



# WESTECH BUSINESS PARK - GARRETT II

11921 Bournefield Way, Silver Spring, MD 20904



**OFFICE SPACE FOR LEASE**

KENNETH FELLOWS  
kfellows@klnb.com  
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ROBERT PUGH  
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301-222-0211

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

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





## PROPERTY HIGHLIGHTS

### Garrett II - 11921 Bournefield Way

- Type: 3 Star Class B Office/Flex
- RBA: 46,927 SF
- Construction: Reinforced Concrete
- Year Built: 1989
- Clear Height: 15' 4"
- Parking: Surface - 151 (3.31/1,000 SF)

## PROXIMITY

- ICC MD-200 . . . . . 2.5 mi.
- I-95 . . . . . 2.7 mi.
- I-495 . . . . . 4.2 mi.
- Univ. of Maryland. . . . . 5.8 mi.
- Downtown D.C . . . . . 13.0 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



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

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

**THE HOME DEPOT**

**WHITE OAK TOWN CENTER**

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

TARGET, Starbucks, PETS MARY, CHIPOTLE, KOHL'S, GameStop, ALDI, ShopRite

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

Giant, CVS, SunTrust

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

Giant, sears, Walgreens, SUBWAY, Payless

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

SUBWAY

**1140 NEW HAMPSHIRE AVENUE**

Office DEPOT

**SHOPPES AT BURNT MILLS**

TRADER JOE'S, Starbucks, TORTILLA

# WHITE OAK

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

## 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



MONTGOMERY COLLEGE EAST EDUCATION CENTER

GARRETT II



VIVA WHITE OAK DEVELOPMENT

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1ST FLOOR - 16,590 SF

FLOOR PLAN

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VISIT PROPERTY WEBSITE



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