



## OFFICE / MEDICAL / FLEX FOR LEASE

### PROPERTY HIGHLIGHTS

#### Suite Highlights

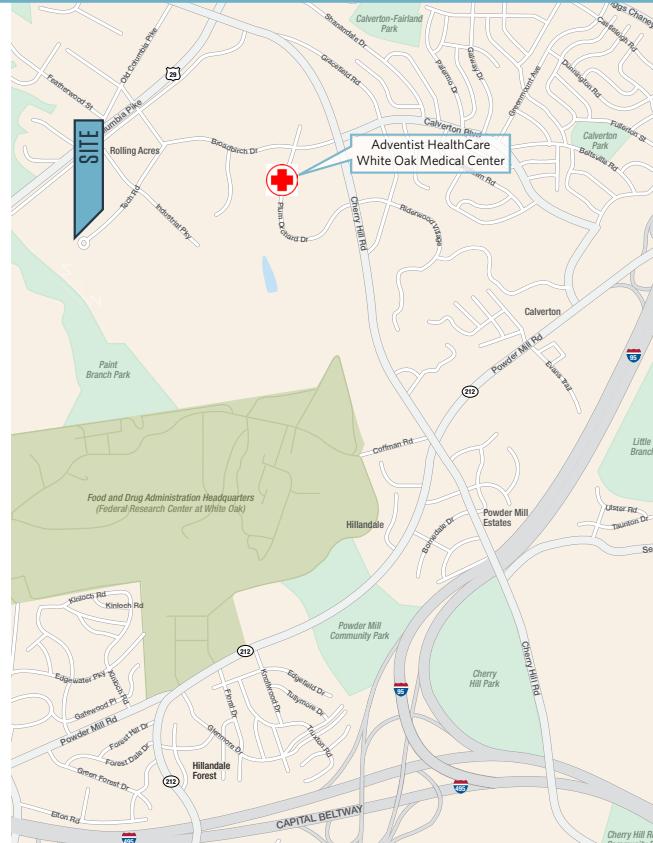
- **Vacancies:**

- Suite 200:** 19,645 SF high-end office (great windowline)
- Suite 240:** 6,224 SF office/flex with five (5) classrooms & dedicated group restrooms
- Cafe Suite:** 3,882 SF of kitchen/deli/catering space
- Suite 350:** 42,226 SF (divisible to 20,000 sf) of office/medical/school space; could add dedicated elevator entry for long-term leases

- **Parking:** Ample on-site parking (940 spaces)
- Building signage available
- Multi-functional space with mix of open concept floor plans and individual offices

#### Location Overview

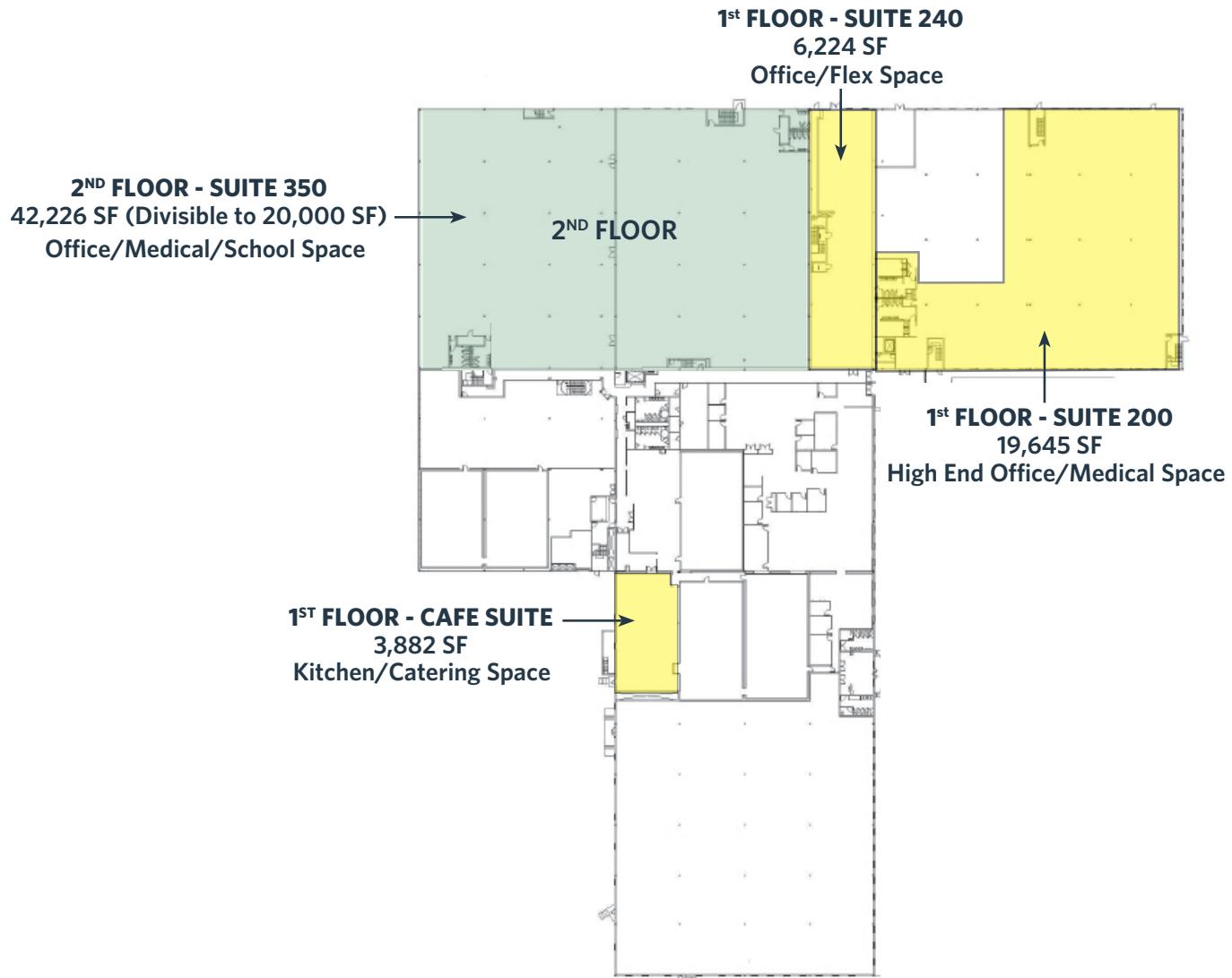
- Situated in Montgomery Industrial Park
- Conveniently located near I-495, I-95 and Route 29
- The property benefits from a rich amenity base due to its close proximity to Downtown Silver Spring, White Oak Town Center, Westech Village Center, and New Adventist Hospital site.



# 11800 TECH ROAD

Silver Spring, MD 20904 | Montgomery County

## FULL-BUILDING PLAN (VACANCIES HIGHLIGHTED)



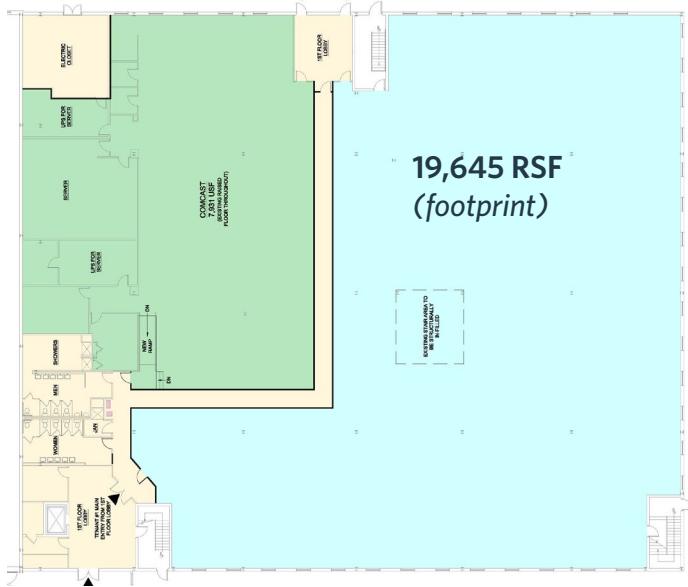
## WIDE VARIETY OF PERMITTED USES BUT NOT LIMITED TO:

- Daycare (ability for outdoor play area)
- School
- Medical
- Catering
- Office/R&D
- Health Club/Fitness
- Recreation and Entertainment Facilities
- Retail/Service
- Medical/Scientific Manufacturing & Production

**Aaron Carroll**  
a Carroll@klnb.com  
443-574-1499

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

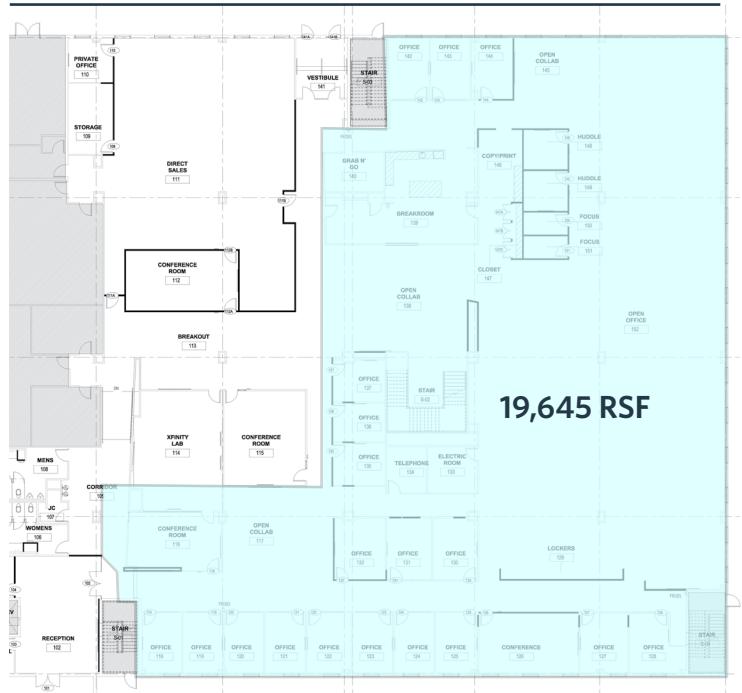
## DEMISING FLOOR PLAN | SUITE 200



## FLOOR PLAN | SUITE 240



## AS-BUILT PLAN | SUITE 200



## FLOOR PLAN | SUITE 350



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## PHOTOS



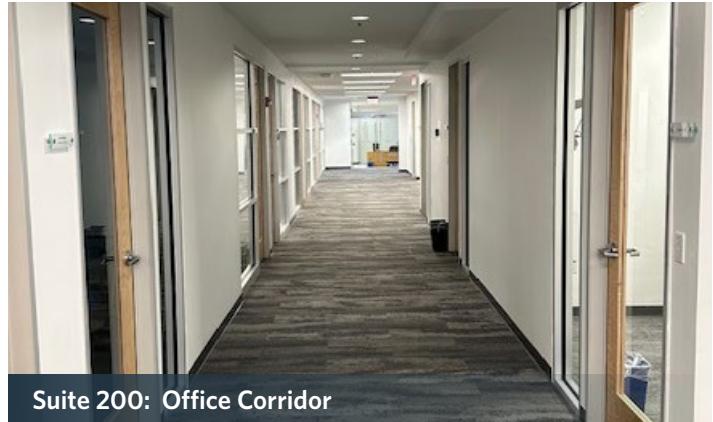
Suite 200: Bullpen



Suite 200: Kitchen



Suite 200: Meeting Room



Suite 200: Office Corridor



Main Entry



Rendering Of Dedicated Entry / Elevators to 2nd Floor

**Aaron Carroll**  
acarroll@klnb.com  
443-574-1409

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