookeville, in 'Manor Oaks;'

### **Townhouse Permits Issued**

**5400 Grosvenor LLC**, c/o EYA, 4800 Hampden Lane, #300, Bethesda, Md. 20814, (301) 634-8630, to build 5 \$278,000 units on Winsome Circle, Bethesda, in 'Grosvenor Heights;'

**CSP Associates 1, LLC**, c/o EYA, 4800 Hampden Lane, #300, Bethesda, Md. 20814, (301) 674-5028, to build four \$250,000 TH units on Red Hook Street, Rockville, in 'Westside at Shady Grove;'



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## Commercial Permits Issued

May 23 to June 4, 2018

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**S/C Wheaton Office LLC**, c/o StonebridgeCarras, 7200 Wisconsin Avenue, #700, Bethesda, Md. 20814, (301) 472-3553, to build an 490,371 square foot mixed-use building at 2425 Reedie Drive, Silver Spring;

**CP 7272 Wisconsin Avenue LLC**, 1615 L Street, NW, #650, Washington, DC, 20036, (202) 303-3080, to build a \$15.1 million sheeting and shoring foundation for a garage at 7272 Wisconsin Avenue, Bethesda;

**Lockheed Martin Corp.**, 6801 Rockledge Drive, Bethesda, Md., (202) 409-4343, to build a \$3 million interior fit-out at 6801 Rockledge Drive, Bethesda;

**Kaiser Foundation Health Plan**, PO Box 6095, Rockville, Md., (410) 780-0500, to build a \$1.65 million data upgrade at 11961 Bournefield Way, Silver Spring;

**Mont. Co Public Schools**, 45 West Gude Drive, #4300, Rockville, Md. (240) 876-7333, to build a \$2.2 million interior renovation at 24555 Cutsail Drive, Damascus;

**Le Quotidien**, 50 Broad Street, 12<sup>th</sup> Floor, New York, NY, (646) 761-3223, to build a \$250,000 restaurant fit-out of 3,644 square feet at 7993 Tuckerman Lane, Potomac;

**R Permit Service**, Woodbridge, Va., (703) 926-7377, to build a \$620,202 alteration of 40,123 square feet at 7303 River Road, Bethesda;

**Chesapeake Urology Holy Cross Medical Center**, 19851 Observation Drive, Germantown, Md. 20876, (443) 451-2399, to build a \$850,000 tenant fit-out of 8,167 square feet at 19851 Observation Drive, Germantown;

**Kaiser Permanente**, 11921-A Bournefield Way, Silver Spring, Md. (301) 680-4159, to build a \$333,860 interior fit-out at 10810 Connecticut Avenue, Kensington;

**MGMA**, 131 Great Falls Street, Falls Church, Va. 22046, (703) 538-7100, to build a \$282,262 fit-out of 5,132 square feet on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, at 4550 Montgomery Avenue, Bethesda;

**Mina's Grill & Kabob**, 13825 Outlet Drive, Silver Spring, Md. 20904, (301) 693-2613, to build a \$60,000 interior restaurant alteration of 3,410 square feet at the same address;

**Mo Gadalla**, 20457 Seneca Meadows Parkway, Germantown, Md. 20876, (240) 92-0200, to build a \$738,000 fit-out of 8,500 square feet for Propel Bio-Tech Labs, at 15810 Gaither Drive, Gaithersburg;

**9 Round Temeraria Fitness**, 8403 Colesville Road, #170, Silver Spring, Md. 20910, (410) 259-2102, to build a \$90,000 fit-out for a fitness studio, at 8403 Colesville Road, Silver Spring;

**BVS Montrose LLC**, c/o Ceruzzi Properties, 1720 Post Road, Fairfield, Ct., 06430, (203) 256-4000, to build a \$163,000 renovation for Giant at 12051 Rockville Pike;

**Pandora**, c/o CPG, 3321-7 Lake W., West End, NC, 27376, (904) 491-6314, to build a \$100,000 retail fit-out at Montgomery Mall;

**Dr. Ghosh M.D.**, 15200 Shady Grove Road, #400, Rockville, Md. (703) 303-8971, to build a \$83,405 office fit-out at the same address;

**C. Wagner**, 7300 W. 129<sup>th</sup> Street, Overland Park, Ks., 66213, (913) 327-3120, to build a \$150,000 fit-out for Wendy's at 12988 Middlebrook Road, Germantown;

**Enterprise Homes**, c/o Rebecca Warntz, 1100 Broken Land Parkway, Columbia, Md. (410) 332-7400, to build a \$60,000 leasing office renovation at 7838 Scotland Drive, Potomac;

**Bowlmor AMF**, 222 West 44<sup>th</sup> Street, New York, NY, (678) 296-4658, to build a \$120,000 alteration at 5353 Westbard Avenue, Bethesda;

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## City of G'burg Permits Issued

**Wormald Homes**, Frederick, Md., (301) 695-6614, to build a \$228,778 unit at 413 Salk Circle, in 'Crown';

**W.F.M. Builders LLC**, (571) 732-4520, to build a \$450,000 façade renovation at 107 Market Street;

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## City of Rockville Permits Issued

**Doyle Construction** 2275 Research Boulevard, Rockville, Md. (301) 670-2823, to build a \$715,000 fit-out for Aldi grocery store at 1501 Rockville Pike, Rockville;

**NE Contractors**, Huntingdon Valley, Pa., (215) 828-9496, to build a \$326,000 expansion fit-out at 12 Washington Street, for East Grill Karaoke;

**Kalmia Construction**, 10230 Southard Drive, Beltsville, Md. (301) 937-8566, to build a \$287,000 fit-out for Ed Club at 1801 Rockville Pike;

**Camson Construction**, 1 Bank Street, #250, Gaithersburg, Md. (301) 330-9300, to build a \$615,000 fit-out for Information Management Services, at 1455 Research Boulevard, Rockville;

**Camson Construction**, (301) 330-9300, to build a \$150,000 fit-out for Planet Depos at 451 Hungerford Drive, Rockville;

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## City of G'burg Plans Submitted

**SDP-7927-2018 – 700 Quince Orchard Road**. *Adding garage, structured parking to existing office/R&D building.* Located at 700 Quince Orchard Road, Gaithersburg. Appl: Rock Creek Property Group, 1155 Conn. Avenue, #700, Washington, DC, (202) 835-1212.

**SP-7932-2018 – Seven Dalamar Street**. *Propose 25,500 square foot Megamart international grocery store.* Located at 7 Dalamar Street, Gaithersburg. Appl: 7 Dalamar LLC, c/o DNC Architects, (301) 840-1100.

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## City of Rockville Plans Submitted

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**PAM 2018-00115 – First Baptist Church.** Zoned R-200. 8.8 acres. *Propose 4800 square foot addition to existing church.* Located at 55 Adclare Road, Rockville. Appl: First Baptist Church, 55 Adclare Road, Rockville, Md., c/o Lee Becknell, (301) 279-2400.

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## Preliminary Plans Approved

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May 31 and June 7, 2018

**1-20160180 – Glen Mill.** Zoned RE-1. *Two lots.* Located on Glen Mill Road, 650 feet east of Boswell Lane, Potomac. Appl: Sara Vazer, 4 S. Duke Street, Rockville, Md. 20854. (301) 755-4107.

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## Site Plans Approved

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**8-2013022C – Shady Grove Station, Phase 1 West.** (Westside). *Propose minor amendments, including redesign Building D for mixed-use and transfer density.* Zoned TMX-2. 44.8 acres. Located in the sw quad of Shady Grove Road and Crabbs Branch Way, Rockville. Appl: EYA/CSP Associates, 4800 Hampden Lane, #300, Bethesda, Md. (301) 812-4785.

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## Record Plats Approved

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May 31 and June 7, 2018

**2-20160590 (-600) – Cabin Branch.** Zoned CRT. 43 lots. Located along Woodcock Way and Jaeger Road, Clarksburg. Appl: NVR Inc., 656 Quince Orchard Road, Gaithersburg, Md. (240) 912-3440.

**2-20180410 – Victory Haven.** Zoned CRT. 1 parcel. Located on the south side of Main Street (Route 108), 400 feet west of Mt. Vernon Avenue, Damascus. Appl: Victory Housing, 11400 Rockville Pike, #505, Rockville, Md. (301) 493-9788.

**2-20180800 – Cabin Branch.** Zoned CRT. 2 lots. Located on the west side of Cabin Branch Avenue, 225 feet north of Wellspring Avenue, Clarksburg. Appl: Winchester Homes, 6905 Rockledge Drive, #800, Bethesda, Md. 20817. (301) 803-4820.

**2-20081650 – Clarksburg Village.** Zoned R-200. 1 lot. Located on the east side of Summer Shade Lane, 175 feet south of Bent Arrow Drive, Clarksburg. Appl: Clarksburg Village Investments, 1355 Beverly Road, #240, McLean, Va. (703) 734-9730.

**2-20180460 – Belvedere.** Zoned RE-2. 1 lot. Located on the east side of Stonebarn Lane, 2010 feet south of Split Creek Court, Potomac. Appl: Michael Rothbard, 13531 Stonebarn Lane, Gaithersburg, Md. 20878. (301) 340-3932.

**2-20180770 – Palatine.** Zoned RE-2. 1 lot. Located on the north side of Centurion Way, 750 feet from Greenbriar Road, Potomac. Appl: Michael Bonnell, 11717 Centurion Way, Rockville, Md. 20854. (301) 922-2444.

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## Real Estate Transactions of Note

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**BMR-Firstfield LLC,** 17190 Bernardo Center Drive, San Diego, Ca., to **ARE-Maryland No. 42 LLC,** c/o Alexandria Real Estate Equities, 385 E. Colorado Blvd., #299, Pasadena, Ca. Lot 8 (A) in ‘Diamond Farm.’ Located at 21 Firstfield Road, Gaithersburg, Md. 20878. Lot is 137,803 square feet. Improved with 54,844 square foot building. Zoned Commercial. Tax map 09-01822276. Liber 56091, page 200. Deed date: May 8, 2018. ***Price: \$11,348,115.***

**BMR-Firstfield LLC,** 17190 Bernardo Center Drive, San Diego, Ca., to **ARE-Maryland No. 44, LLC,** c/o Alexandria Real Estate Equities. Parcel J in ‘Bennington Corporate Center.’ Located at 55 West Watkins Mill Road, Gaithersburg, Md. 20878. Lot is 82,260 square feet. Improved with 41,561 square foot building. Tax ID: 09-03229897. Liber 56091, page 275. Liber 56091, page 275. Deed date: May 8, 2018. ***Purchase price: \$11,164,241.***

**BMR-50 West Watkins Mill LLC,** 17190 Bernardo Center Drive, San Diego, Ca., to 17190 Bernardo Center Drive, San Diego, Ca., to **ARE-Maryland No. 43 LLC,** c/o Alexandria Real Estate. Parcel B in ‘Bennington Corporate Center.’ Located at 50 West Watkins Mill Road, Gaithersburg, Md. 20878. Lot is 161,172 square feet. Improved with 68,074 square foot building. Tax ID: 09-02774712. Liber 56091, page 237. Deed date: May 8, 2018. ***Purchase price: \$19,213,397.***

**Jo Benson Fogel** to **961B Russell Avenue Holding LLC.** Unit 3205 in ‘Russell Office Park, Phases 2 and 3.’ Located at 961-B Russell Avenue, Gaithersburg, Md. 20879. Unit is 706 square feet. Zoned Commercial. Tax ID: 09-02785203. Liber 56064, page 98. Deed date: May 2, 2018. ***Purchase price: \$160,000.***

**CF Albert Propco LLC,** c/o Fortress Investment Group LLC, to **BMTJ Washington I, LLC,** c/o Charles B. Thomas, 9300-B East Hampton Drive, Capitol Heights. Parcel D (Block C) in ‘Cloverly.’ Located at 15411 New Hampshire Avenue, Silver Spring, Md. 20905. Lot is 158,219 square feet. Improved with 45,000 square foot grocery store. Zoned Commercial. Tax ID: 05-03276397. Liber 56067, page 12. Deed date: April 30, 2018. ***Purchase price: \$10,425,000.*** Deed of Trust: \$5.2 million, The Columbia Bank.

**Edward Allan Swoboda** to **5510 Wilkins, LLC.** Unit 6 in ‘Washington/Rockville Industrial Park.’ Located at 5540 Wilkins Court, Unit 6, Rockville, Md. 20852. Unit is 1,402 square feet. Zoned Commercial. Tax ID: 04-00135325. Liber 56092, page 444. Deed date: May 21, 2018. ***Purchase price: 260,000.***

(Continued on Page 8)

**Real Estate Transactions (from p. 7)**

**The Flats Statutory Trust**, c/o Northwestern Mutual Life Insurance, to **Lofts at Bethesda Apartments Owner LLC**, c/o Blackrock Realty Advisors, 40 52<sup>nd</sup> Street, New York, NY. Residential Unit 31B in 'Lot 31 Project Condominium.' Located at 7170 Woodmont Avenue, Bethesda, Md. 162-unit apartment building. Tax ID: 07-03758615 et al. Liber 56043, page 106. Deed date: April 23, 2018. **Purchase price: \$97,400,000.**

**Lot 31 Darcy Retail Statutory Trust**, c/o Northwestern Mutual Life Insurance Co, to **Lofts at Bethesda Retail Owner LLC**, c/o BlackRock Advisors, 40 East 52<sup>nd</sup> Street, New York, NY. Commercial Unit 31A in 'Lot 31 Project Condominium.' Located on Woodmont Avenue at Bethesda Avenue, Bethesda, Md. Improved with approx.. 40,000 sf retail space. Zoned Commercial. Tax ID: 07-03705925 and 14. Liber 56043, page 166. Deed date: April 23, 2018. **Purchase price: \$46,100,000.**

**Simmons Land I, LLC**, c/o Bonita Dunn, to **Drainan Properties 6 Land, LLC**. Lot 8 (Block A) in 'Montrose Park.' Located at 130 Rollins Avenue, Rockville, Md. 20852. Located at 130 Rollins Avenue, Rockville, Md. Lot is 71,846 square feet. Improved with 124,705 sf building. Tax ID: 04-00155846. Liber 56051, page 256. Deed date: May 1, 2018. **Purchase price: \$5,400,000.** Deed of Trust: \$4.1 million, Simmons Land.

**RESIDENTIAL****Bethesda**

**Ding Jun Jin** et al to **M&M Builders and Contractors LLC**, 8009 Brethren Drive, Gaithersburg, Md. 20879. Lot 10 (Block 2) in 'Bradmoor.' Located at 8710 Rayburn Road, Bethesda, Md. 20817. Lot is 8,081 square feet. Improved with house (built 1964). Tax ID: 07-00589454. Liber 56069, page 283. Deed date: April 16, 2018. **Purchase price: \$780,000.**

**Douglas J. Lederman** to **Mid-Atlantic Custom Builders LLC**, 11611 Old Georgetown Road, Rockville, Md. Lot 17 (Block 15) in 'Kenwood Park.' Located at 7204 Marbury Road, Bethesda, Md. 20817. Lot is 9,485 square feet. Improved with house (built 1961). Tax ID: 07-00620755. Liber 56070, page 196. Deed date: April 27, 2018. **Purchase price: \$842,500.**

**Richard E. Fisher** to **C.M. Conlan Contractors & Builders Inc.**, 8014 Custer Road, Bethesda, Md. 20814. Lot 1 (Block 7) in 'Green Tree Manor.' Located at 6402 Wilmet Road, Bethesda, Md. 20817. Lot is 8,628 square feet. Improved with house (built 1960). Tax ID: 07-00658484. Liber 56092, page 200. Deed date: May 23, 2018. **Purchase price: \$550,000.**

**Other Locations**

**Marian LLC** to **NVR Inc.** Lot 75 (A) in 'Manor Oaks.' Located at 19230 Abbey Manor Drive, Brookeville, Md. Lot is 7,021 square feet. Unimproved. Tax ID: 08-03774683. Liber 56075, page 204. Deed date: May 7, 2018. **Purchase price: \$332,000.**

**Balsamah Corporation**, c/o Anthony Nozzoli, to **NVR Inc.** Lot 23 in 'Greentree Farm.' Located at 144 Greentree Farm Drive, Dickerson, Md. Lot is 2.07 acres. Unimproved. Tax ID: 11-03769937. Liber 56075, page 211. Deed date: May 7, 2018. **Purchase price: \$230,000.**

**VII Crown Farm Owner LLC**, 44715 Brimfield Drive, #210, Ashburn, Va., to **Pulte Home Company, LLC**, 9302 Lee Highway, #1000, Fairfax, Va. Lot 31 (Block V) in 'Crown Farm.' Property of 37,820 square feet. Located at 210 Decoverly Drive, Gaithersburg, Md. Planned for 64 condominium units, incl. 4 MPDUs. Tax ID: 09-03805513. Liber 56051, page 105. Deed date: May 3, 2018. **Purchase price: \$6,000,000.**

**Earnshaw Sandy Spring, LLC**, c/o Frederick Nichols, to **NVR, Inc.** Lots 9 – 16 (Block A) in 'Earnshaw.' Located at 1021 – 1029 Mutual Place, Sandy Spring, Md. TH lots. Tax ID: 08-03794453 et al. Liber 56074, page 372. Deed date: April 6, 2018. **Purchase price: \$1,655,000.**

**Builder Sales of Note**

**Mid-Atlantic Custom Builders LLC** to **Matthew McBrady et al.** Lot 10 (Block C) in 'Burning Tree Valley.' Located at 7005 Richard Drive, Bethesda, Md. 20817. Lot is 11,916 square feet. Improved with new house. Tax ID: 07-00653937. Liber 56042, page 165. Deed date: May 9, 2018. **Purchase price: \$1,940,000.**

**C.M. Conlan Contractors & Builders** to **Andrew Miller et al.** Lot 4 (K) in 'Maplewood.' Located at 5110 Elsmere Avenue, Bethesda, Md. 20814. Lot is 6,500 square feet. Improved with new house. Tax ID: 07-00566247. Liber 56078, page 434. Deed date: May 15, 2018. **Purchase price: \$1,437,000.**

**736/738 Thayer Ave LLC**, c/o Lifetime Construction, to **Jeffrey C. Moore et al.** Lot 18 (N) in 'R. Holt Easley's Subdivision.' Tax Located at 736 Thayer Avenue, Silver Spring, Md. Lot is 11,000 square feet. Improved with new house. Zoned Residential. Liber 56037, page 371. Deed date: April 24, 2018. **Purchase price: \$1,241,258.**

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