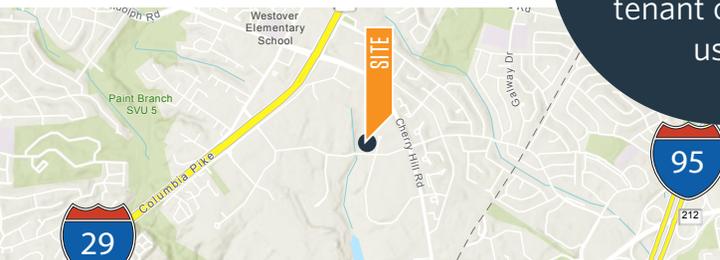


PROPERTY HIGHLIGHTS

39,207 SF

- RBA: 39,207 SF
- Stories: 1
- Year Built: 1989
- Parking: 130 spaces
 - Including 6 handicap spaces
- Zoning: CR
- Land: 4.24 acres
- 3 truck height doors with roll up doors
- Roof Deck 14' 10"
- Clear Height 13'1"
- Finished Height 9.5'

The entire building can be made vacant for a single tenant or owner user.



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WESTECH VILLAGE CORNER

Panera Bread, Chick-fil-A, FIVE GUYS, Hilton Hotels & Resorts

Logic at WhiteOak
Townhomes and Apartments
Recently developed

SITE

WHITE OAK TOWN CENTER DEVELOPMENT

FIRST WATCH THE DAYTIME CAFE, OAK BARREL & VINE LIQUOR STORE, JOJO'S MINTS, EUROPEAN WALK CENTER, STARBUCKS, INSPIRE NAIL BAR & SPA

MONTGOMERY COLLEGE EAST EDUCATION CENTER

ORCHARD CENTER

Starbucks, Target, Kohl's, PetSmart

Adventist HealthCare White Oak Medical Center

PROXIMITY

- ICC MD-200 2.6 mi.
- I-95 2.2 mi.
- I-495 4.3 mi.
- Univ. of Maryland. 5.2 mi.
- Downtown D.C 12.9 mi.
- BWI Airport 25.7 mi.

ABOUT OWNERSHIP

Founded in 2008, ESJ Capital Partners is a vertically-integrated owner, operator and developer of institutional quality office properties and education-focused real estate. ESJ's principals possess a combined 100+ years of experience and have completed over 11.3 million square feet of office transactions primarily located in the Southeastern United States.

WESTECH BUSINESS PARK - DORCHESTER

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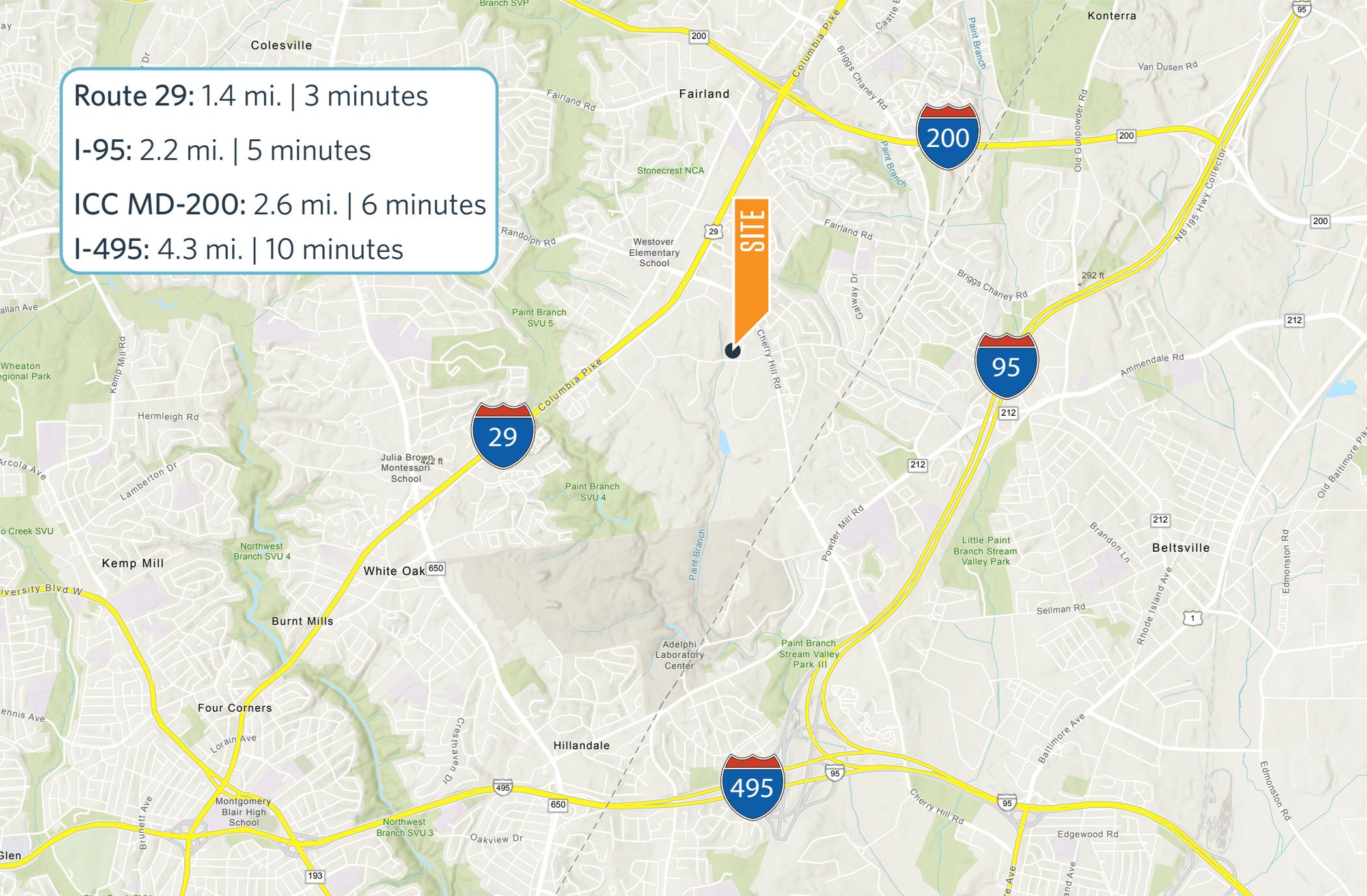


Route 29: 1.4 mi. | 3 minutes

I-95: 2.2 mi. | 5 minutes

ICC MD-200: 2.6 mi. | 6 minutes

I-495: 4.3 mi. | 10 minutes



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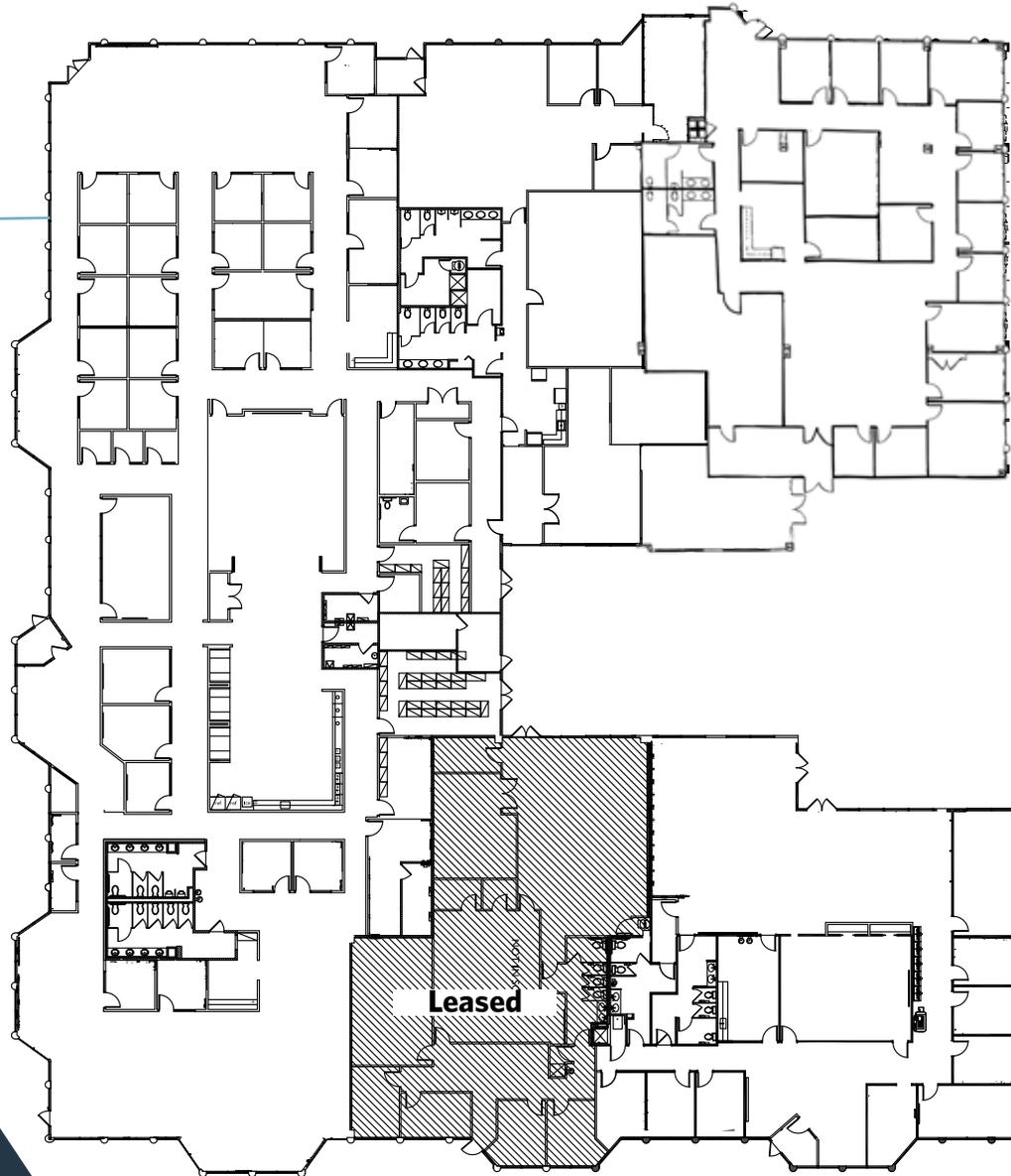
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Total SF: 39,207

SUITE 100
23,137 SF



SUITE 110
6,071 SF
Available 05/2026

The entire building
can be made
vacant for a single
tenant or owner
user.

SUITE 115
5,979 SF

FLOOR PLAN

WESTECH BUSINESS PARK - DORCHESTER

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VISIT PROPERTY WEBSITE



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.