Resolution No.: 20-1067
Introduced: March 3, 2026
Adopted: March 17, 2026

**COUNTY COUNCIL**
**FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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**SUBJECT**: Declaration of No Further Need – Approval of Sublease Disposition of County Property: Wheaton Maryland National Park and Planning Commission Headquarters Retail, located at 2425 Reedie Drive, Wheaton, MD 20902

## Background

1. Montgomery County Code Section 11B-45 requires the Council to approve a Declaration of No Further Need before the Executive can enter a long-term lease arrangement with a vendor on a country property. Prior to seeking Council approval of a Declaration of No Further Need, the Executive must:

   (a) submit all material terms of the proposed disposition and any appraisal the Executive relied on in setting the property's market value to the Council; and
   (b) publish a declaration in the County Register and post a notice on the County website that the County has no further need for the property.

   If the Council, by resolution, approves the Executive's Declaration of No Further Need, the Executive may enter into the lease agreement.

2. Montgomery County Code Section 11B-45 defines a disposition as "the sale of County owned or controlled real property; the lease or license of County owned or controlled real property for a term of two years or longer or for an initial term of less than two years that is extended or renewed beyond two years; or, a lease or other agreement that provides the lessee with an option to buy the County owned or controlled real property".

3. On January 12, 2026, the Executive transmitted the material terms of the proposed sublease disposition. The Executive 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"). The initial sublease term is 12 years with two five-year options to extend. The base rent shall be abated for the first 18 months for Suite A and for 30 months for Suite B.

4. Montgomery County, by and through the Department of General Services 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).

5. On December 22, 2025, Executive Order 208-25 was published in the County Register to give notice of the County's intent to proceed with disposition and sublease arrangement with Silver Branch Brewing Company.

6. The Council held a public hearing on this recommended disposition on March 17, 2026.

**Action**

The County Council for Montgomery County, Maryland approves the following resolution:

1. The Declaration of No Further Need for the approximately 8,589 square feet of Retail Space at the Wheaton Maryland National Park and Planning Commission Headquarters Retail Space, located at 2425 Reedie Drive, Wheaton, MD 20902, is approved and the property may be disposed as described in the material terms provided to the Council on January 12, 2026 and Executive Order 208-25.

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council

# 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 Reedie 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, Deputy Chief Administrative Officer
Date: 12/22/25

**Use**: Restaurant, similar and comparable to Silver Branch Brewing and Mosaic Pizza locations.

**Space**: Approximately 8,589 square feet comprised of Suite A: 5,292 rentable square feet and Suite B: 3,297 rentable square feet. Outdoor dining area can be up to approximately 600 square feet subject to applicable approvals.

**Term**: Twelve (12) year Initial Lease Term beginning on the Rent Commencement Date. Tenant shall have two (2) options, each for an additional five (5) year period.

**Rent**: The Minimum Base Rent shall be $35.00 per square foot net of utilities for the Premises. No Minimum Base Rent will be charged for outdoor dining area. No percentage rent for Initial Lease Term and Renewal Option(s) will be charged. 2% escalation in Year 4.

**Rent Abatement**: Suite A: The Minimum Base Rent is abated for the first eighteen (18) months after the Rent Commencement Date. Beginning in month nineteen (19) after the Rent Commencement Date, Tenant shall pay fifty percent (50%) of the Minimum Base Rent. Beginning in month twenty-five (25) after the Rent Commencement Date, Tenant shall pay one hundred percent (100%) of the Base Minimum Rent

Suite B: The Minimum Base Rent is abated for the first thirty (30) months after the Rent Commencement Date. Beginning in month thirty-one (31) after the Rent Commencement Date, Tenant shall pay fifty percent (50%) of the Minimum Base Rent. Beginning in month thirty-seven (37) after the Rent Commencement Date, Tenant shall pay one hundred percent (100%) of the Minimum Base Rent

**Construction**: Tenant shall, at its sole cost and subject to Landlord's review and approval, make any improvements to the Premises, necessary or desirable for the Permitted use, including, but not limited to, equipment, furniture and trade fixtures. All improvements shall be completed with the highest quality materials and standards. All plans

and specifications shall be subject to Landlord's review and approval prior to commencement of any construction within the Premises.

**Allowance**: Landlord will provide Tenant a Construction Allowance equal to Four Hundred and Forty dollars ($440.00) per square foot or $3,779,160.00 based on approximately 8,589 rentable square feet in Construction Allowance. Such amount to be paid pro-rata to Tenant monthly within thirty (30) days after the completion of Tenant's Work and the presentation to Landlord of a final lien waiver from Tenant's general contractor. Tenant may utilize the Construction Allowance for hard construction and soft costs including architectural, engineering, project consultants, permitting, hood, walk-in freezer, signage/awnings and kitchen equipment.

**Mixed Use**: Tenant acknowledges that the Building is a mixed-use building and that the upper floors of the Building are Class A office space. Tenant shall install sound proofing, air change, and odor eliminating materials as part of the initial improvements to the Premises as approved by Landlord and operate in such a manner as to mitigate interference with other tenants' use and enjoyment of the Building, as well as any disturbance to the surrounding community. Tenant shall comply with rules and regulations promulgated by Landlord to ensure the quiet enjoyment of all tenants of the Building, including rules pertaining to Tenant's construction activity in the Premises.

**Utilities**: Water and sewer charges are included in the base rent. Tenant shall post required deposits with utility service providers and pay for its billed usage of all utilities (including electricity, gas, phone and cable, if applicable) either directly to the utility company or directly to Landlord. Trash and recycling collection is included in the base rent.

**Parking**: Public parking is available in Lot 13 and Garage 13. In addition, Tenant shall have one (1) reserved parking space for curbside food pickup - location for curbside to be determined.

**Signage**: Tenant, at Tenant's sole cost and expense, shall have the right to install an exterior sign(s) as permitted, and subject to all applicable codes and approvals from all applicable government entities. Approved sign location and specifications will be shown per an exhibit to the lease.

# Wheaton M-NCPPC Headquarters Retail
(P362501)

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|---|---|---|---|
| Category | General Government | Date Last Modified | 01/06/24 |
| SubCategory | Economic Development | Administering Agency | General Services |
| Planning Area | Kensington-Wheaton | Status | Planning Stage |

## EXPENDITURE SCHEDULE ($000s)

| Cost Elements | Total | Thru FY24 | Rem FY24 | Total 6 Years | FY 25 | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 | Beyond 6 Years |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Planning, Design and Supervision | 500 | - | - | 500 | 500 | - | - | - | - | - | - |
| Construction | 3,500 | - | - | 3,500 | 3,500 | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 4,000 | - | - | 4,000 | 4,000 | - | - | - | - | - | - |

## FUNDING SCHEDULE ($000s)

| Funding Source | Total | Thru FY24 | Rem FY24 | Total 6 Years | FY 25 | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 | Beyond 6 Years |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Current Revenue: General | 4,000 | - | - | 4,000 | 4,000 | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 4,000 | - | - | 4,000 | 4,000 | - | - | - | - | - | - |

## APPROPRIATION AND EXPENDITURE DATA ($000s)

| | | | |
|---|---|---|---|
| Appropriation FY 26 Request | - | Year First Appropriation | FY25 |
| Cumulative Appropriation | 4,000 | Last FY's Cost Estimate | 4,000 |
| Expenditure / Encumbrances | - | | |
| Unencumbered Balance | 4,000 | | |

## PROJECT DESCRIPTION

This project funds the design and construction of retail space at the Wheaton M-NCPPC Headquarters Building to either attract a retail tenant or build out the space for community use.

## LOCATION

2425 Reedie Drive, Wheaton, MD 20902

## ESTIMATED SCHEDULE

Design and construction to occur in FY25.

## PROJECT JUSTIFICATION

The retail space at the Wheaton Headquarters Building was delivered to the County as a cold, dark shell. The County has been unsuccessful in leasing the space due to its unfinished state since potential tenants do not have funding to build out the space. In order to build out the space for community use or to attract a retail tenant, funding is needed for either basic buildout or tenant improvements funds.

## DISCLOSURES

A pedestrian impact analysis has been completed for this project.

## COORDINATION

Department of General Services, Regional Services Center, Office of the County Executive