



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.

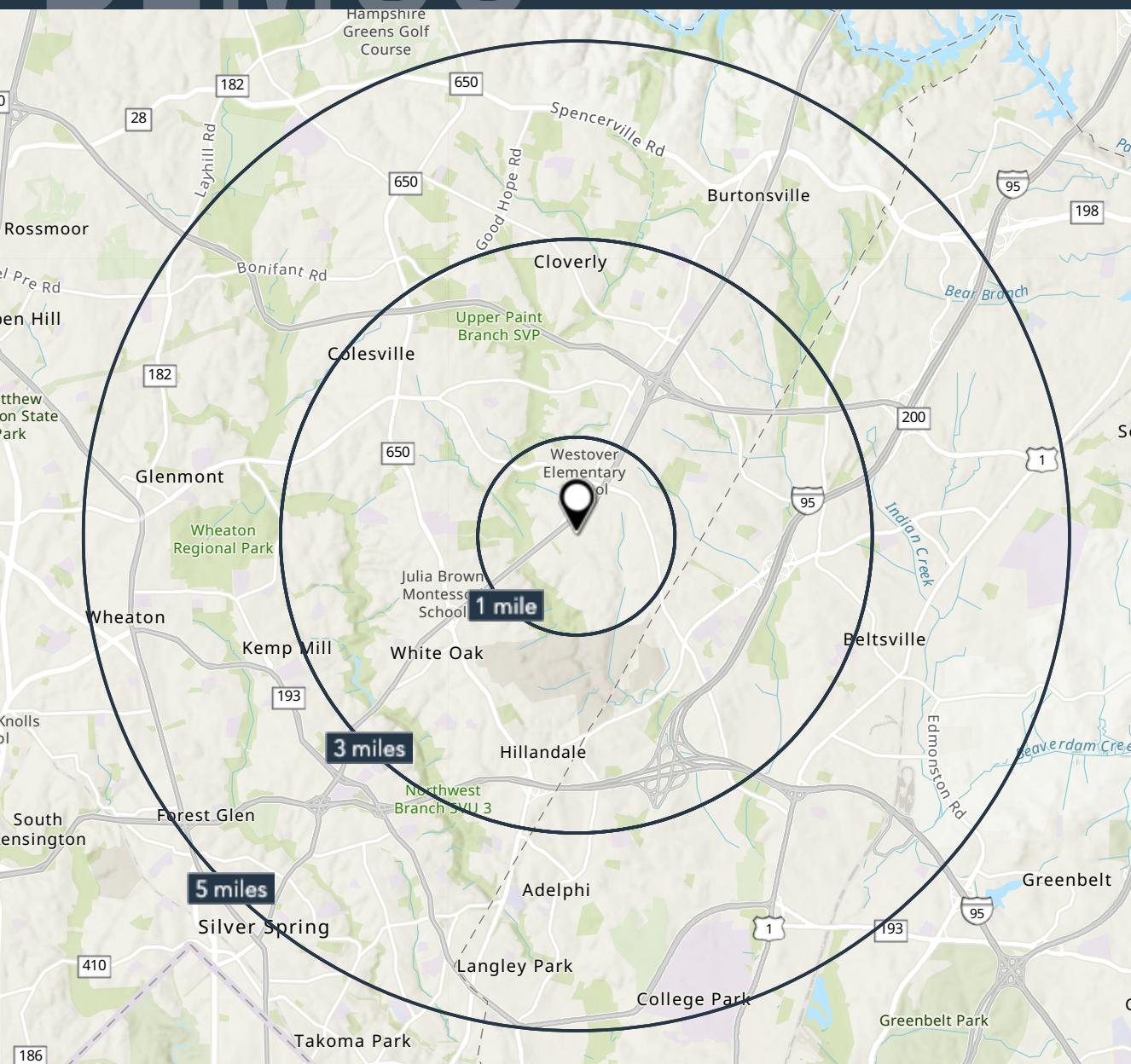
KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629

MATT SKALET
mskalet@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
Daytime Population	16,399	76,992
Households	3,653	34,349
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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kfellows@klnb.com
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rpugh@klnb.com
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klnb

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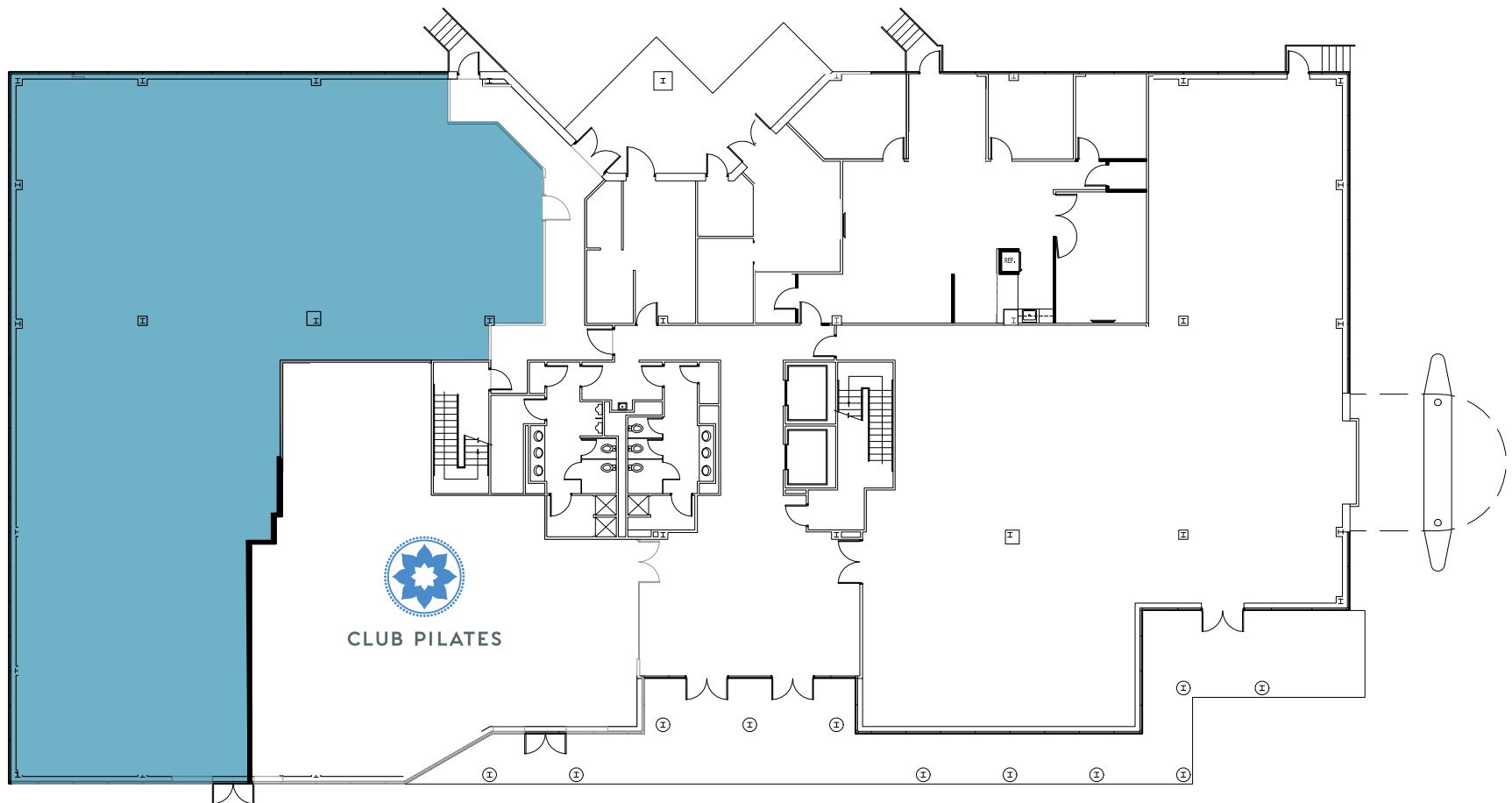
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FLOOR PLAN | TECH CENTER 29

12200 TECH ROAD, SILVER SPRING, MD 20904

Ground Floor

6,050 SF



KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

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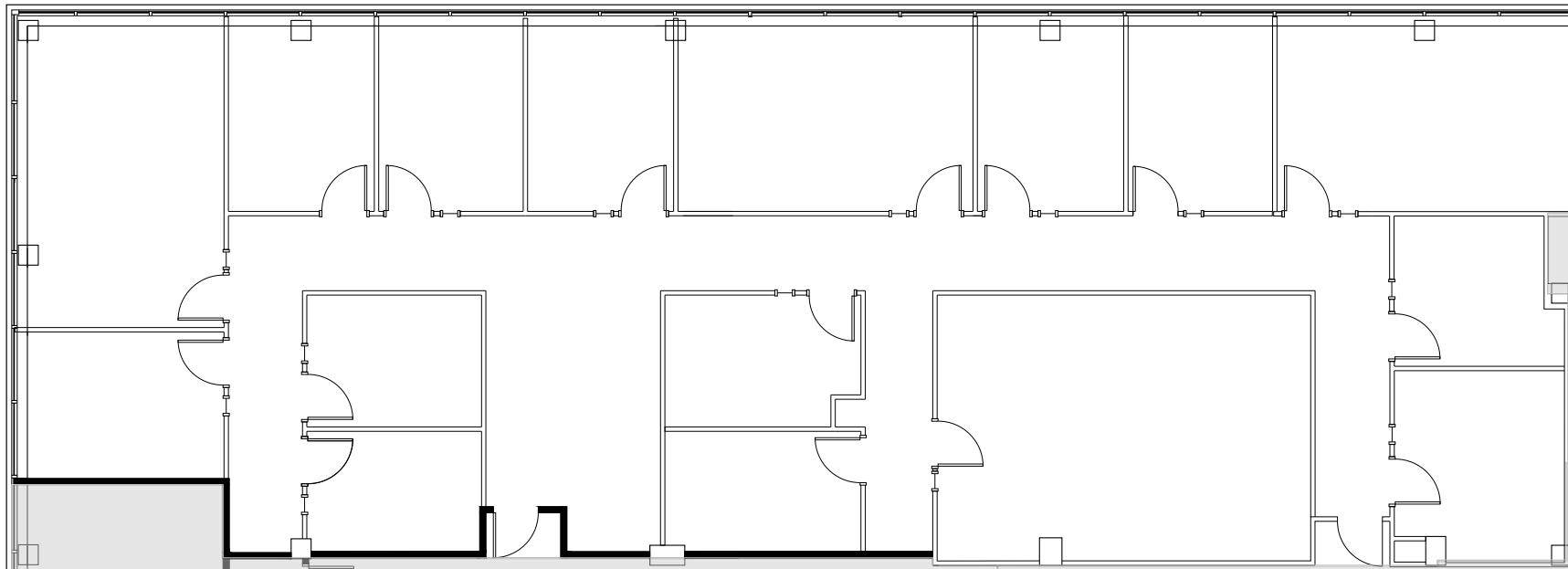
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FLOOR PLAN

TECH CENTER 29

12200 TECH ROAD, SILVER SPRING, MD 20904

SUITE ON THE 2ND FLOOR
4,252 SF



KENNETH FELLOWS
kfellows@klnb.com
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ROBERT PUGH
rpugh@klnb.com
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202-652-2338

klnb



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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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703-334-5629

MATT SKALET

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202-420-7775

KIM STEIN

kstein@klnb.com
202-652-2338

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

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