



WESTECH BUSINESS PARK - HARFORD II

2301 Broadbirch Dr, Silver Spring, MD 20904



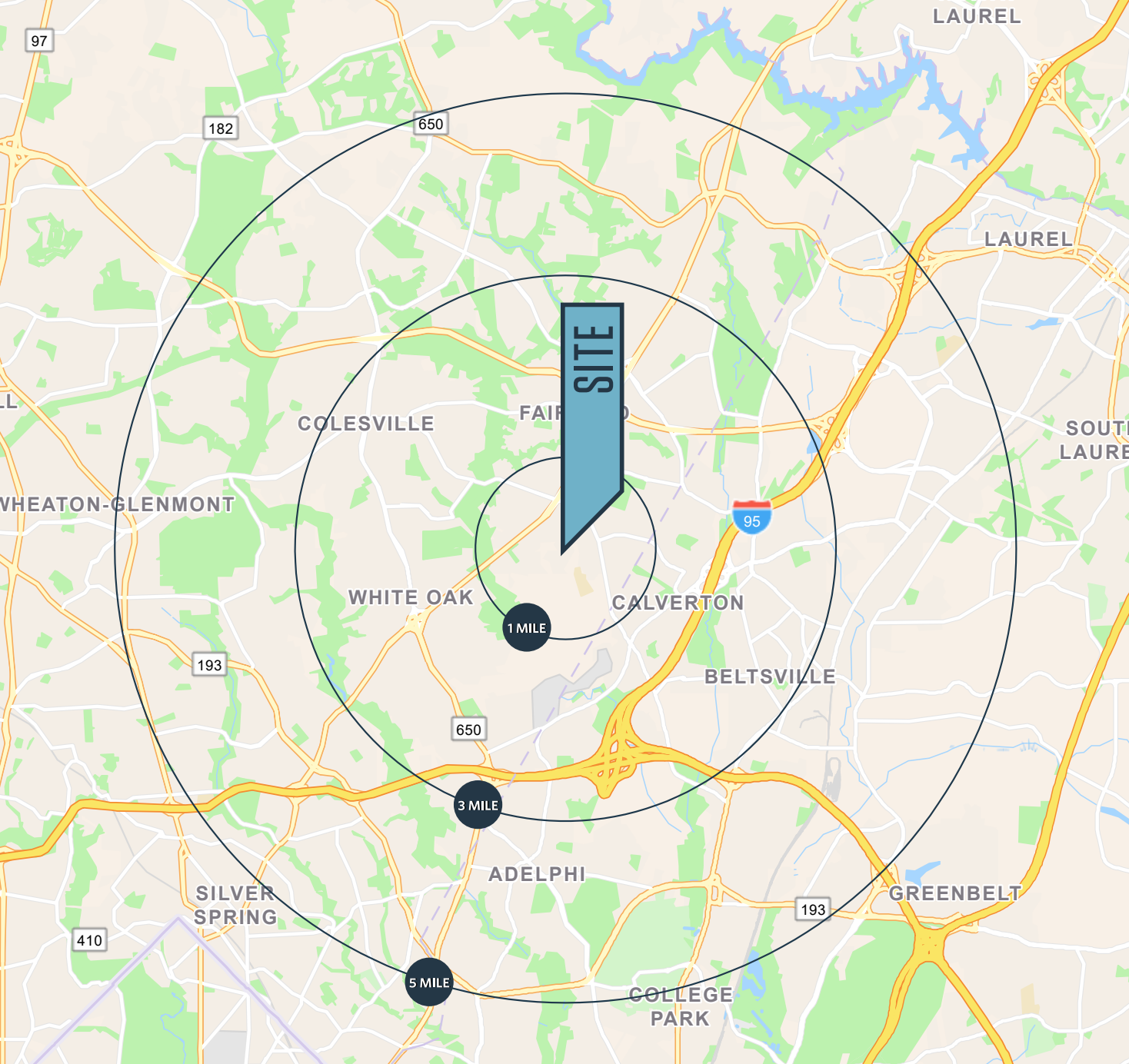
OFFICE SPACE FOR SALE OR LEASE

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
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PROPERTY HIGHLIGHTS

- Type: Office/Medical
- RBA: 29,283 SF
- Stories: 1
- Construction: Masonry
- Year Built: 1986
- Clear Height: 15' 10"
- Parking: Surface - 108 (3.69 / 1,000 SF)
- Walk Score®: Car-Dependent (41)
Transit Score®: Some Transit (49)
- Age of Roof: Appx. 13 years old
- Taxes: \$48,000
- 2023 Anticipated NOI - \$130,000
- All exterior lighting upgraded to LED in 2023
- Currently 49% vacant with 6.5 Years of WALT

PROXIMITY

- ICC MD-200 2.4 mi.
- I-95 2.2 mi.
- I-495 4.2 mi.
- Univ. of Maryland. 6.0 mi.
- Downtown D.C 12.8 mi.
- BWI Airport 25.1 mi.

DEMOGRAPHICS

1 mile	3 miles	5 miles
13,345	110,861	316,427
POPULATION		
5,422	38,059	103,855
HOUSEHOLDS		
\$91,411	\$92,824	\$94,805
MEDIAN HH INCOME		

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Cherry Hill Rd

Columbia Pike



SITE

Broadbirch Dr



Bournefield Way



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200

COLESVILLE

FAIRLAND

New Hampshire Ave

Columbia Pike

SITE

WESTECH CORNER
(41,597 SF)

FedEx Office, FIVE GUYS
QDOBA, FRIDAYS, IHOP
Panera, Chick-fil-A

29

THE HOME DEPOT

35,622
sq. ft.

WHITE OAK TOWN CENTER

65,884
sq. ft.

ORCHARD CENTER
(220,253 SF)

TARGET, Starbucks, PETS MART, CHIPOTLE, KOHL'S, GameStop, ALDI, SkipRite

CALVERTON SHOPPING CENTER
(76,980 SF)

Giant, CVS SunTrust

1140 NEW HAMPSHIRE AVENUE

Office DEPOT

WHITE OAK SHOPPING CENTER
(131,700 SF)

Giant, sears, Walgreens, SUBWAY, Payless

MARYLAND FARM SHOPPING CENTER
(43,400 SF)

SUBWAY

23,023
sq. ft.

SHOPPES AT BURNT MILLS

TRADER JOE'S, Starbucks, TORTILLA

68,982
sq. ft.

U.S. FOOD AND DRUG ADMINISTRATION HEADQUARTERS
10,000 EMPLOYEES

54,563
sq. ft.

WHITE OAK

CALV

MARKET AERIAL

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WESTECH 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**

1.1M SF mixed-use,
grocery-anchored development.
Phase 1: 85,000 SF of retail,
20,000 SF of office.
Est. Delivery: 2023



INSPIRE NAIL BAR & SPA

SITE

VIVA WHITE OAK DEVELOPMENT

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



Adventist HealthCare White Oak
Medical Center

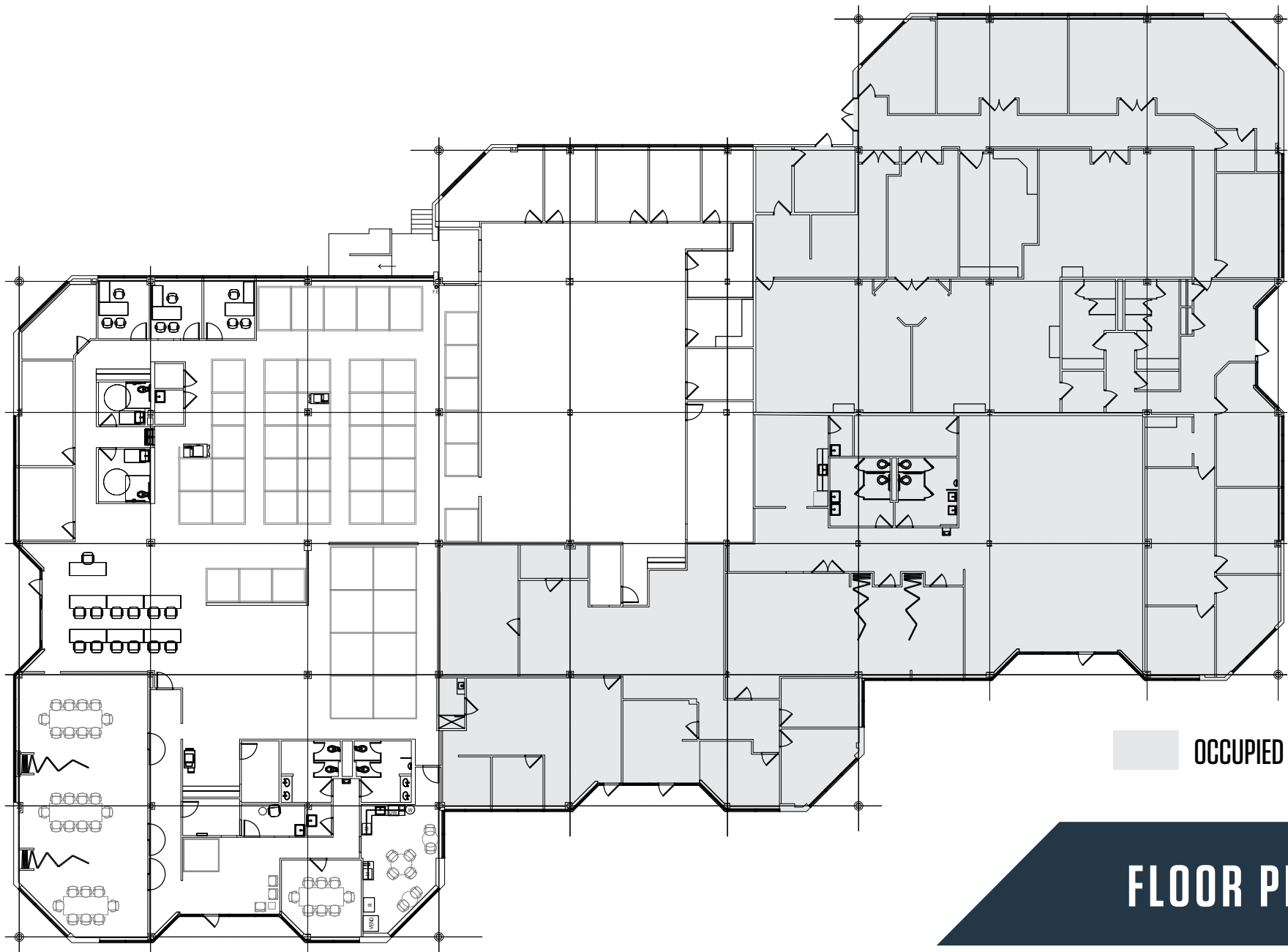
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■ OCCUPIED

FLOOR PLAN

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CURRENT VACANCY SUITE 100/120 - 14,369 SF

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SUITE 100/120 - PHOTOS

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VISIT PROPERTY WEBSITE

SCAN THE QR CODE
FOR THE VIRTUAL TOUR



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