



## PROPERTY HIGHLIGHTS

- Ground Floor Space Available
- Possible Ground Level Signage
- Building Size: 55,422 SF
- Building Class: B
- Parking: 160 Surface
- Building Height: 3 Stories

Tech Center 29 is located in eastern Montgomery County with easy access to I-95 and I-495. The property has excellent visibility from Route 29 with attractive landscaping and high window ratio. Constructed in 1988, the property sits on 12.95 acres and offers large floor sizes with compact core, large column spacing, 9 foot ceiling heights and 2 recessed, full height loading docks.

**KENNETH FELLOWS**

kfellows@klnb.com  
301-222-0210

**ROBERT PUGH**

rpugh@klnb.com  
301-222-0211

**KEIRY MARTINEZ**

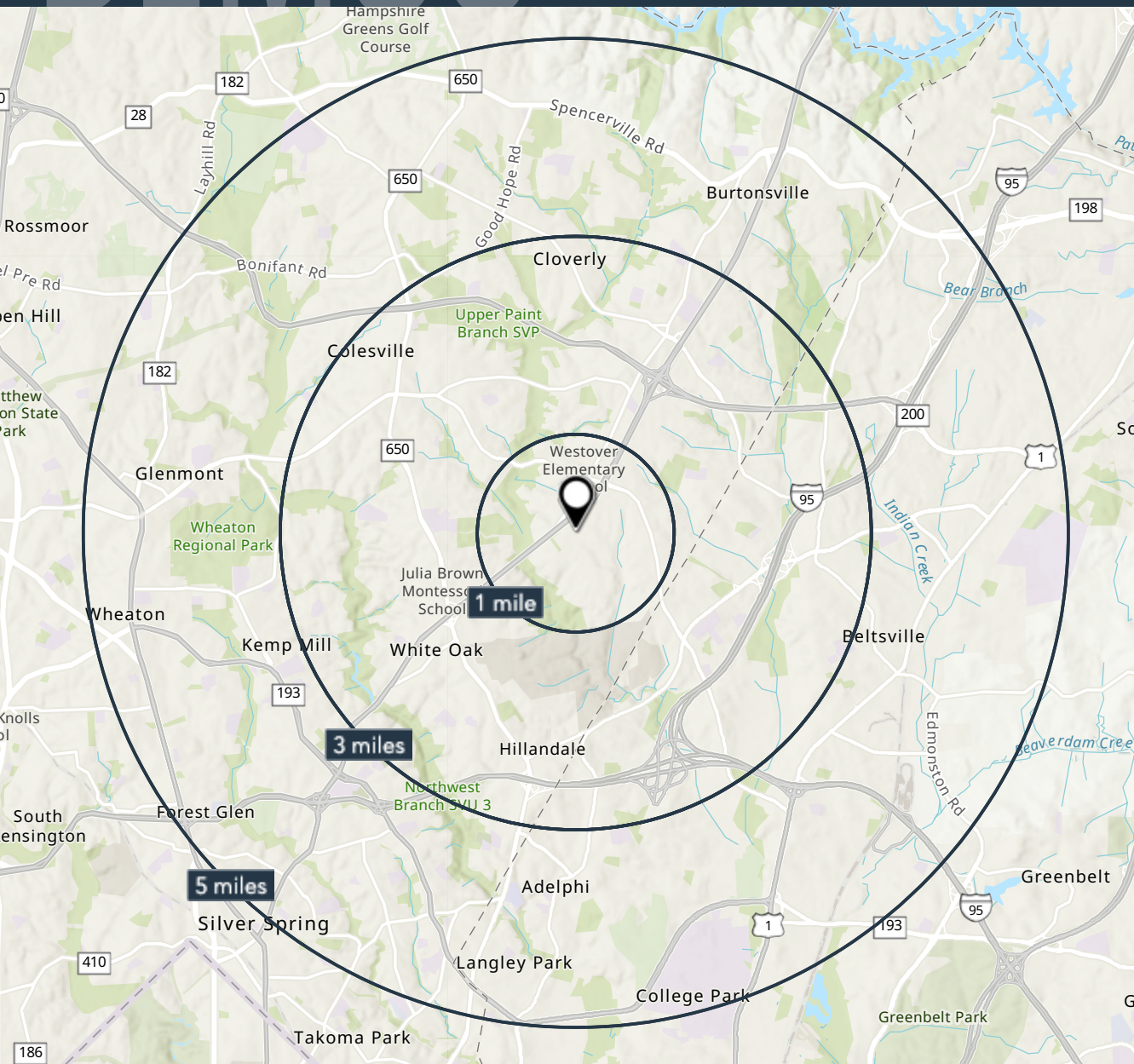
kmartinez@klnb.com  
703-334-5629

**MATT SKALET**

mkalet@klnb.com  
202-420-7775

**KIM STEIN**

kstein@klnb.com  
202-652-2338



## PROPERTY HIGHLIGHTS:

Situated at the corner of Columbia Pike and Tech Road, Tech Center 29 is located in a rapidly growing area surrounded by a variety of restaurants, a grocery store, a fitness club, and more. The location offers ample parking and convenient access to walkable amenities.

## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
10,878	100,702	214,309
Daytime Population		
16,399	76,992	185,668
Households		
3,653	34,349	71,121
Average HH Income		
\$116,164	\$135,266	\$134,000

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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# CLOSE-UP

## TECH CENTER 29

12200 TECH ROAD, SILVER SPRING, MD 20904



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**klnb**



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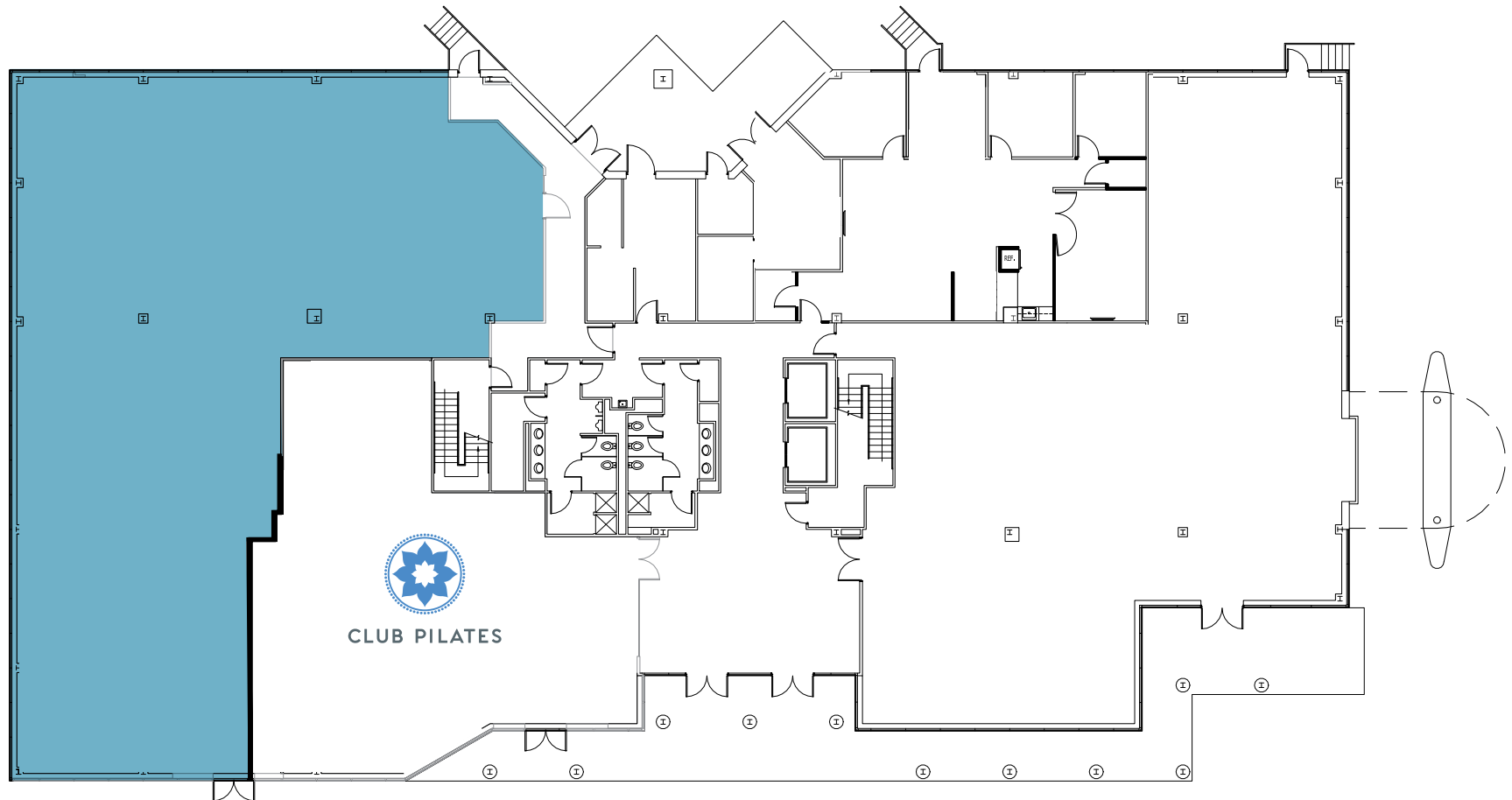
# FLOOR PLAN

## TECH CENTER 29

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### Ground Floor

6,050 SF



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kfellows@klnb.com  
301-222-0210

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rpugh@klnb.com  
301-222-0211

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kmartinez@klnb.com  
703-334-5629

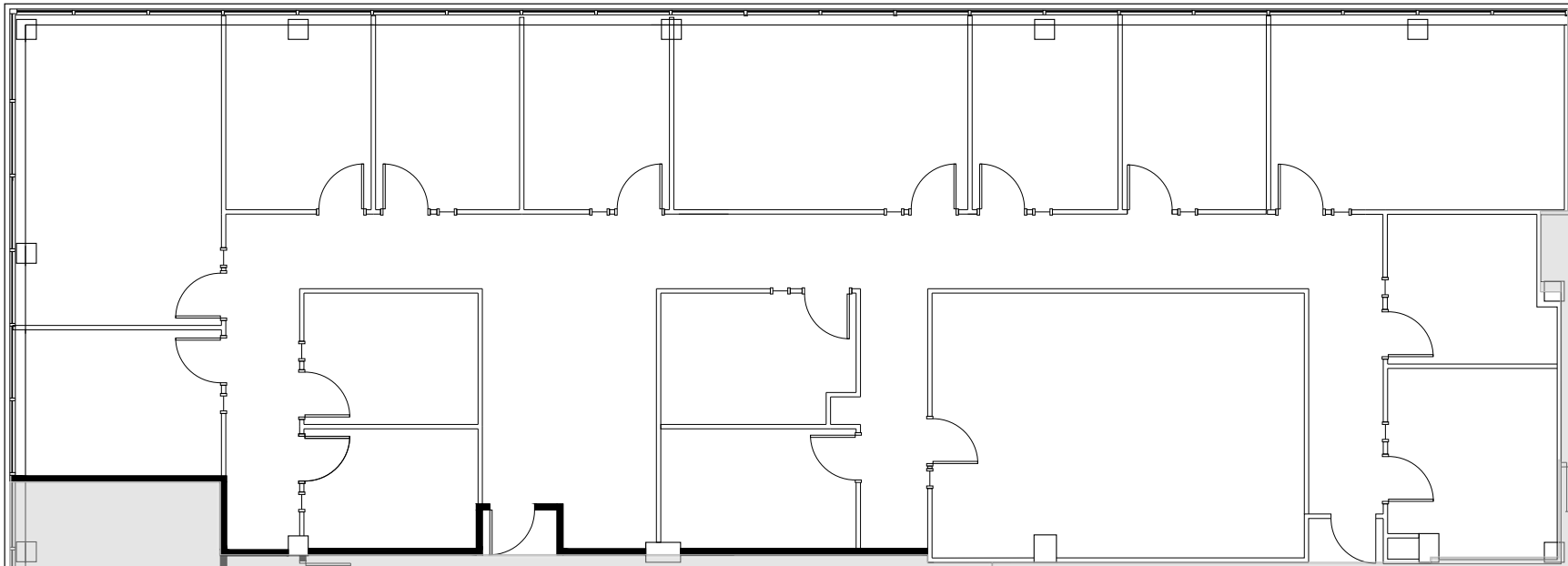
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mskalet@klnb.com  
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**klnb**



### SUITE ON THE 2ND FLOOR 4,252 SF



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301-222-0211

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kmartinez@klnb.com  
703-334-5629

**MATT SKALET**  
mskalet@klnb.com  
202-420-7775

**KIM STEIN**  
kstein@klnb.com  
202-652-2338



# TECH CENTER 29

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## FOR MORE INFORMATION, PLEASE CONTACT:

### KENNETH FELLOWS

kfellows@klnb.com  
301-222-0210

### ROBERT PUGH

rpugh@klnb.com  
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### KEIRY MARTINEZ

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mskalet@klnb.com  
202-420-7775

### KIM STEIN

kstein@klnb.com  
202-652-2338

12435 Park Potomac Ave, Suite 250, Rockville, MD, 20854

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**klnb.com**



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

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