



# 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)

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Workstation(s)

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Large Conference Facility

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Meeting Room(s)

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Training Room(s)

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Fitness Center

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Kitchen/Breakroom(s)

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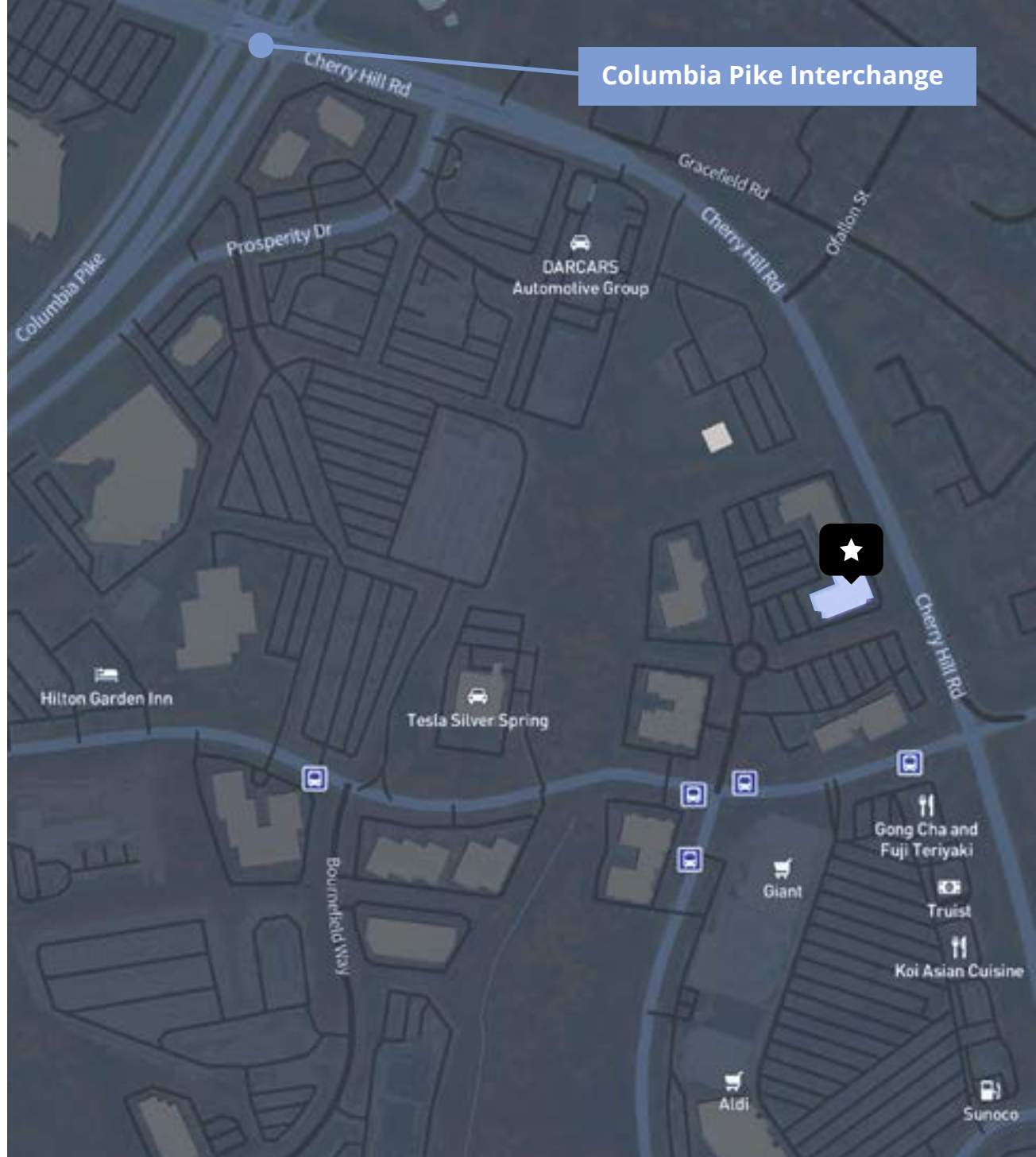


# Right off the Columbia Pike

## 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

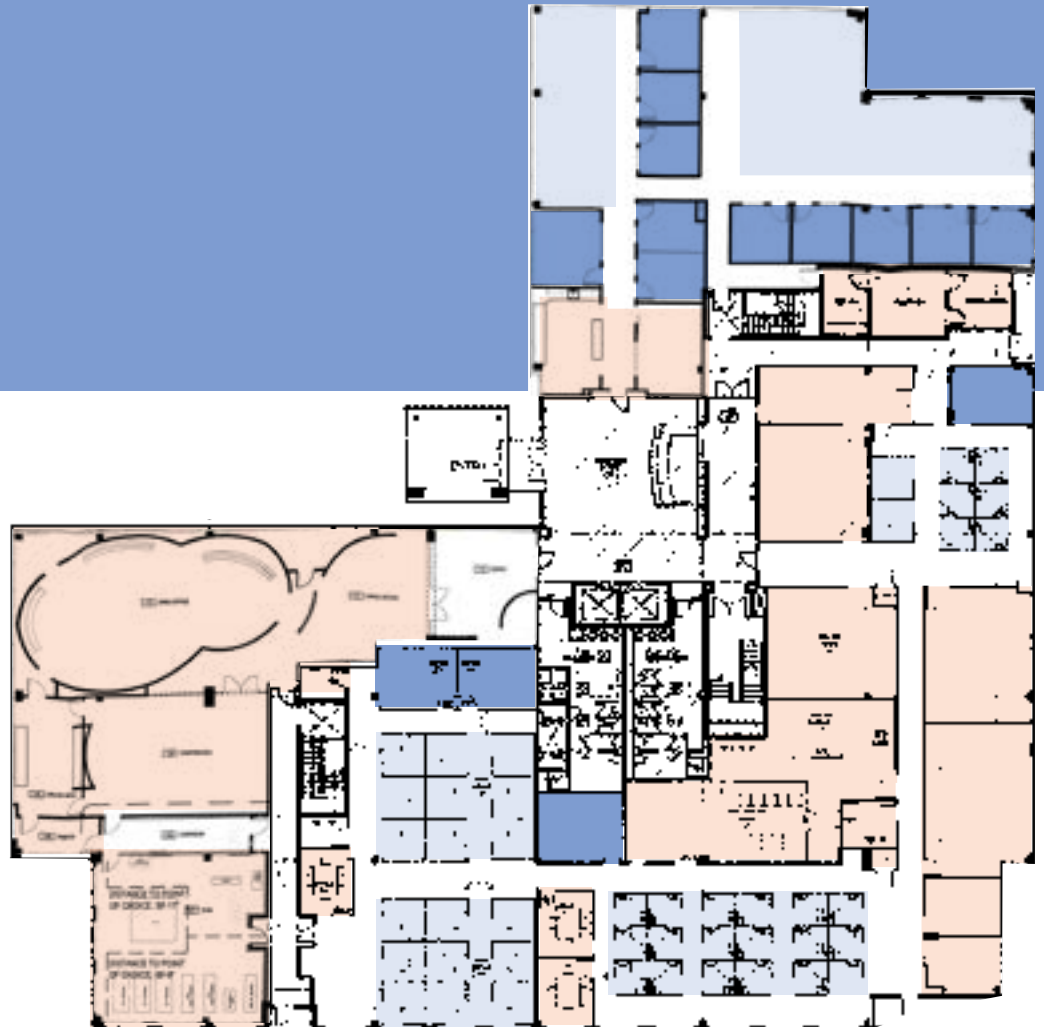
**I-95 ACCESS**  
< 10 MINS

# Full building opportunity

71,499 total sf

## FIRST FLOOR | 23,833 SF AS-BUILT PLAN

- Office
- Workstations
- Amenity / Misc.

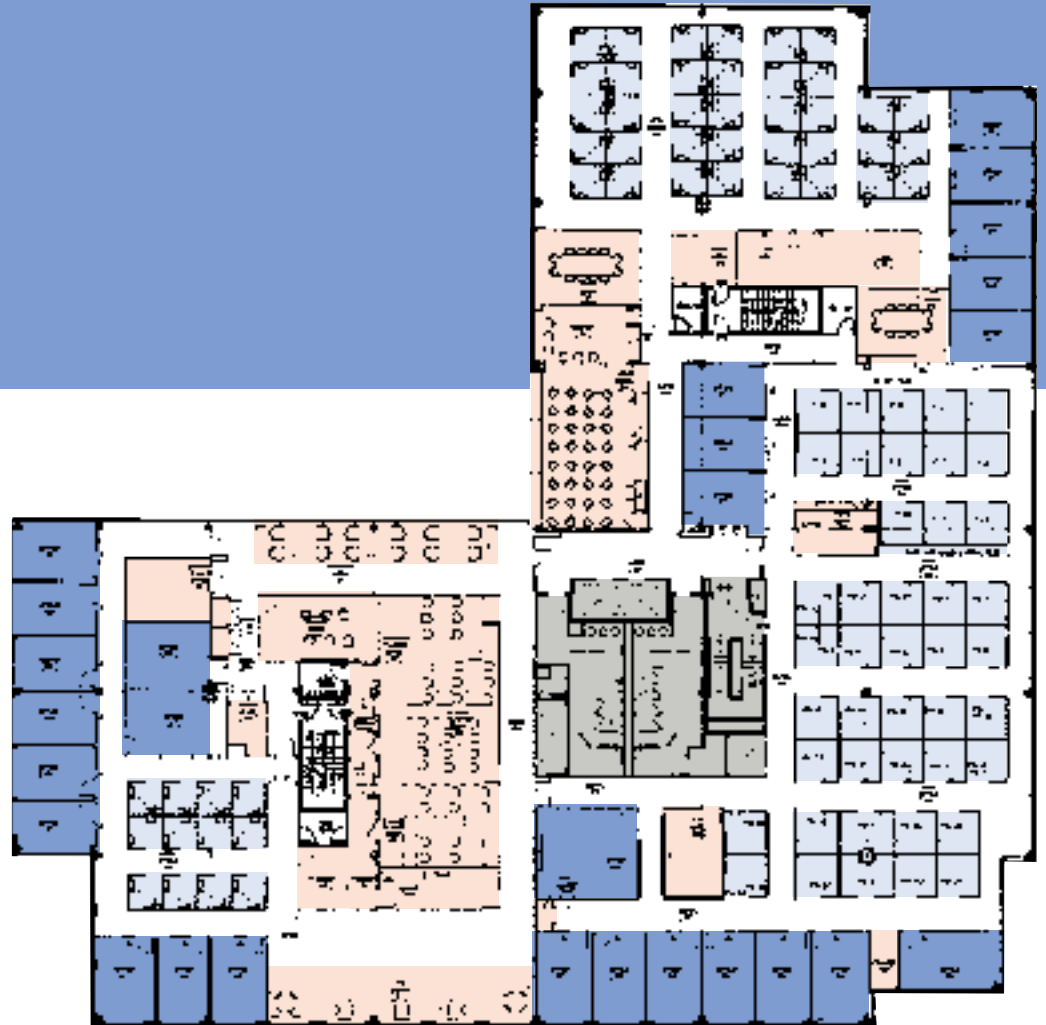


# Full building opportunity

71,499 total sf

## SECOND FLOOR | 23,833 SF AS-BUILT PLAN

- Office
- Workstations
- Amenity / Misc.

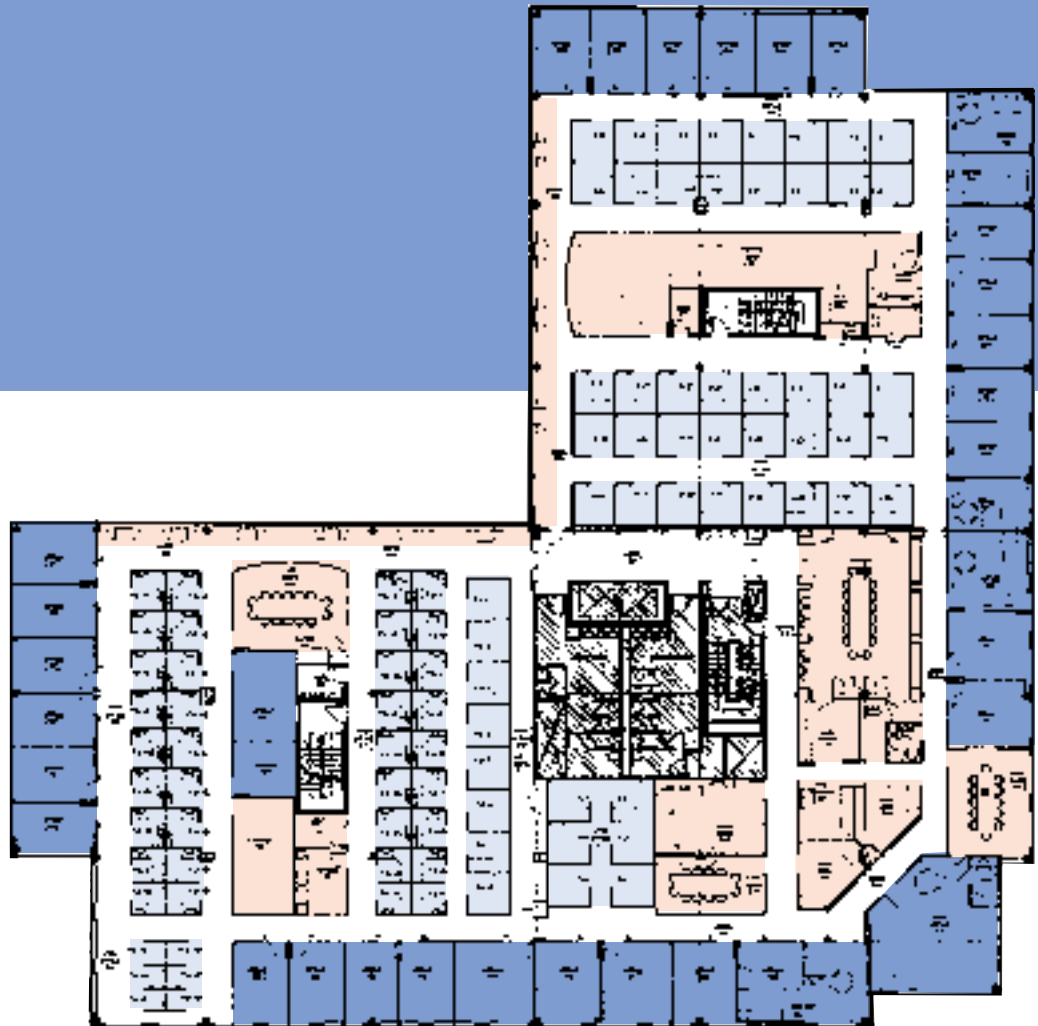


# Full building opportunity

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

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**AVISON  
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