

# MEDICAL / LAB SPACE

12210 Plum Orchard Drive, Silver Spring, MD 20904  
Montgomery County

IDEAL FOR LAB / MEDICAL:  
300 YARDS FROM ADVENTIST HOSPITAL

**YOUR NAME HERE**

FOR LEASE

## AVAILABLE

- Potential for up to 3,266 RSF with separate 2,260 RSF mezzanine and 468 RSF administrative office
- Plug-and-play clinical space: 3,266 RSF
- Prominent entrance off of main lobby with great window line
- Reinforced slab to accommodate imaging requirements

\* See floor plans on page 2 for space breakdown

## ADDITIONAL FEATURES

- 66,000 SF 2-story building (at-grade on both levels)
- Well-located with easy access to Route 29 and ICC
- Opportunity to plant flag in close proximity to Adventist Hospital

Spence Daw  
sdaw@klnb.com  
443-574-1429

David J. Fritz, CCIM, SIOR  
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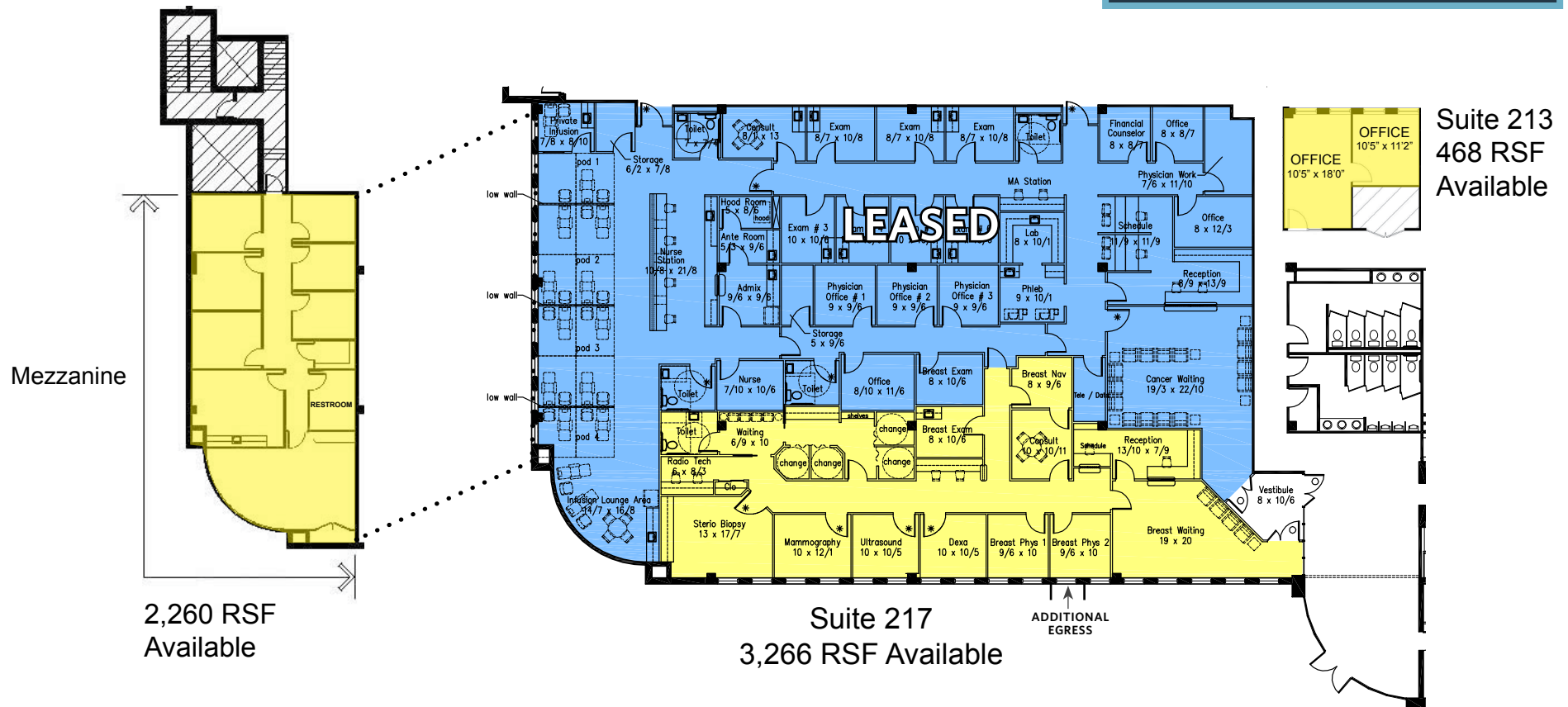
9881 Broken Land Parkway, #300  
Columbia, MD 21046  
klnb.com



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Potential For Up to 3,266 RSF; Separate  
2,260 RSF Mezz; 468 RSF Admin Office



FLOOR PLAN

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## AVAILABLE SPACE:

Up to 3,136 RSF with a separate 2,260 RSF mezzanine and 381 RSF administrative office

## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
<b>Population</b>		
15,324	107,806	295,986
<b>Households</b>		
5,991	37,127	97,660
<b>Average HH Income</b>		
\$122,843	\$126,173	\$132,003

## TRAFFIC COUNTS | 2023:

Cherry Hill Road	35,522 ADT
Calverton Boulevard	11,640 ADT

## MANAGED BY:

**GUARDIAN**  
REALTY MANAGEMENT, INC.

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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