



12215 Plum Orchard Drive

Full Building Lease Opportunity in Silver Spring, Maryland

**AVISON
YOUNG**

Move-in ready, full office building leasing opportunity

12215 Plum Orchard Drive is a 71,499 sf, three-story office building located in Silver Spring, Maryland.

Previously occupied by 3M and Solventum Corporation, this is the perfect opportunity for a single-tenant or multi-tenant users.



Renovated
interiors



Ample
parking



Move-in
ready

LOBBY / RECEPTION



Equipped with all your office needs

BUILD-OUT FEATURES + AMENITIES

Executive + Standard Office(s)

Workstation(s)

Large Conference Facility

Meeting Room(s)

Training Room(s)

Fitness Center

Kitchen/Breakroom(s)

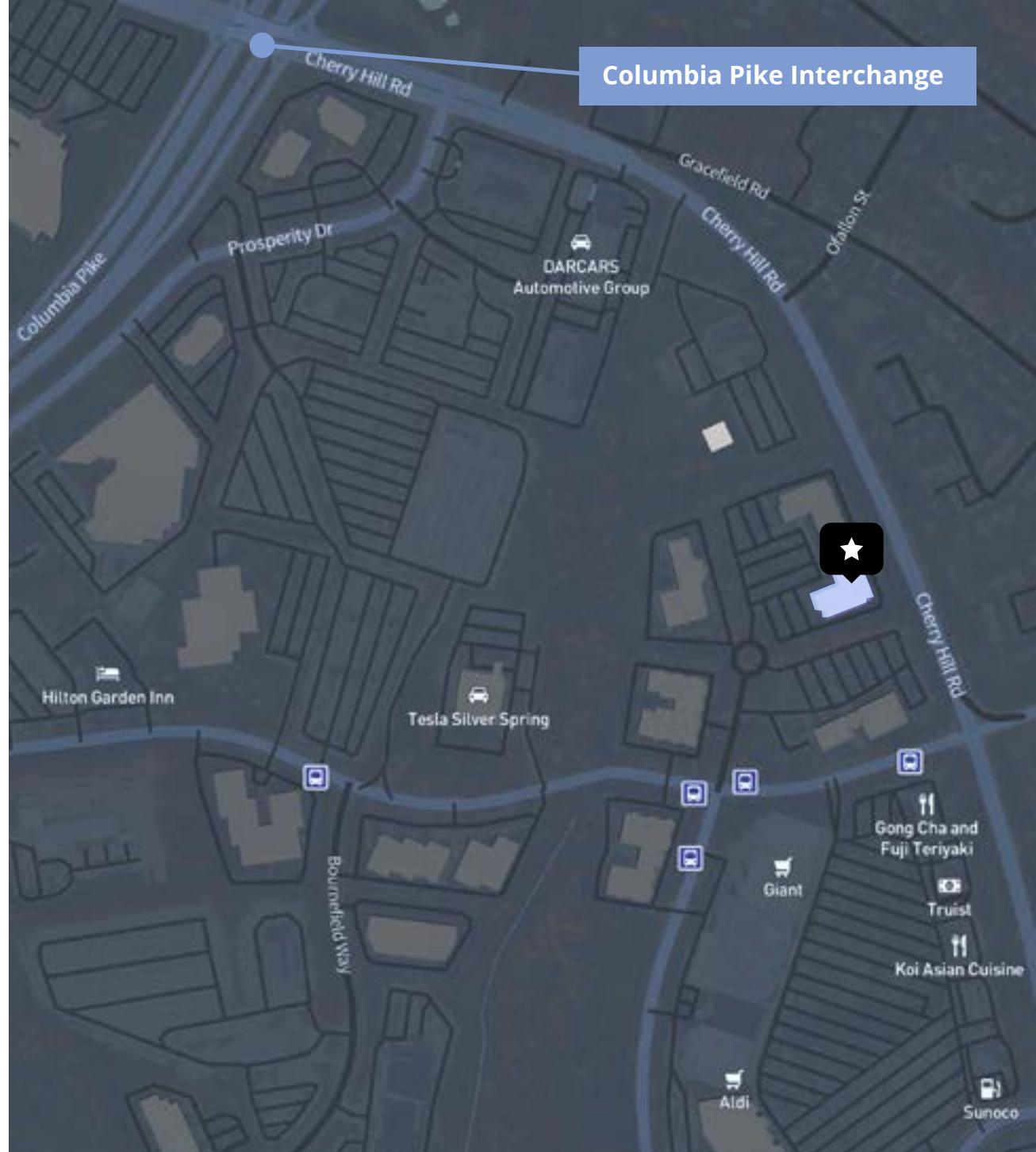


Right off the Columbia Pike

ACCESSIBLE LOCATION FOR COMMUTERS IN THE DMV

12215 Plum Orchard Drive is located near major thoroughfares including Columbia Pike, the Intercounty Connector, and I-95.

The surrounding area is well-developed, featuring a mix of commercial, retail, and residential properties. Nearby amenities include restaurants, banks, fitness centers, and grocery stores.



INTERCOUNTY CONNECTOR
< 5 MINS

COLUMBIA PIKE
< 1 MIN

I-95 ACCESS
< 10 MINS

Full building opportunity

71,499 total sf

FIRST FLOOR | 23,833 SF AS-BUILT PLAN

- Office
- Workstations
- Amenity / Misc.

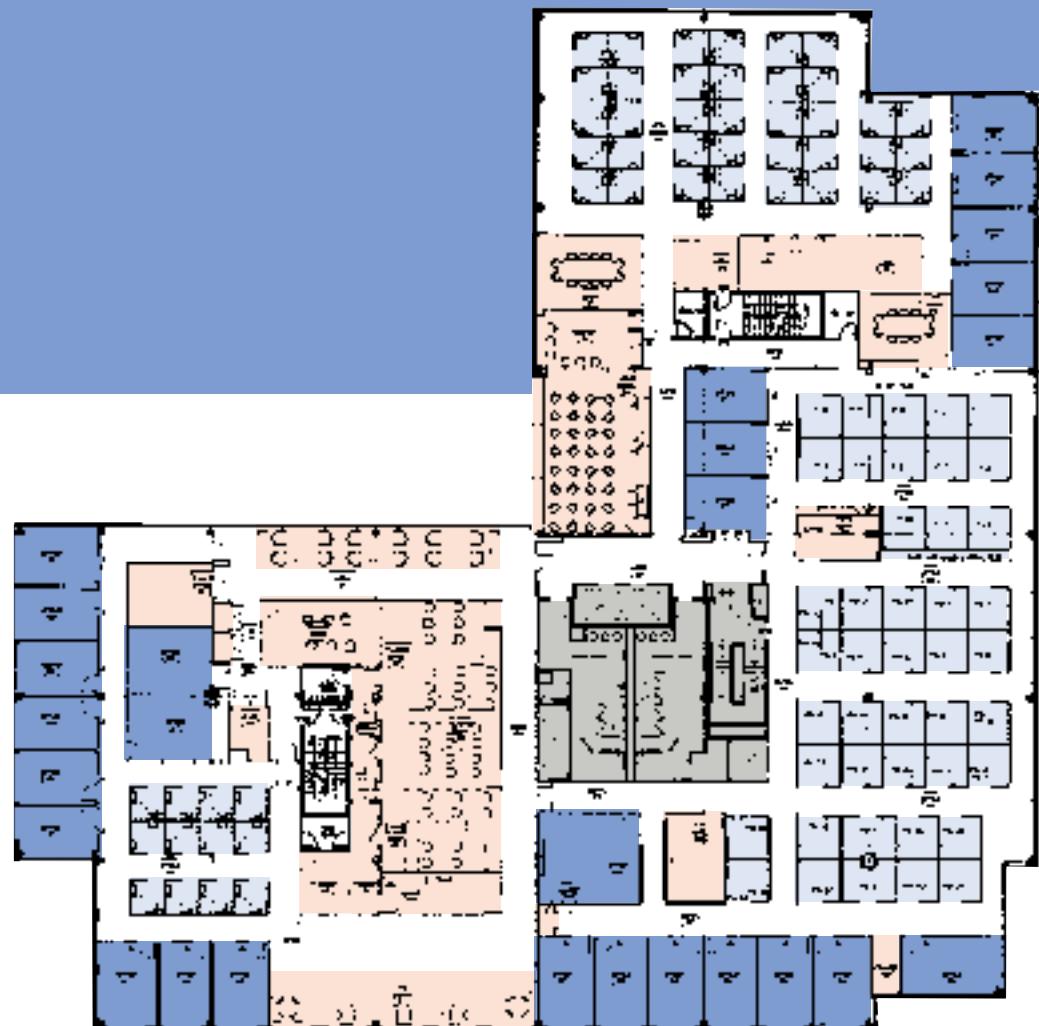


Full building opportunity

71,499 total sf

SECOND FLOOR | 23,833 SF AS-BUILT PLAN

- Office
- Workstations
- Amenity / Misc.

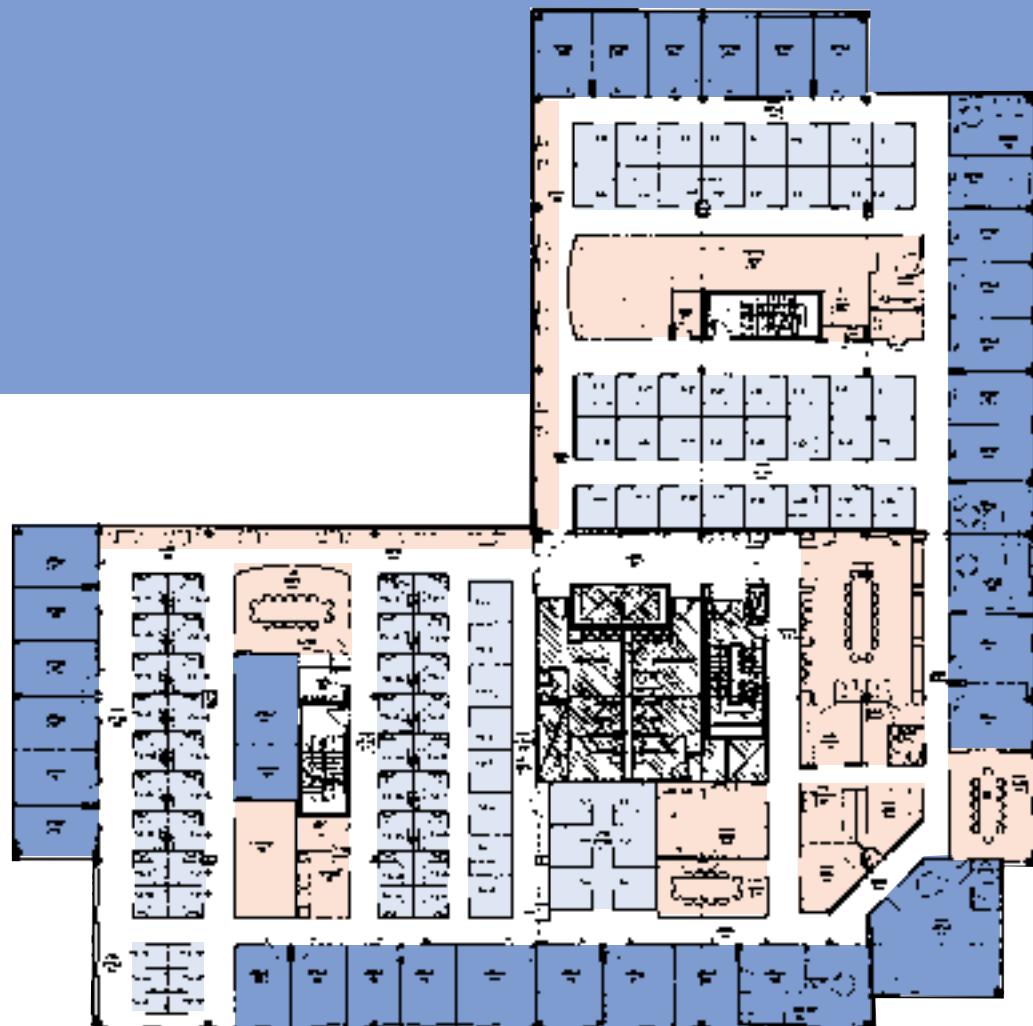


Full building opportunity

71,499 total sf

THIRD FLOOR | 23,833 SF AS-BUILT PLAN

- Office
- Workstations
- Amenity / Misc.

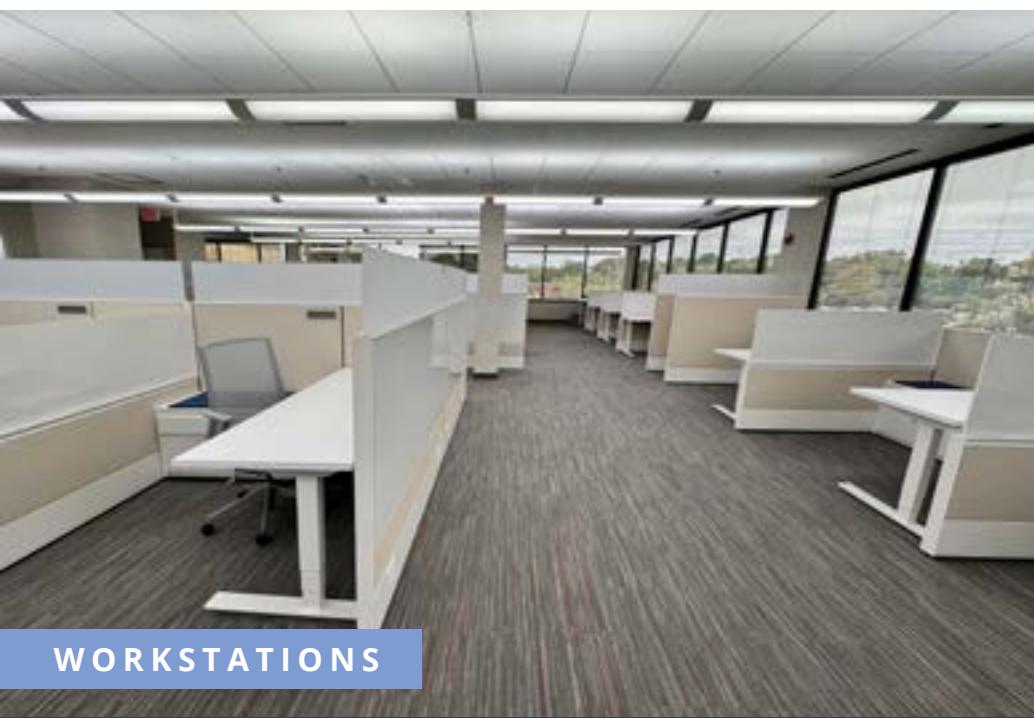




CEO OFFICE



CORNER OFFICE



WORKSTATIONS



STANDARD OFFICE



BOARD ROOM



CONFERENCE ROOM



FITNESS CENTER



PRODUCTION/WORK ROOM



KITCHEN



BREAK ROOM



12215 Plum Orchard Drive

Full Building Opportunity
in Silver Spring, Maryland

Leasing Information

Robert Dickman
Principal
301.417.1091
bob.dickman@avisonyoung.com

11921 Rockville Pike
Suite 200
Rockville, MD 20852

**AVISON
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