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 3,266 RSF with separate 2,260 RSF mezzanine and 468 RSF administrative office
- Plug-and-play clinical space: 3,266 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
sdaw@klnb.com
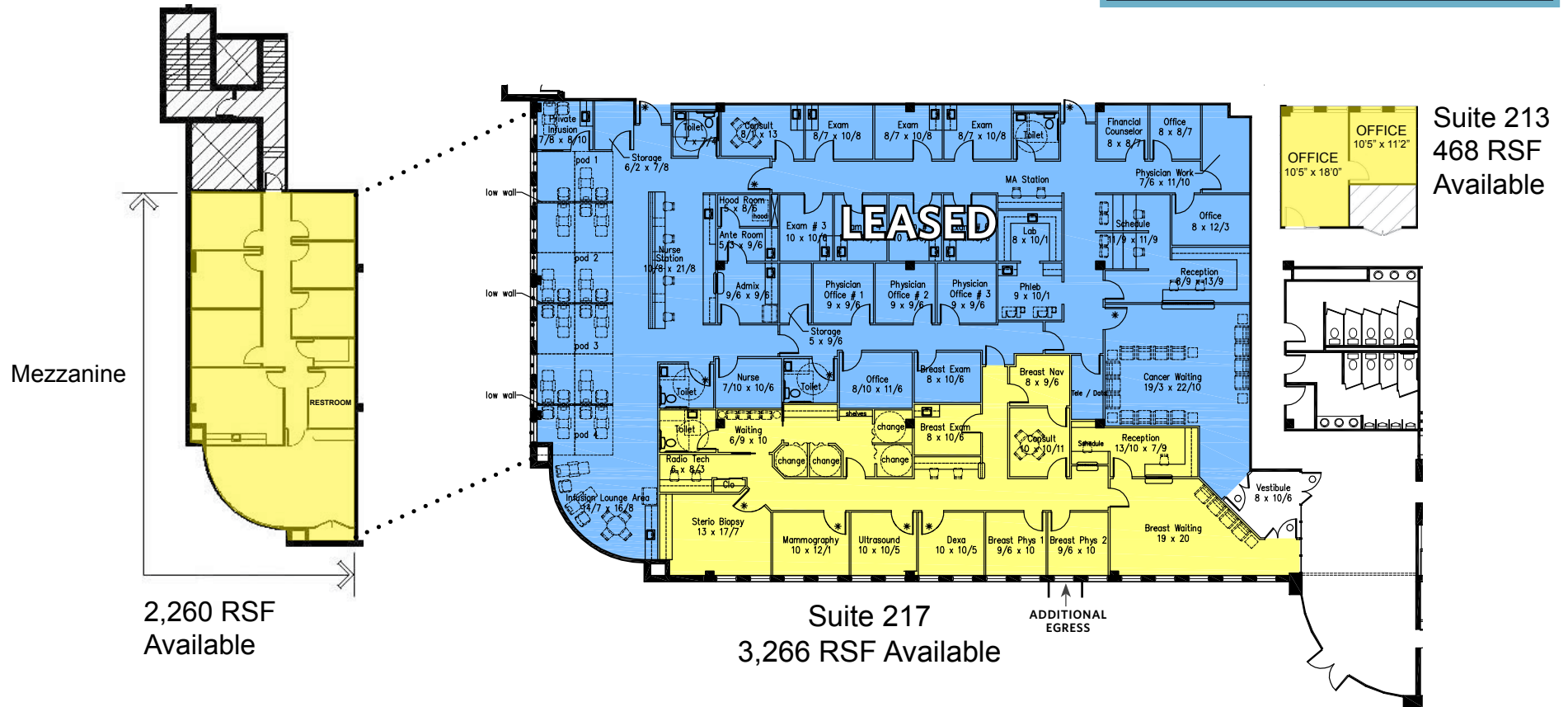443-574-1429

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9881 Broken Land Parkway, #300
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NAI klnb

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Potential For Up to 3,266 RSF; Separate 2,260 RSF Mezz; 468 RSF Admin Office

Mezzanine

2,260 RSF Available

LEASED

Suite 213
468 RSF
Available

Suite 217
3,266 RSF Available

ADDITIONAL EGRESS

FLOOR PLAN

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ORCHARD CENTER

Starbucks · Target · (produce)

KOHL'S

PETSMART

WESTECH VILLAGE CORNER

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

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

SITE

Cherry Hill Rd

Calverton Blvd

Columbia Pike

29

Broadbirch Dr

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 THE DAYTIME CAFE · Dave's Hot Chicken

Oak Barrel & Vine Liquor Store

Jersey Mike's Subs · EUROPEAN WAX CENTER · Starbucks

INSPIRE NAIL BAR & SPA

Tech Rd

Adventist HealthCare — White Oak Medical Center

AVAILABLE SPACE:

Up to 3,136 RSF with a separate 2,260 RSF
mezzanine and 381 RSF administrative office

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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