

TruPlace Latest Deal in G'town

TruPlace is taking its real estate photography business across Germantown.

The marketing firm leased 3,843 square feet recently at 20680 Seneca Meadows Parkway, the latest in a small stream of deals at the Minkoff Development building.

TruPlace will occupy space last leased to American Spine Center, which ran into legal problems and exited the building. Its vacancy ran to about 12,000 feet, but TruPlace and a 2,071 square foot lease with Capital Neurology helped Minkoff backfill about half of it.

Beyond those two, Healthy Synergy expanded by nearly 2,000 feet in the building, to give it 4,262 feet, and Thabet Orthodontics located its practice in 3,842 feet.

Marc Shandler from McBride brought Capital, while Mike Norris from Healthy Tenant repped Thabet. Nate Crowe and Anna Heiserman at Scheer Partners represented Minkoff in the deals.

'Bloom' At the Board

Although a big civic association wants the project 'right-sized,' staff is recommending approval of the redevelopment of the former Montgomery Village Golf Club into 494 units. The Planning Board hearing is this week.

It's the Patton Ridge Homes Corporation that wants what Monument Realty calls 'Bloom' built out as 375 units at the most. But staff says Monument's plan for the 147-acre former course, including 466 towns, is still below the achievable density. The developer is currently marketing the property for builders, through Fraser Forbes Real Estate.

Marcus Signs 1st At 2099 Gaither

With a lease to the Oil Price Information Service, or OPIS, Marcus Partners has found a first tenant for 2099 Gaither Road.

OPIS, regarded as the go-to source for oil pricing and news information, leased 37,000 square feet at the Rockville building. OPIS had been housed at 9737 Washingtonian Boulevard, so it trades cities in leaving Gaithersburg for Rockville.

2099 Gaither is one of two sister buildings Marcus owns off Shady Grove Road, and is the first of the two that it bought. But Marcus has been reserving it for larger tenants while completing the lease-up of its adjacent building, 2101 Gaither. A July deal with ping pong table maker Joola USA pushed 2101 Gaither over 90 percent leased, so OPIS is the first tenant to be ushered across the threshold at 2099.

Ben Powell and Gwen Fraker at Cushman & Wakefield represent Marcus, while Chris Wolf at Colliers brought the tenant.

Famous Pawn Buys on Georgia

With the Purple Line coming through its current location, Famous Pawn has its replacement store lined up.

The company, an affiliate of First Cash Financial Services, paid \$1.6 million to buy 9443 Georgia Avenue in an October transaction. Famous Pawn's new location is just up the road from its present store on 16th Street in the 'Spring Center,' where the state acquired the entire retail center for the transit line's construction. 9443 Georgia, near Seminary Road, is presently home to the New Yorker Bakery, but it has moved in with Breads Unlimited in Bethesda.

How did Famous Pawn arrange the acquisition? Well, it's a pawn shop, so it paid cash.

Chevy Chase Plan Needs More Work

A subdivision that would yield four new lots in Chevy Chase needs more work, said the Planning Board.

The Hayes property, located along Jones Bridge Road west of Connecticut Avenue, arrived at the Board recently with staff backing and no opposition, but the Board itself was uncomfortable with the layout, particularly the access. The Hayes plan showed access to the existing house, which is also the fifth lot in the subdivision, from its longtime entrance off nearby Platt Ridge Drive, while the new lots would access off Jones Bridge. It's an arrangement that couldn't find a majority on the Board, prompting a postponement. The Wartofsky family that owns the approximately five-acre tract will explore a more efficient entrance model, as well as trying to reduce paved area and return to the Board.

Should the subdivision ultimately win approval, the lots will prove attractive: several overlook the course at the adjacent Columbia Country Club.