



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Disposition of County Property: Wheaton M-NCPPC Headquarters Retail	Executive Order No. 208-25	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 12/22/25

RECITALS

WHEREAS, the County owns the property at 2425 Reddie Drive in Wheaton, MD 20902 ("Property"); and

WHEREAS, the Property is improved with a commercial building ("Building") constructed in 2020 and owned by the Maryland-National Capital Park and Planning Commission ("M-NCPPC"); and

WHEREAS, pursuant to a Lease Agreement between the County and M-NCPPC, the County leases approximately 177,031 square feet of the Building from M-NCPPC, including but not limited to approximately 11,890 square feet of ground floor retail space ("Retail Space").

WHEREAS, the Building serves as the headquarters for Montgomery Planning and has County Department tenants including the Department of Permitting Services; and

WHEREAS, the Retail Space in the Building was delivered to the County as a cold, dark shell; and the Wheaton M-NCPPC Headquarters Retail CIP Project (P362501) was created to improve the Retail Space and attract a retail tenant thereby initiating the disposition process in accordance with §11B.45.01.04 of the Code of Montgomery County Regulations; and

WHEREAS, the County intends to sublease, at fair market value, approximately 8,589 square feet of the Retail Space to the Silver Branch Brewing Company ("Subtenant"), comprised of two spaces: 5,292-square-feet ("Suite A") and 3,297-square-feet ("Suite B"), and;

WHEREAS, the minimum base rent charged under this sublease will be \$35.00 per square foot net of certain utilities for the premises; and

WHEREAS, water and sewer charges are included in the base rent; and

WHEREAS, base rent shall be abated for the first 18 months for Suite A and for 30 months for Suite B; and

WHEREAS, the initial sublease term is 12 years with two five-year options to extend; and

WHEREAS, the County will provide the Subtenant a Construction Allowance equal to \$440 per square foot or \$3,779,160 based on approximately 8,589 rentable square feet, consistent with and appropriated under Wheaton M-NCPPC Headquarters Retail CIP Project (P362501); and



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WHEREAS, the material terms of the long-term sublease are as stated above; and

WHEREAS, in accordance with the provisions of Montgomery County Code Section 11B-45, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled land is no longer needed for County use.

ACTION

In consideration of the above recitals, the County Executive hereby declares that the approximately 8,589 square feet of ground floor retail is no longer needed for County use during the term of the proposed sublease and is available for disposition through long-term sublease to Silver Branch Brewing Company, subject to the material terms described above.

Approved as to Form and Legality
Office of the County Attorney

By: Matthew Johnson
Date: 12/19/25

APPROVED

By: Fariba Kassiri
Fariba Kassiri, Deputy Chief Administrative Officer
Date: 12/22/25