



# WESTECH BUSINESS PARK - HARFORD II

2301 Broadbirch Dr, Silver Spring, MD 20904



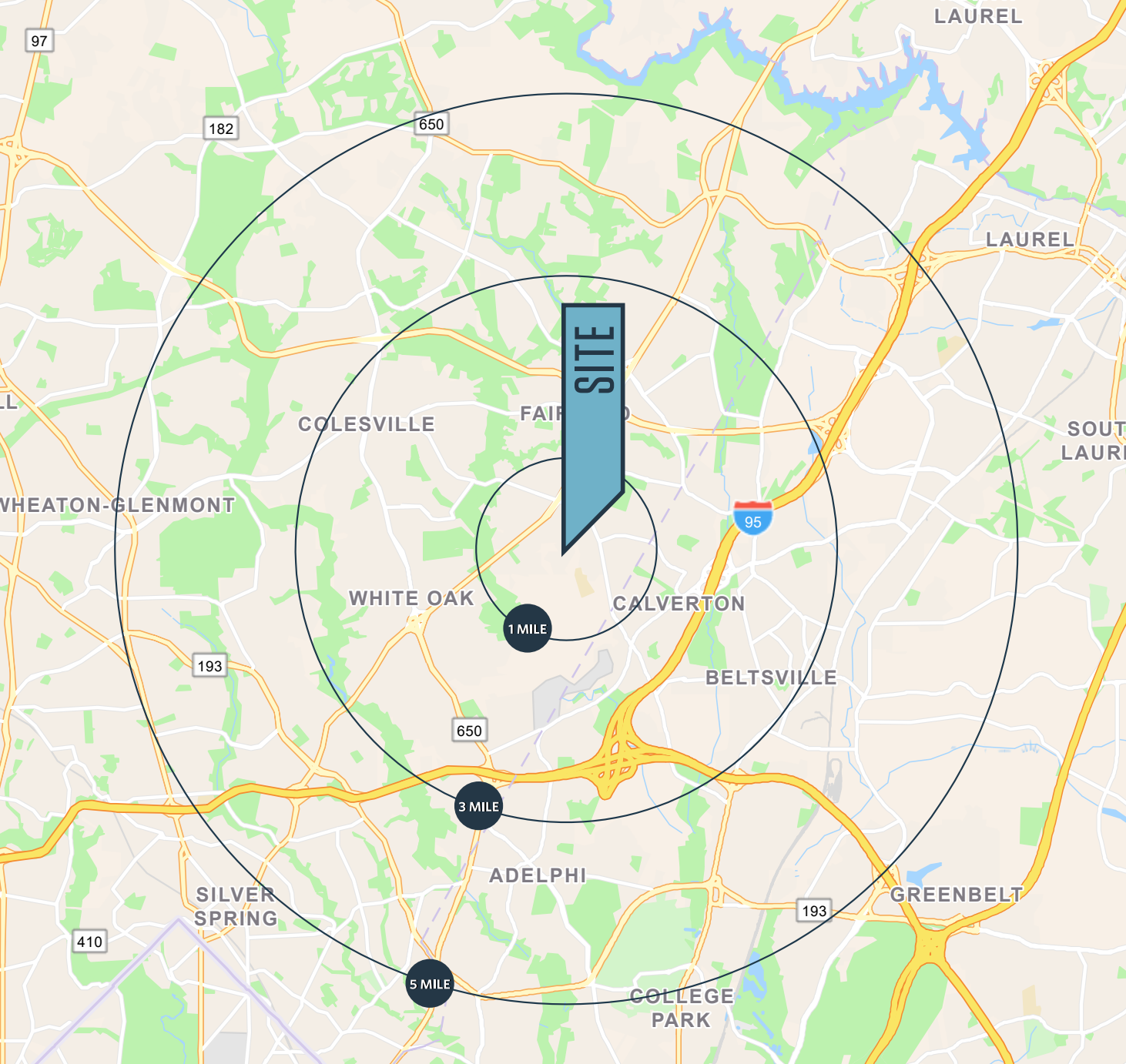
**OFFICE SPACE FOR SALE OR LEASE**

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

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

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629

[klnb.com](http://klnb.com)



## 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		

# WESTECH BUSINESS PARK - HARFORD II

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

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

KEIRY MARTINEZ  
 kmartinez@klnb.com  
 703-334-5629





Cherry Hill Rd

Columbia Pike



SITE

Broadbirch Dr



Bournefield Way



# WESTECH BUSINESS PARK - HARFORD II

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

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

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629





200

# COLESVILLE

# FAIRLAND

New Hampshire Ave

Columbia Pike

SITE

# CALV

**WESTECH CORNER**  
(41,597 SF)

FedEx Office, **FIVE GUYS**  
Hunt & Ship Services

QDOBA, FRIDAYS, **7-ELEVEN**

Panera, **Chick-fil-A**, **IHOP**

29

**THE HOME DEPOT**

45,980 (201,401)

WHITE OAK TOWN CENTER

65,884 (201,401)

**ORCHARD CENTER**  
(220,253 SF)

**TARGET**, Starbucks

**PETSMART**, **CHIPOTLE**

**KOHL'S**

**GameStop**  
Smarter to the game!

**ALDI**, **ShopRite**

**CALVERTON SHOPPING CENTER**  
(76,980 SF)

**Giant**

**CVS SunTrust**

**MARYLAND FARM SHOPPING CENTER**  
(43,400 SF)

**SUBWAY**

23,023 (201,401)

**11140 NEW HAMPSHIRE AVENUE**

**Office DEPOT**

**WHITE OAK SHOPPING CENTER**  
(131,700 SF)

**Giant**, **sears**

**Walgreens**

**SUBWAY**, **Payless**

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

**SHOPPES AT BURNT MILLS**

**TRADER JOE'S**

**TORTILLA**, Starbucks

68,982 (201,401)

# WHITE OAK

54,563 (201,401)

## MARKET AERIAL

### WESTECH BUSINESS PARK - HARFORD II

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

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

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629



**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

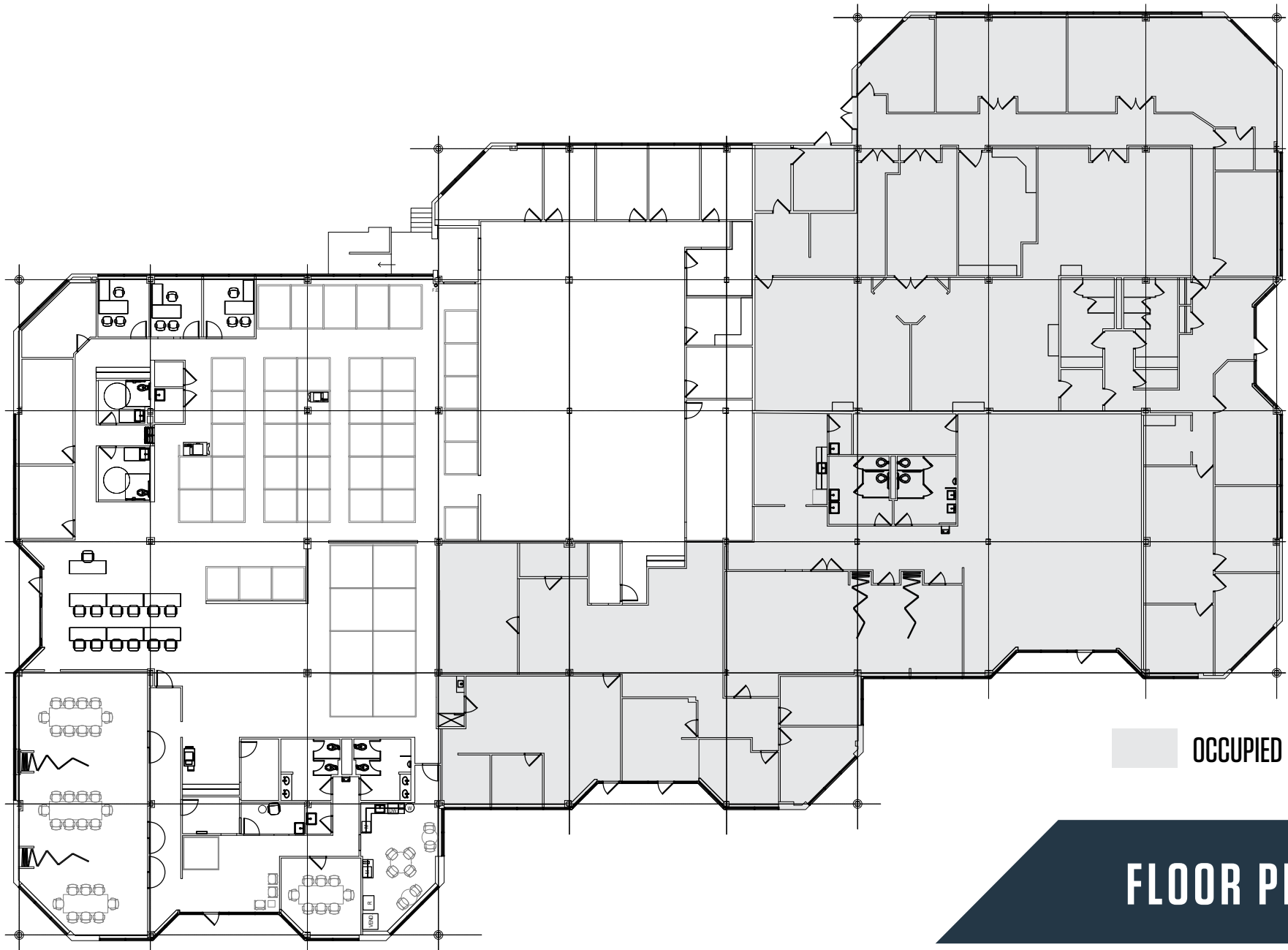
# WESTECH BUSINESS PARK - HARFORD II

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

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

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629





■ OCCUPIED

# FLOOR PLAN

## WESTECH BUSINESS PARK - HARFORD II

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

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

KEIRY MARTINEZ  
 kmartinez@klnb.com  
 703-334-5629





**CURRENT VACANCY SUITE 100/120 - 14,369 SF**

## **WESTECH BUSINESS PARK - HARFORD II**

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

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

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629

**klnb**



**SUITE 100/120 - PHOTOS**

## WESTECH BUSINESS PARK - HARFORD II

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

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

KEIRY MARTINEZ  
kmartinez@klnb.com  
703-334-5629

**klnb**





# WESTECH BUSINESS PARK - HARFORD II

2301 Broadbirch Dr, Silver Spring, MD 20904

## CONTACT

KENNETH FELLOWS

kfellows@klnb.com

301-222-0210

ROBERT PUGH

rpugh@klnb.com

301-222-0211

KEIRY MARTINEZ

kmartinez@klnb.com

703-334-5629

12435 Park Potomac Ave, Suite 250,  
Rockville, MD, 20854

**klnb.com**

VISIT PROPERTY WEBSITE

SCAN THE QR CODE  
FOR THE VIRTUAL TOUR



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.