

# MEDICAL / LAB SPACE

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

IDEAL FOR LAB / MEDICAL:  
300 YARDS FROM ADVENTIST HOSPITAL

**YOUR NAME HERE**

FOR LEASE

## AVAILABLE

- Potential for up to 3,136 RSF with separate 2,260 RSF mezzanine and 381 RSF administrative office
- Plug-and-play clinical space: 3,136 RSF
- 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  
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9881 Broken Land Parkway, #300  
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**WESTECH VILLAGE CORNER**

Panera Bread, Chick-fil-A, FIVE GUYS, Hilton Hotels & Resorts

**ORCHARD CENTER**

Starbucks, Target, Kohl's, PetSmart

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

**SITE**

**VIVA WHITE OAK DEVELOPMENT**

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

**WHITE OAK TOWN CENTER DEVELOPMENT**

First Watch, Oak Barrel & Vine Liquor Store, Inspire Nail Bar & Spa

Adventist HealthCare White Oak Medical Center

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## 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.

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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