

# MEDICAL/LAB/FLEX SPACE

12210 Plum Orchard Drive, Silver Spring, MD 20904  
Montgomery County



## AVAILABLE

### **Main Floor: 10,685 SF of Existing Clinical Space (former Adventist Cancer Center)**

- Potential for up to 13,413 SF with separate 2,260 RSF mezzanine and 468 RSF administrative office
- Plug-and-play clinical space; can be demised as small as 3,136 RSF
- Five (5) individual dedicated restrooms, extensive amount of wash stations in place for exam rooms/operatories
- Prominent entrance off of main lobby with great window line
- Reinforced slab to accommodate imaging requirements

\* See floor plans on page 2 for space breakdown

## ADDITIONAL FEATURES

- 66,000 SF 2-story building (at-grade on both levels)
- Well-located with easy access to Route 29 and ICC
- Opportunity to plant flag in close proximity to Adventist Hospital

**Spence Daw**  
sdaw@klnb.com  
443-574-1429

**David J. Fritz, CCIM, SIOR**  
dfritz@klnb.com  
443-574-1410

**Steele Stanwick**  
sstanwick@klnb.com  
443-574-1420

9881 Broken Land Parkway, #300  
Columbia, MD 21046  
**klnb.com**



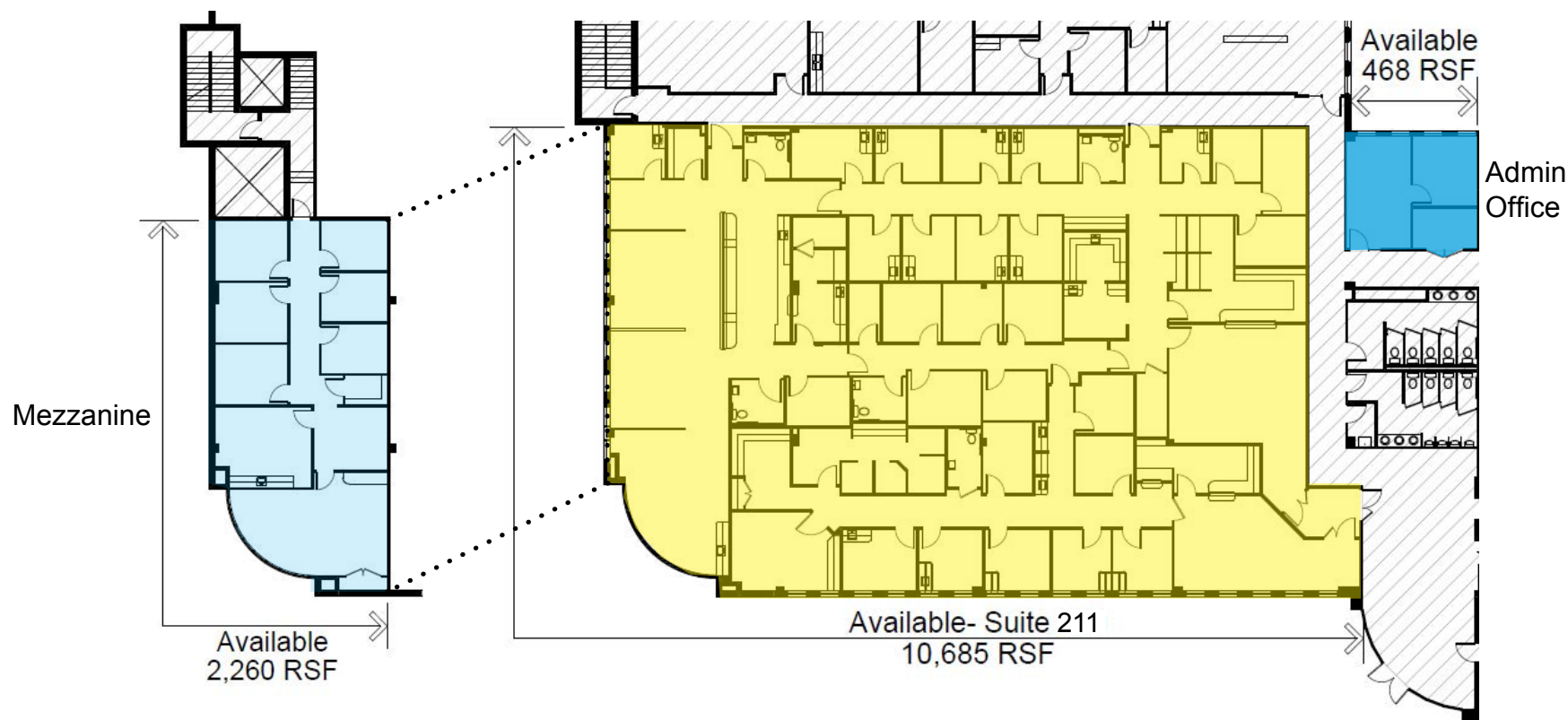
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## Main Floor Availabilities

**13,413 RSF**

(2,260 RSF is Mezzanine)



SUITE 211

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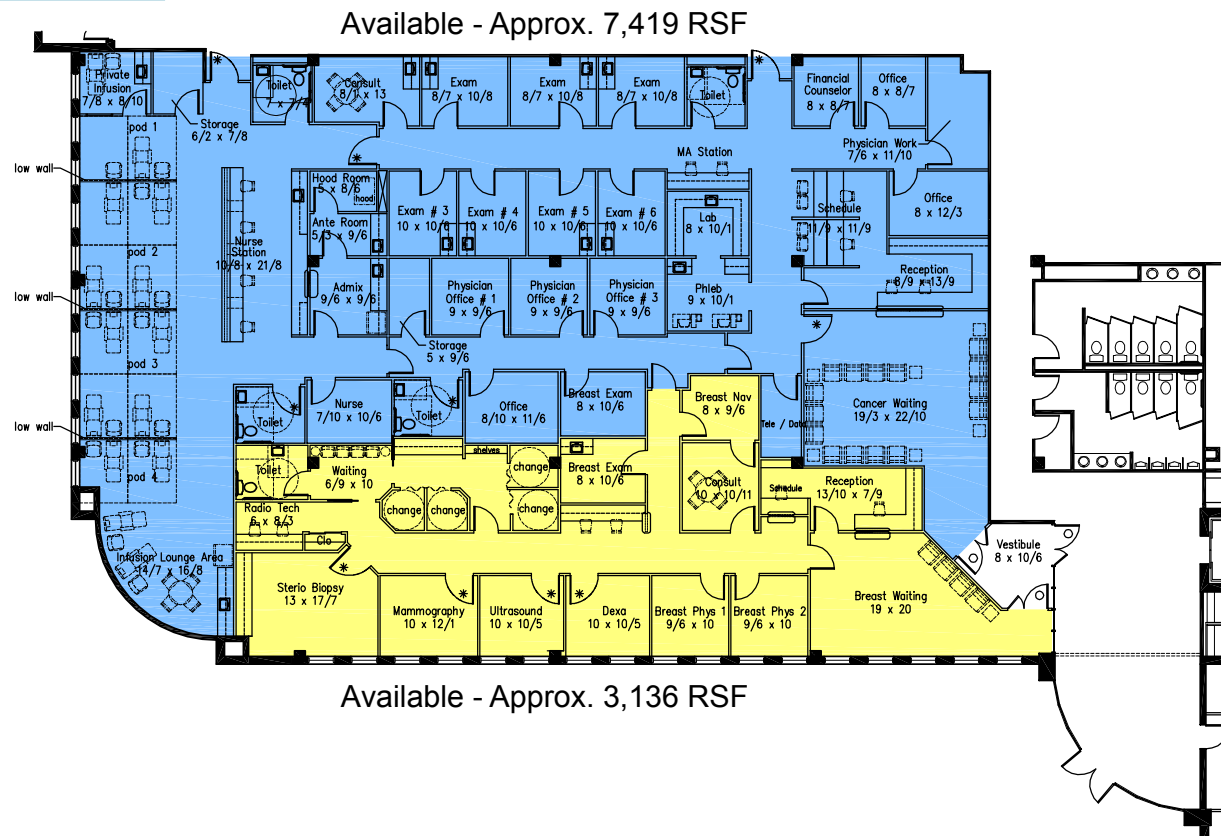
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Potential Demising Option of Suite 211  
**7,419 RSF or 3,136 RSF**



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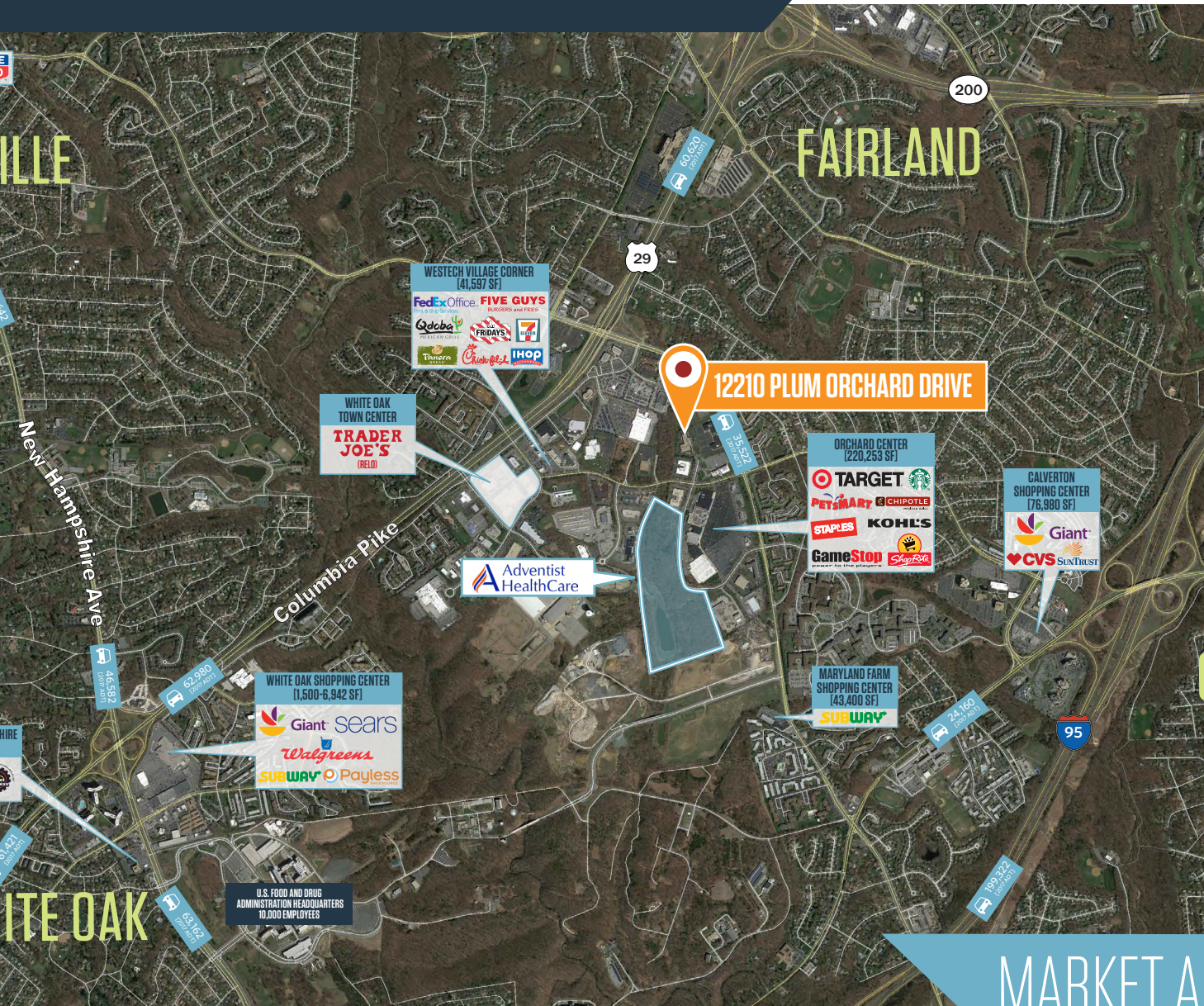
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## AVAILABLE SPACE:

MAIN FLOOR - SUITE 211: 10,685 RSF

## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
15,324	107,806	295,986
Households		
5,991	37,127	97,660
Average HH Income		
\$122,843	\$126,173	\$132,003

## TRAFFIC COUNTS | 2023:

Cherry Hill Road	35,522 ADT
Calverton Boulevard	11,640 ADT

## MANAGED BY:

**GUARDIAN**  
REALTY MANAGEMENT, INC.

## MARKET AERIAL & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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