



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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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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200

COLESVILLE

FAIRLAND

New Hampshire Ave

Columbia Pike

29

SITE

WESTECH CORNER
(41,597 SF)

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

THE HOME DEPOT

WHITE OAK TOWN CENTER

65,884 (Total Area)

358,022 (Total Area)

ORCHARD CENTER
(220,253 SF)

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

CALVERTON SHOPPING CENTER
(76,980 SF)

Giant, CVS, SunTrust

35,700 (Total Area)

WHITE OAK SHOPPING CENTER
(131,700 SF)

Giant, Sears, Walgreens, SUBWAY, Payless

MARYLAND FARM SHOPPING CENTER
(43,400 SF)

SUBWAY

231,023 (Total Area)

11140 NEW HAMPSHIRE AVENUE

Office DEPOT

SHOPPES AT BURNT MILLS

TRADER JOE'S, Starbucks, TORTILLA

68,982 (Total Area)

WHITE OAK

54,563 (Total Area)

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

14,687 (Total Area)

CALV

MARKET AERIAL

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WESTTECH VILLAGE CORNER



Future 200,000 SF 390 Unit Apartment and Multiple Two-Over-Twos
Est. Delivery: 2025

ORCHARD CENTER



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: 2024

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

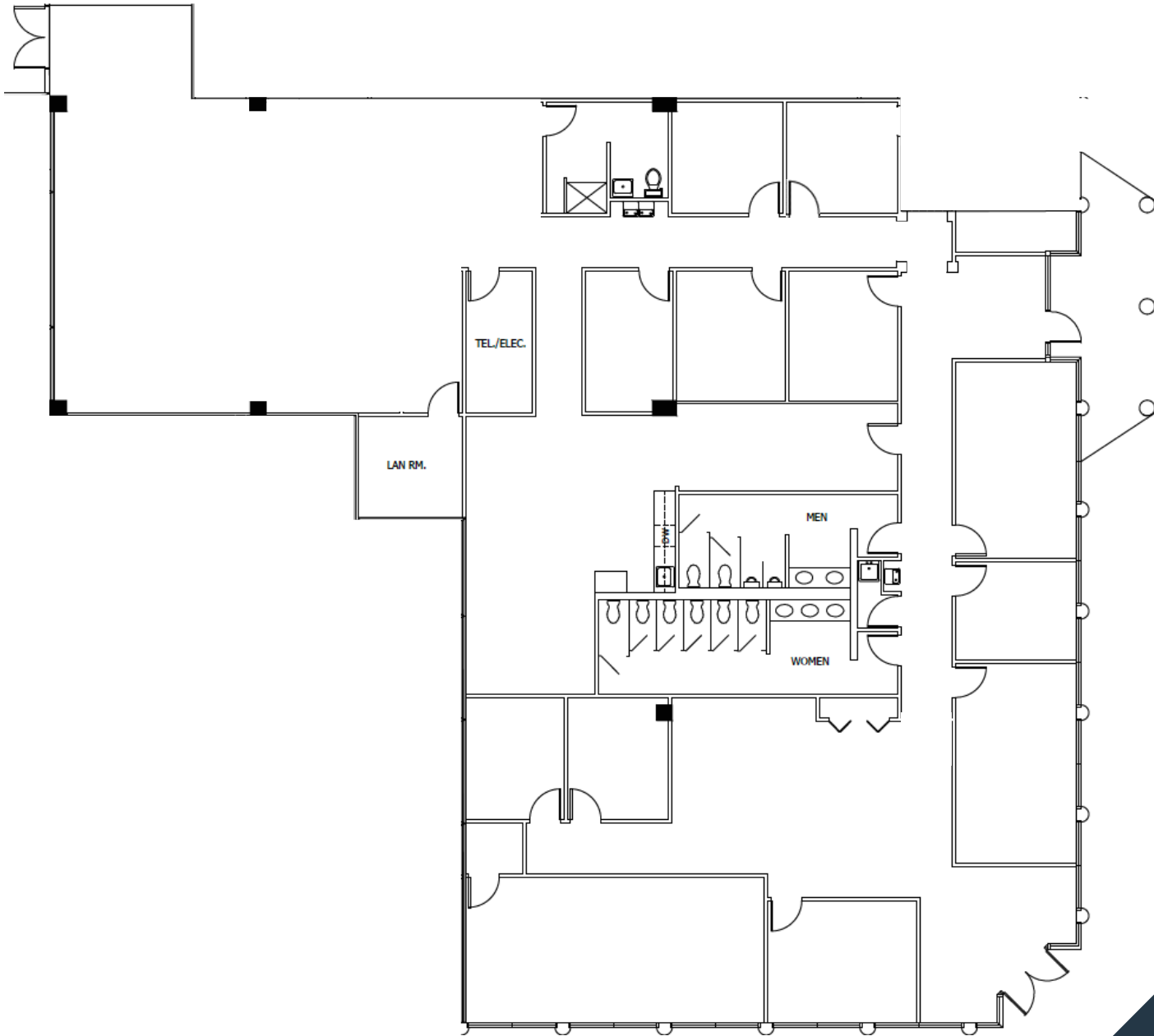
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1ST FLOOR
6,670 SF

FLOOR PLAN

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VISIT PROPERTY WEBSITE



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.