



OFFICE / MEDICAL FOR LEASE

PROPERTY HIGHLIGHTS:

Suite Highlights

- **Vacancies:**
 - 1st Floor:* • 3,882 SF of kitchen/deli/catering space
 - 2nd Floor:* • 42,226 SF (divisible to 20,000 sf) of office/medical/school space
 - Could add dedicated elevator entry for long term
- **Rent:** \$12 - \$16 PSF NNN
- **Parking:** Ample on-site parking (940 spaces)
- Building signage available
- Multi-functional space with open concept floor plans

Location Overview

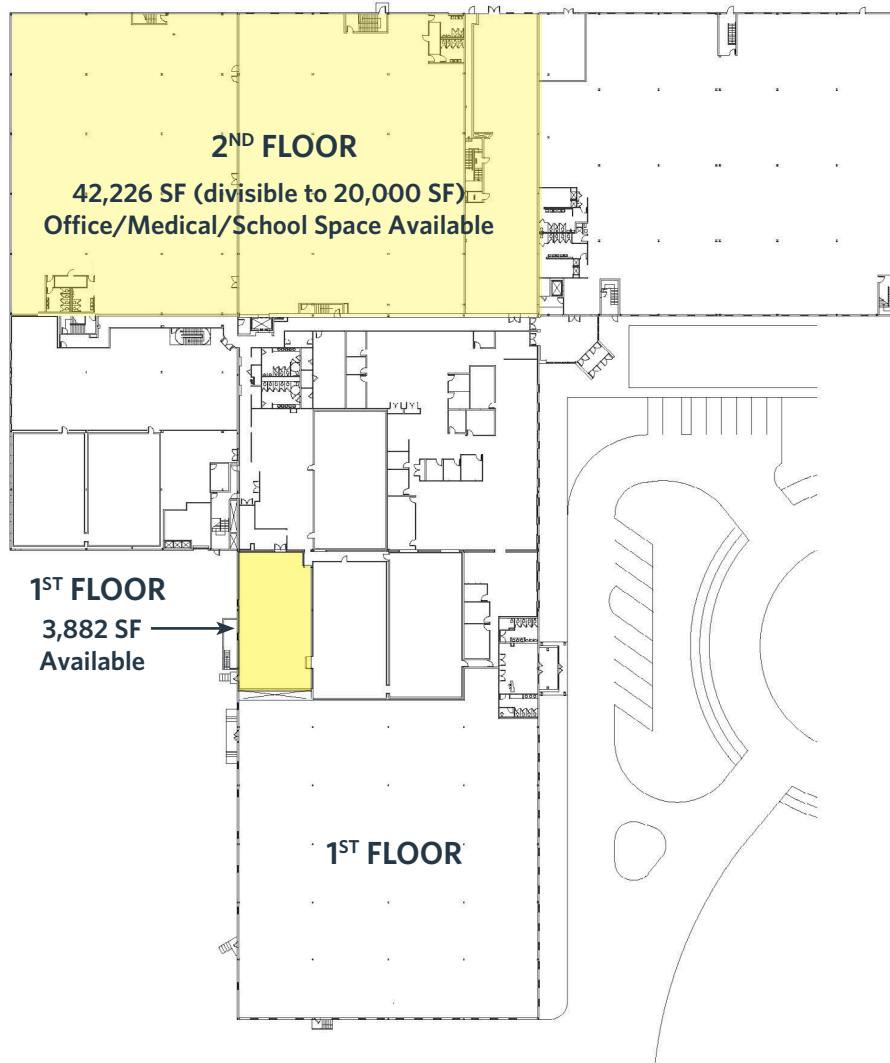
- Situated in Montgomery Industrial Park
- Conveniently located near I-495, I-95 and Route 29
- The property benefits from a rich amenity base due to its close proximity to Downtown Silver Spring, White Oak Town Center, Westech Village Center, and New Adventist Hospital site.



11800 TECH ROAD

Silver Spring, MD 20904 | Montgomery County

FULL-BUILDING PLAN



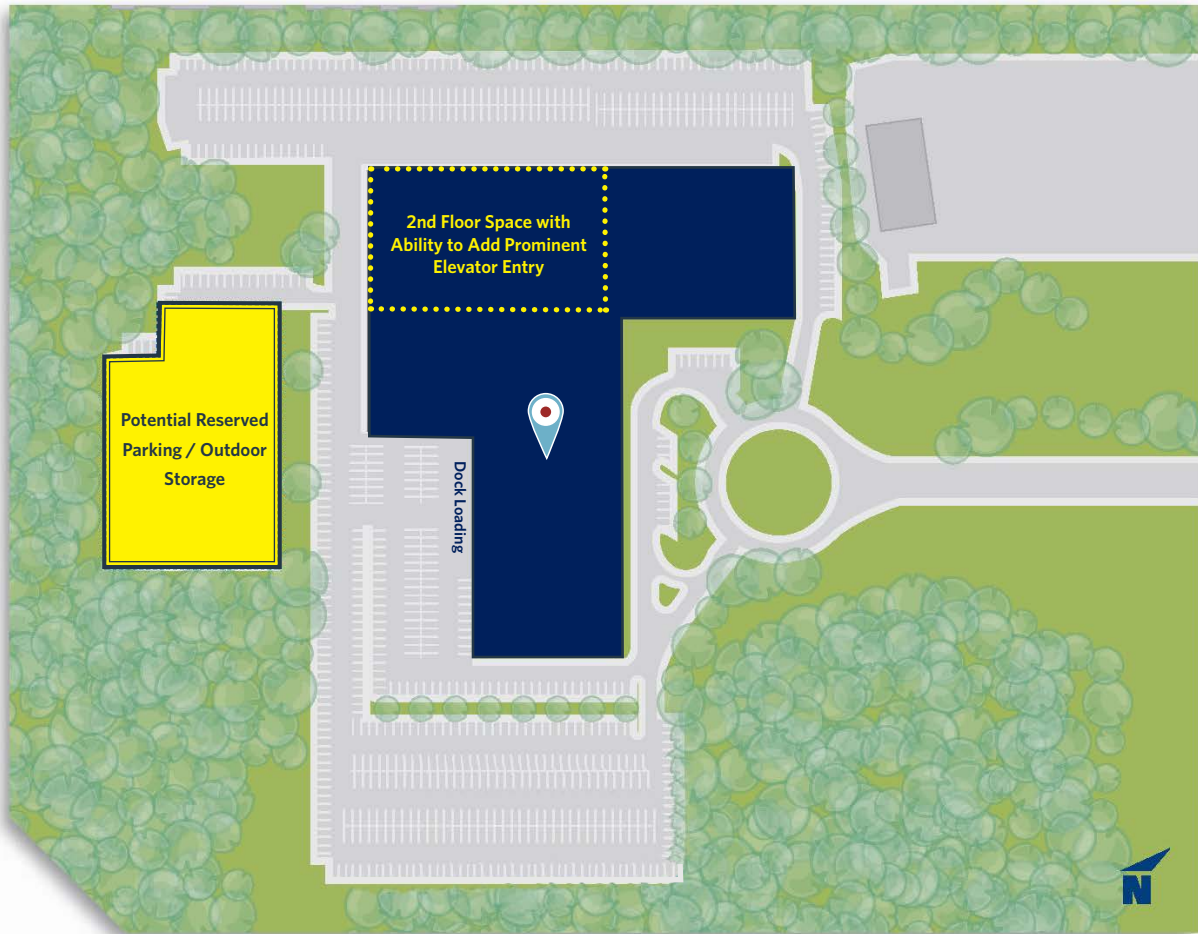
WIDE VARIETY OF PERMITTED USES BUT NOT LIMITED TO:

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

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SITE PLAN



PHOTOS



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[CLICK TO VIEW PROPERTY WEBSITE](#)

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