



WESTECH BUSINESS PARK - TALBOT

12120 Plum Orchard Dr, Silver Spring, MD 20904



OFFICE SPACE FOR LEASE

KENNETH FELLOWS
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ROBERT PUGH
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301-222-0211

KEIRY MARTINEZ
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703-334-5629

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PROPERTY HIGHLIGHTS

- Type: 3 Star Office/Flex
- RBA: 38,132 SF
- Stories: 1
- Class: B
- Construction: Reinforced Concrete
- Year Built: 1989
- Parking: Surface - 116 (3.30/1,000 SF)
- Walk Score®: Somewhat Walkable (50)
- Transit Score®: Some Transit (47)

PROXIMITY

- ICC MD-200 2.0 mi.
- I-95 2.1 mi.
- I-495 4.2 mi.
- Univ. of Maryland. 5.2 mi.
- Downtown D.C 12.9 mi.
- BWI Airport 25.7 mi.

ABOUT NEW OWNERSHIP

Founded in 2008, ESJ Capital Partners is a vertically-integrated owner, operator and developer of institutional quality office properties and education-focused real estate. ESJ's principals possess a combined 100+ years of experience and have completed over 11.3 million square feet of office transactions primarily located in the Southeastern United States.

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WESTTECH VILLAGE CORNER



Future 200,000 SF 390 Unit
Apartment and Multiple Two-Over-Twos
Est. Delivery: 2023

ORCHARD CENTER



KOHL'S

PETSMART

WHITE OAK TOWN CENTER DEVELOPMENT

Planned 1.1M SF mixed-use,
grocery-anchored development.

Phase 1: 85,000 SF of retail,
20,000 SF of office.
Est. Delivery: 2023

VIVA WHITE OAK DEVELOPMENT

300-acre community planned for 7M SF of
commercial development and 5,000 residential units.
Est. Delivery: TBD

SITE



**Adventist
HealthCare**

**White Oak
Medical Center**

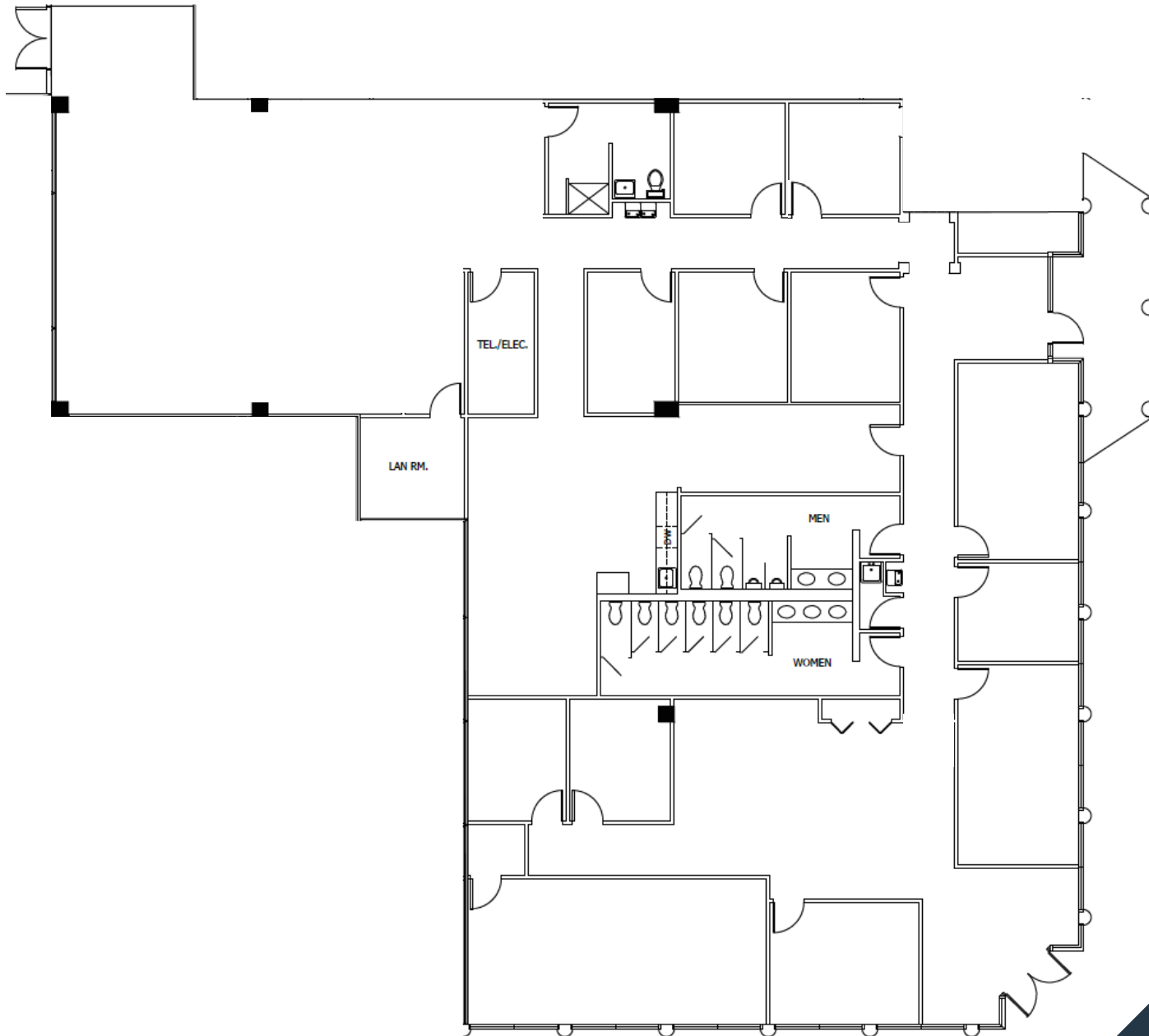
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1ST FLOOR
6,670 SF

FLOOR PLAN

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VISIT PROPERTY WEBSITE



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