



OFFICE / MEDICAL / FLEX FOR LEASE

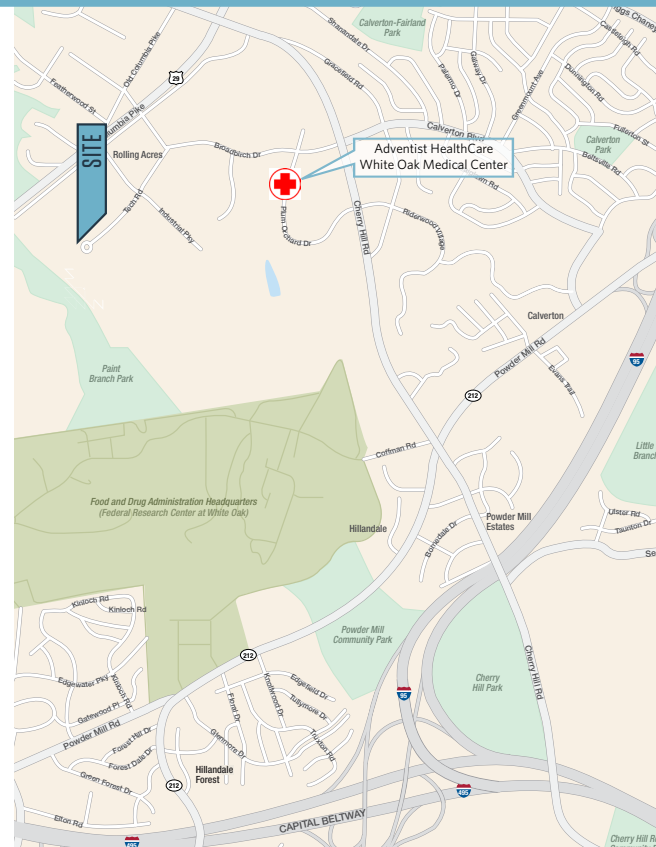
PROPERTY HIGHLIGHTS

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

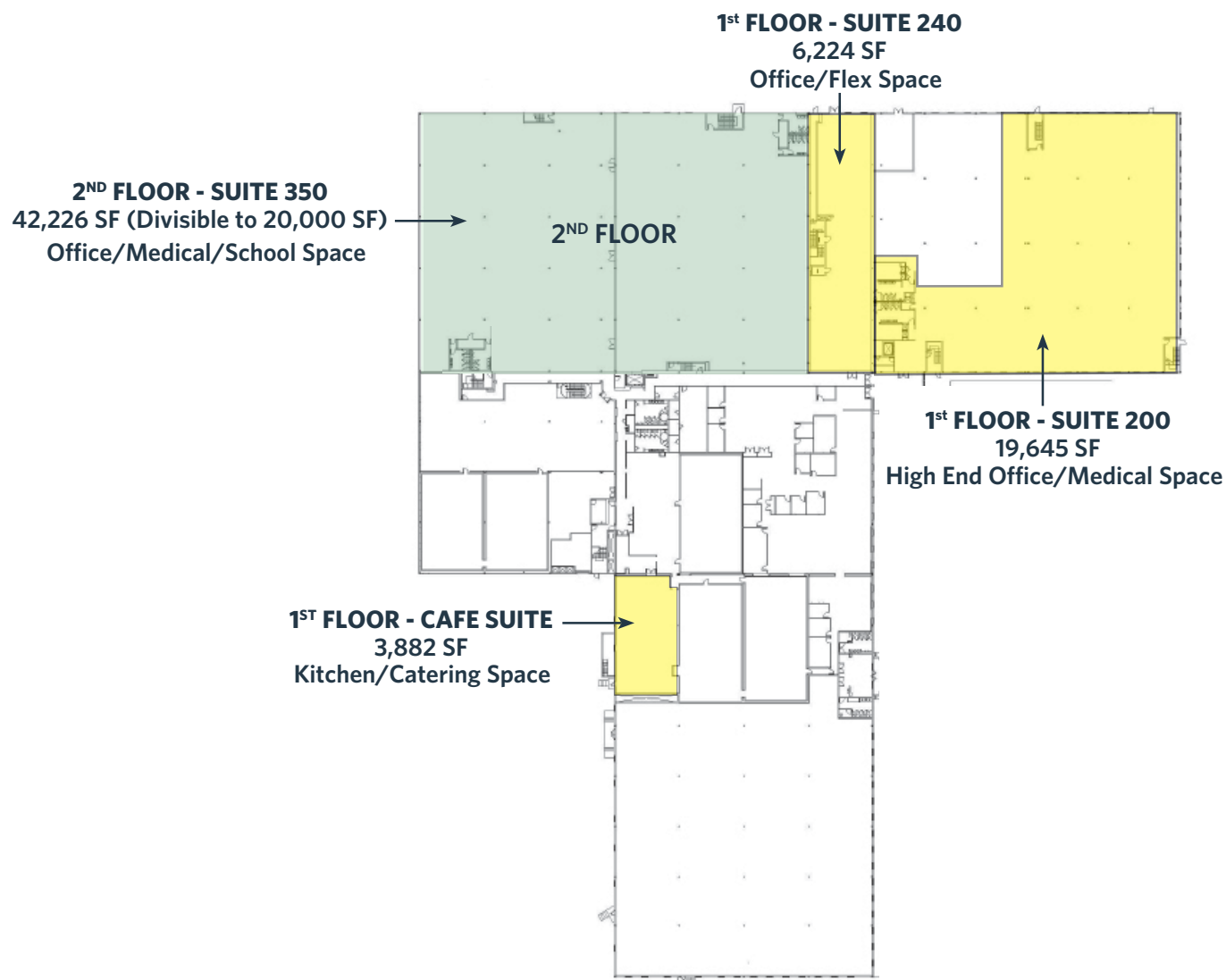
- Situated in Montgomery Industrial Park
- Conveniently located near I-495, I-95 and Route 29
- The property benefits from a rich amenity base due to its close proximity to Downtown Silver Spring, White Oak Town Center, Westech Village Center, and New Adventist Hospital site.



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

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PHOTOS



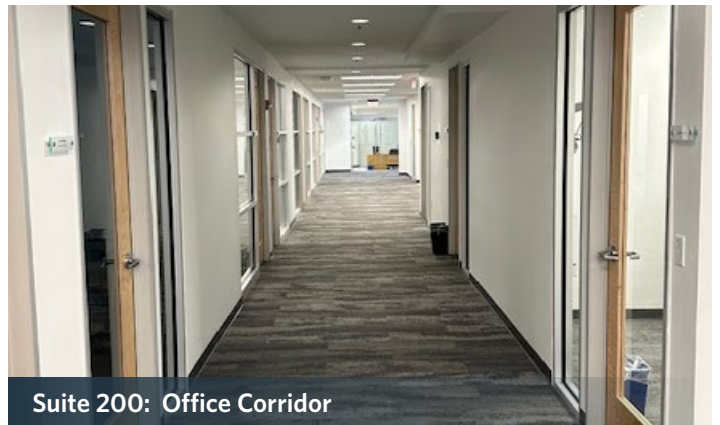
Suite 200: Bullpen



Suite 200: Kitchen



Suite 200: Meeting Room



Suite 200: Office Corridor



Main Entry



Rendering Of Dedicated Entry / Elevators to 2nd Floor

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