

**Lands of Living Well - Business Center**

Location:

11416 Georgia Avenue  
Wheaton, Maryland

Client: 11416 Georgia Avenue Partnership, c/o  
Sharam Yavari

Description: A Public Private Partnership with  
Montgomery County Department of Housing &  
Community Affairs - Division of Commercial  
Revitalization and the 11416 Georgia Avenue  
Partnership for the conversion of a former  
16,000 sf car dealership and high bay  
maintenance garage to a two story business  
center with ground floor retail and second floor  
offices in the Wheaton Central Business  
District.

- 380 Linear Feet of Facade Renovations
- Addition of a 2nd Floor within the existing building shell
- 8 retail units with anchor for Owner's retail operations
- 8 office units with individual entrances

Contractor: Owner's Separate Contractors

Construction Cost: \$1.2 Million

Completion Date: May 1988

