

12069 Tech Rd

12069 Tech Rd, Silver Spring, MD 20904



Presented by
R & R Commercial Realty



Price: Upon Request

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General details of 12069 Tech Rd.

HVAC – Installed 5/27/2020 Trane 5 Ton 18 SER 13.2 EER Downstairs, Trane 3 Ton Upstairs – Model XL18i 2-stage Outdoor A/C and XV80 2-stage gas furnace. 10-year parts, 12-year compressor, 5-year labor warranty, heat exchanger 20-year warranty. Smart control thermostat.

2 electrical panels – 24 breakers downstairs 18 breakers upstairs

\$60,000 upgrade done 2018 – LVP downstairs foyer, halls, kitchen/conference area, new carpet throughout. Fresh paint, kitchen, cabinets, refrigerator, sink, new bathroom fixtures, tile/shower, countertops & vanities, reception area coffee bar. New windows downstairs (4). New trim. LED lighting throughout. New water heater. Professionally decorated.

Downstairs:

Reception area with coffee bar and refrigerator. TV rough in.

1 large office, 3 smaller offices, reception area, large conference area



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used for employees. Supply cabinets and postage meter area.
Kitchen area with sink, refrigerator, and cabinets.
Assembly room – currently used by admin staff. It was used for our servers and backup computer systems.
Warehouse area. 20' ceilings with full roll-up door..
2 bathrooms, one with a shower.

Upstairs:

Finished - 3 offices w/ reception area and large conference area (separate for 2 additional offices). Approximately 1056 sq ft finished (44 x 24). Office supply cabinets.

Bathroom

Mezzanine – 1,200 sq ft main mezzanine + 256 sq ft supplemental

Alarm system

Network hard-wired for offices

Flex 20ft ceilings, rollup drive in, directly off Route 29 and 2 miles from the interconnect and interstate 95.

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Property Photos



Flex Park



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Property Photos



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Property Photos



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Parking lot view

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Property Photos



Street view



Building Photo

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Location

