

Westfield Wheaton North + South

Prominent office and healthcare space for lease with wonderful amenities



NORTH TOWER

2730 University Blvd West | Wheaton, MD



SOUTH TOWER

11002 Veirs Mill Rd | Wheaton, MD

For Additional Information:

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Class “A” Office and Healthcare Space in a Landmark Location



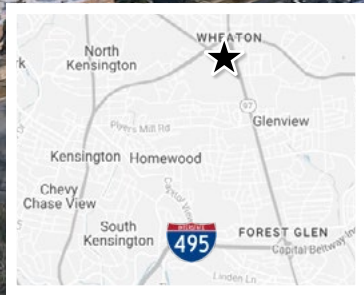
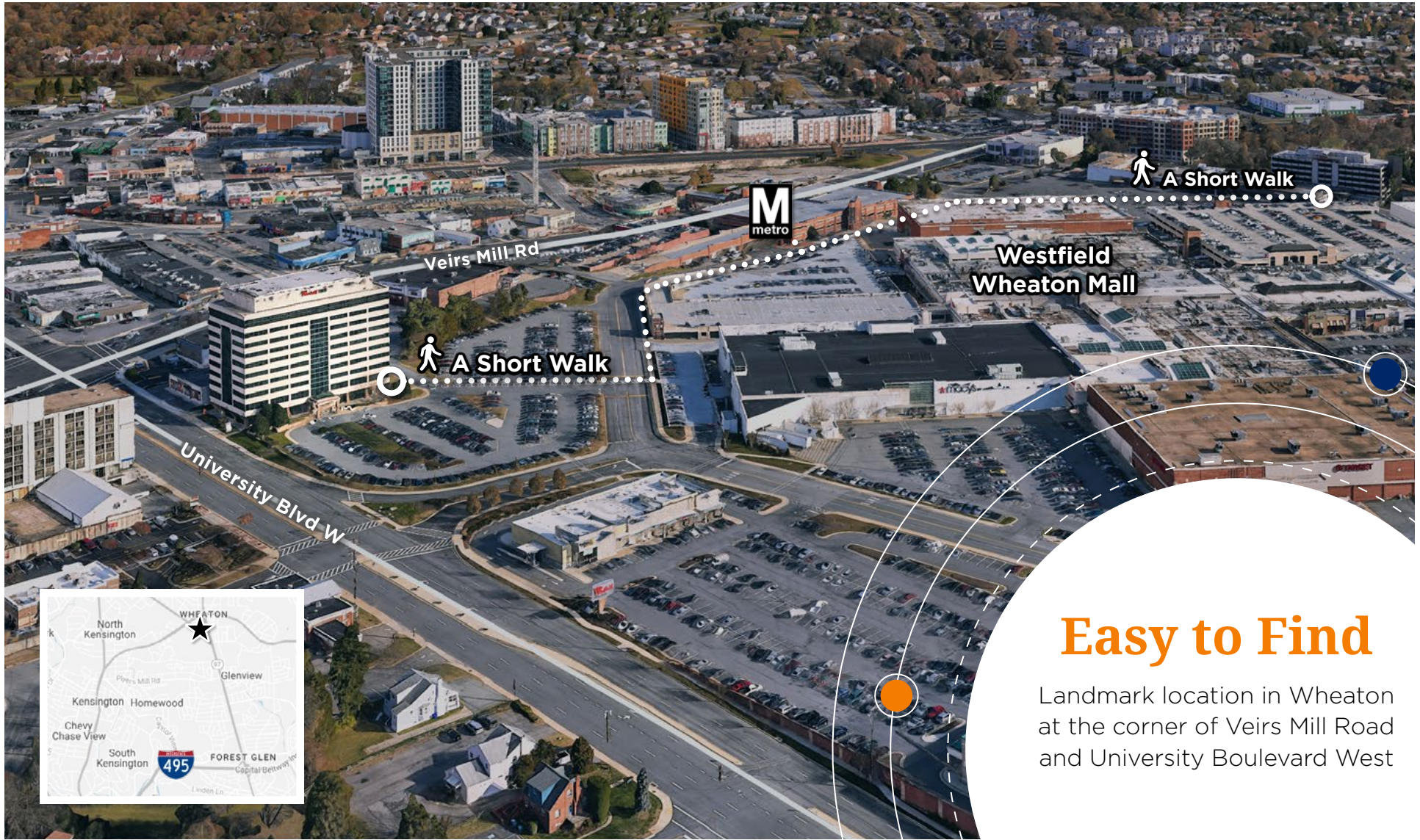
These two office buildings are located adjacent to Westfield Wheaton Mall, offering a range of amenities for office and healthcare tenants and their clients such as coffee shops, lunch spots, drugstores, and shopping.

The office buildings are centrally located within a large residential area boasting a population of over 475,000. These households, seniors, families, and children require a variety of professional and medical services.

The properties are minutes away from the Capital Beltway with exceptional access from Georgia Avenue, Veirs Mill Road, and University Boulevard. Access to the Wheaton Metro Station is next to the Mall and a short walk from the North and South Towers.



A Landmark Location Just Steps from Metro and Amenities



Easy to Find

Landmark location in Wheaton at the corner of Veirs Mill Road and University Boulevard West

Immediate Access by Car, Bus, or Metro



- Prominent location easily found by clients, patients, and guests
- Proximate to Holy Cross Hospital and other healthcare facilities
- Corner location (North Tower) with immediate visibility and access from University Boulevard
- Directly adjacent to Westfield Wheaton Mall, offering exceptional dining and retail amenities in close walking distance
- Easily accessible by car, bus, or Metro (a six-minute walk)
- Responsive on-site property management, security, and maintenance services
- Abundant free surface parking at 3.0 spaces per 1,000 SF
- Surrounded by a large residential population that requires professional and healthcare services
- Fully renovated common areas
- Best value in Wheaton
- Overnight delivery drop boxes on-site
- Numerous pedestrian-friendly improvements including a new Town Plaza and mixed-use development directly across the street, plus planned upgrades to the Park & Ride Metro garage
- Business referral possibilities from the large base of existing tenants



Surrounded By Restaurants, Retailers, and Services



Everything Within Reach

More than 50 dining options within a 1/2-mile radius

Dining Options = 



Immerse Yourself in the New Side of Wheaton



Westfield Wheaton North + South are surrounded by recent pedestrian-friendly public improvements, planned upgrades to the Park & Ride Metro garage, and private investments such as [Wheaton Gateway](#), a vibrant new destination planned across the street. These efforts have already delivered new parks, walkable housing, and transit improvements, with even more investment underway.

In the path of demand drivers:

- Montgomery County is consolidating numerous government offices directly across from Westfield Wheaton which will further amplify the location's draw as a regional destination
- Also across the street is the new 14-story headquarters of Maryland National Capital Park & Planning Commission
- The new community hub for an expansive population

Demographics

	2 Mile	5 Mile
2022 Population	86,895	475,436
2027 Population (projected)	87,486	480,804
Hispanic Origin	31,336	119,980
Average Household Size	2.9	2.5
Median Age	39.4	40.4



Credit: wheatonmd.org



Credit: oculus.info

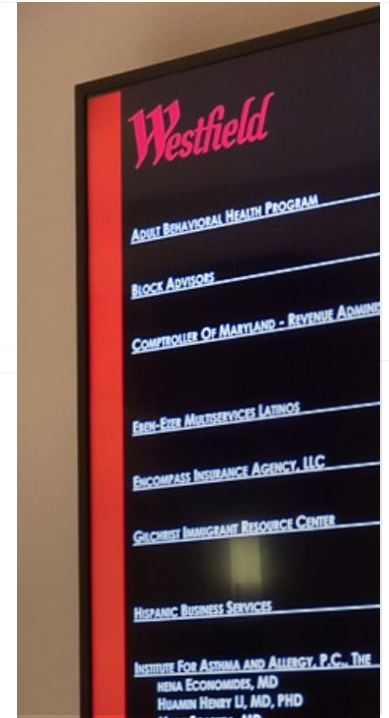


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Immerse Yourself in the New Side of Wheaton




**6-Minute
Walk to Metro**



**Best Value
in Wheaton**

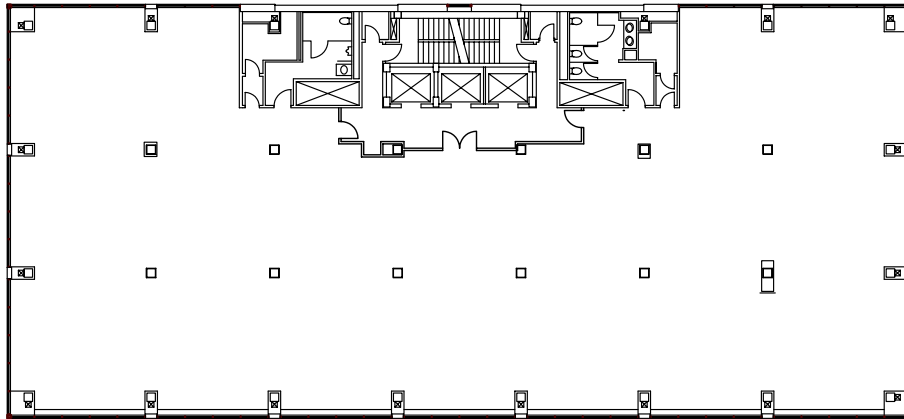


**Immediate
Access and
Visibility**



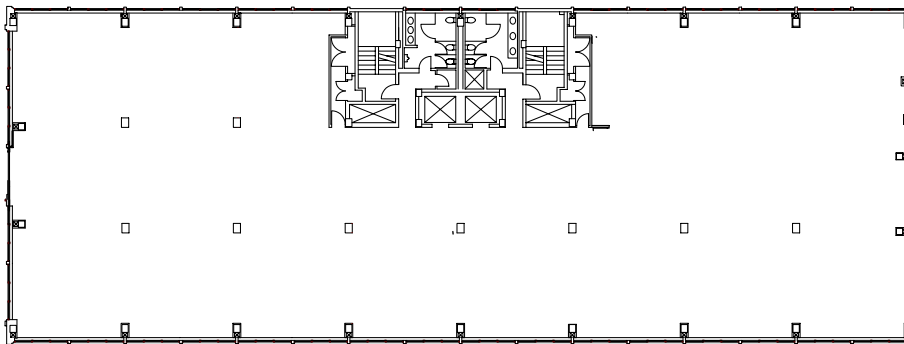
**475k People
within
5 Miles**

Property Overview



North Office Tower

Address	2730 University Blvd W
Rentable Building Area	120,000 SF
Stories	11
Typical Floor	11,166 SF
Parking	3 spaces per 1,000 SF (free surface)
Elevators	3 high-speed elevators
HVAC	VAV units allow tenants to enjoy more consistent temperatures throughout the building
Security	Key card access + 24-hour patrol



South Office Tower

Address	11002 Veirs Mill Rd
Rentable Building Area	90,000 SF
Stories	7
Typical Floor	12,000 SF
Parking	3 spaces per 1,000 SF (free surface)
Elevators	3 high-speed elevators
HVAC	VAV units allow tenants to enjoy more consistent temperatures throughout the building
Security	Key card access + 24-hour patrol



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