



FLEX CONDO

12073 TECH ROAD | SILVER SPRING, MARYLAND 20904

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 100% office build-out
- Flex conversion potential
- 1 drive-in door
- Excellent access to Rt. 29

AVAILABLE:

5,186 SF ±

BUILDING SIZE:

87,654 SF ±

LOT SIZE:

5.28 ACRES ±

DRIVE-INS:

1

ZONING:

CR

RENTAL RATE:

\$27.50 PSF, MG

SALE PRICE:

\$1,300,000



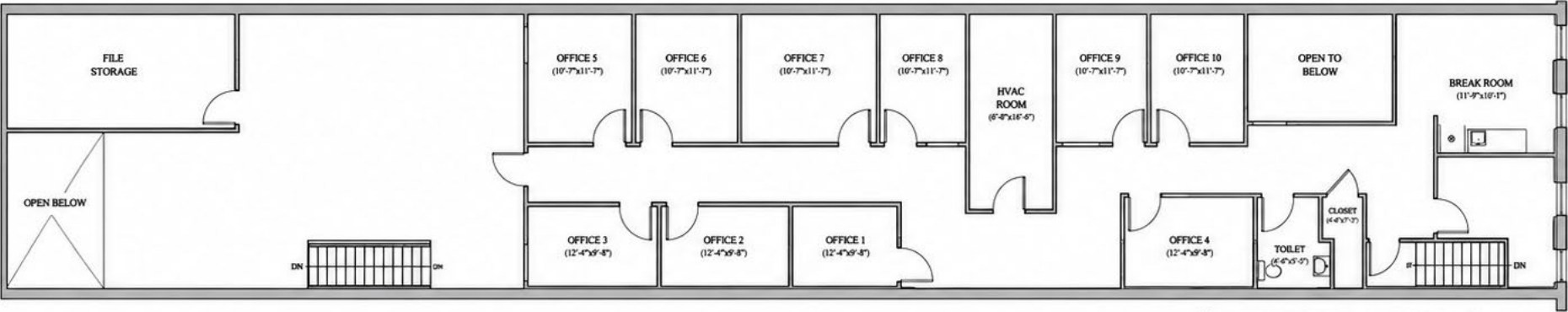
AERIAL



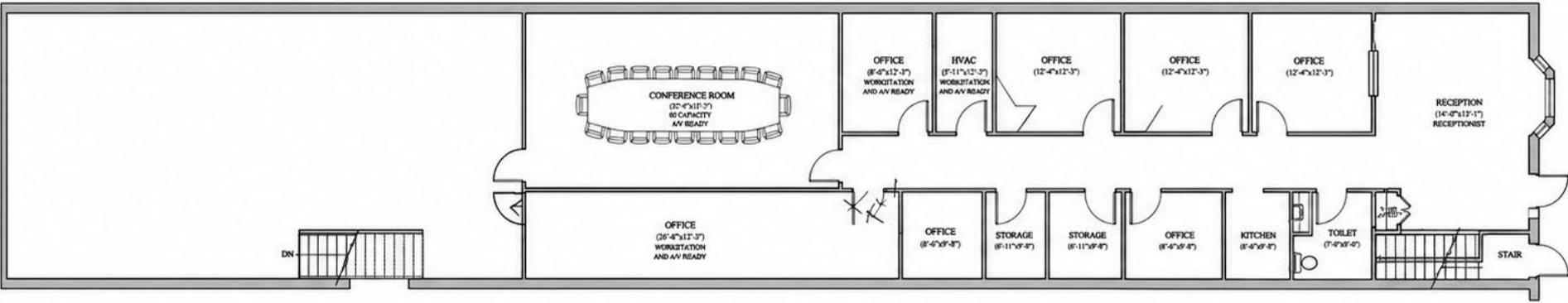
 DRIVE-IN



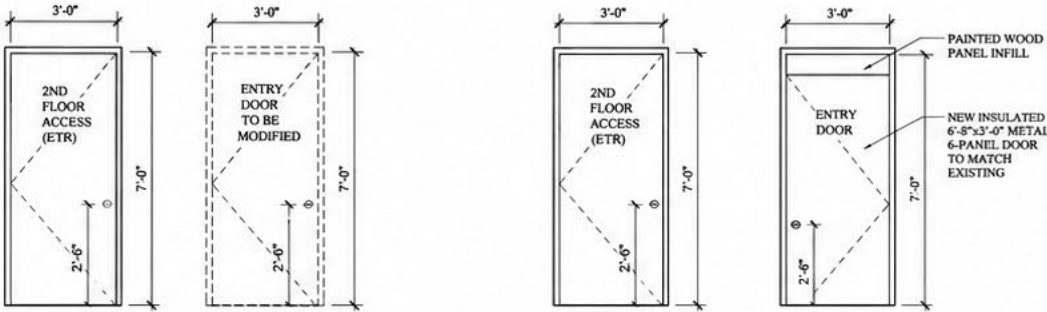
FLOOR PLANS



2 UPPER LEVEL - FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 LOWER LEVEL - FLOOR PLAN
SCALE: 3/16" = 1'-0"



LOCAL BIRDSEYE



- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER

3.6 MILES
11 MIN. DRIVE

3.6 MILES
11 MIN. DRIVE

495 4.0 MILES
13 MIN. DRIVE

4.0 MILES
13 MIN. DRIVE



0.4 MILES
2 MIN. DRIVE

0.4 MILES
2 MIN. DRIVE



25.1 MILES
30 MIN. DRIVE

25.1 MILES
30 MIN. DRIVE



23.3 MILES
24 MIN. DRIVE

23.3 MILES
24 MIN. DRIVE

BALTIMORE, MD 28.3 MILES
30 MIN.

28.3 MILES
30 MIN.

WASHINGTON, DC 12.2 MILES
30 MIN.

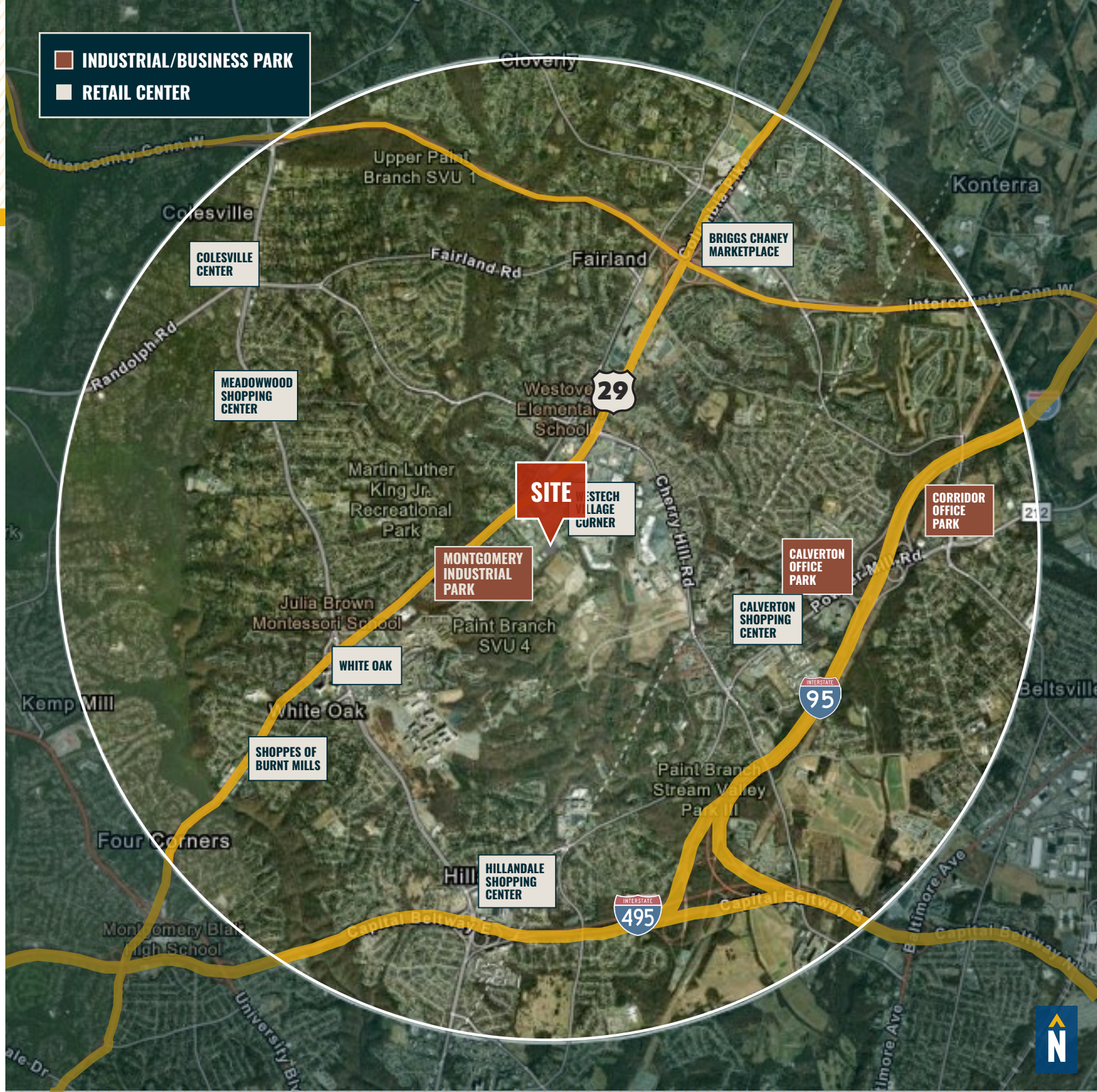
12.2 MILES
30 MIN.

PHILADELPHIA, PA 130 MILES
2 HRS

130 MILES
2 HRS

RICHMOND, VA 127 MILES
2 HRS

127 MILES
2 HRS



FOR MORE INFO **CONTACT:**



CHRIS BOLAND

VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com



PATRICK SMITH, SIOR

VICE PRESIDENT & PRINCIPAL

410.494.4866

PSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.