

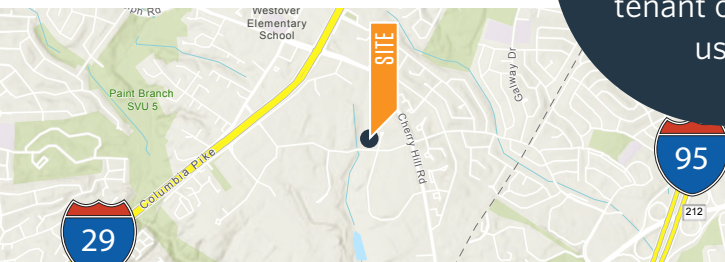
PROPERTY HIGHLIGHTS

- RBA: 39,207 SF
- Stories: 1
- Year Built: 1989
- Parking: 130 spaces
 - Including 6 handicap spaces
- Zoning: CR
- Land: 4.24 acres
- 3 truck height doors with roll up doors
- Roof Deck 14' 10"
- Clear Height 13'1"
- Finished Height 9.5'

39,207 SF

The entire building can be made vacant for a single tenant or owner user.

OFFICE/ MEDICAL
BUILDING FOR SALE





PROXIMITY

- ICC MD-200 2.6 mi.
- I-95 2.2 mi.
- I-495 4.3 mi.
- Univ. of Maryland. 5.2 mi.
- Downtown D.C 12.9 mi.
- BWI Airport 25.7 mi.

ABOUT 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.

WESTECH BUSINESS PARK - DORCHESTER

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

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

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

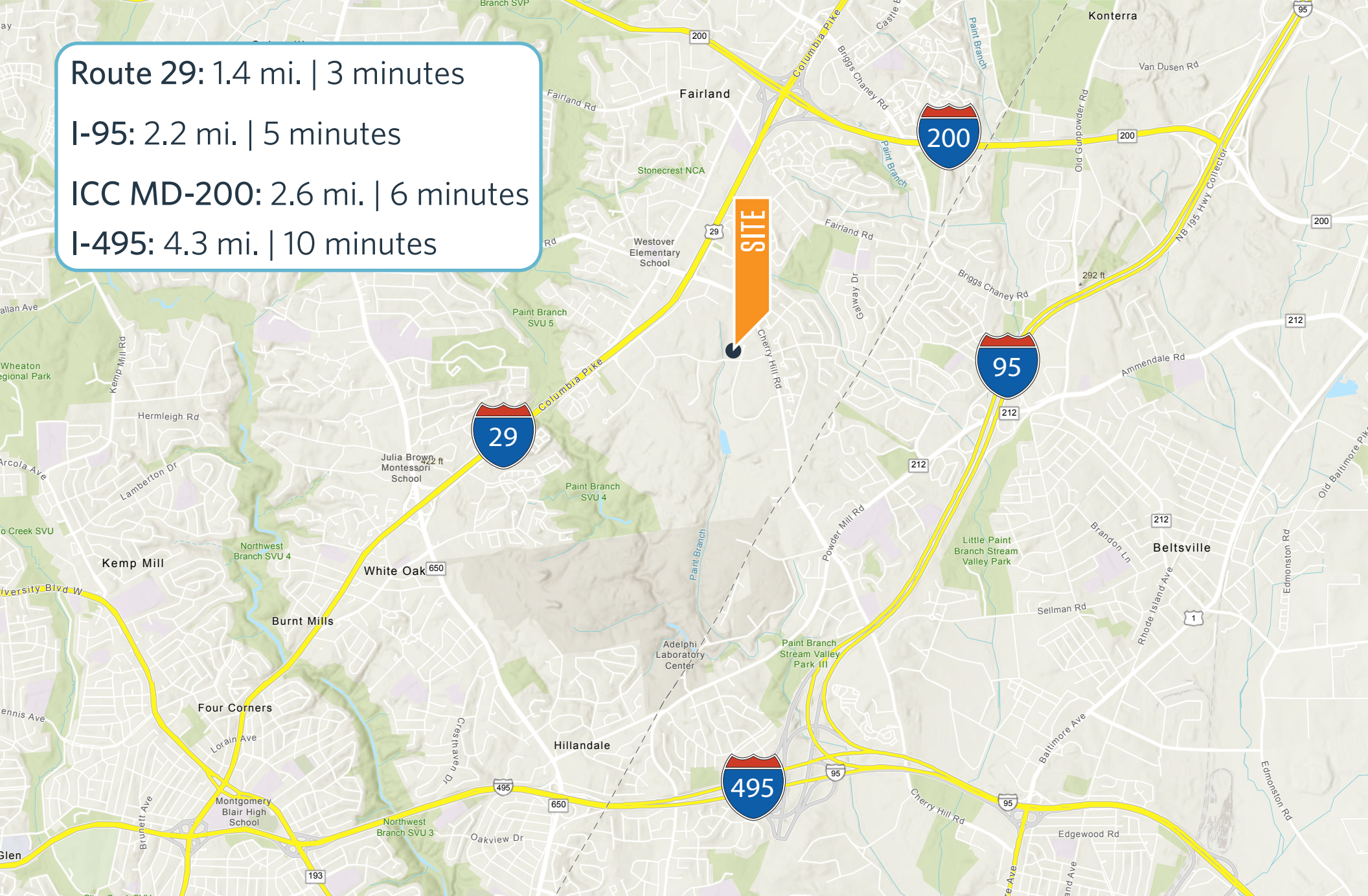


Route 29: 1.4 mi. | 3 minutes

I-95: 2.2 mi. | 5 minutes

ICC MD-200: 2.6 mi. | 6 minutes

I-495: 4.3 mi. | 10 minutes



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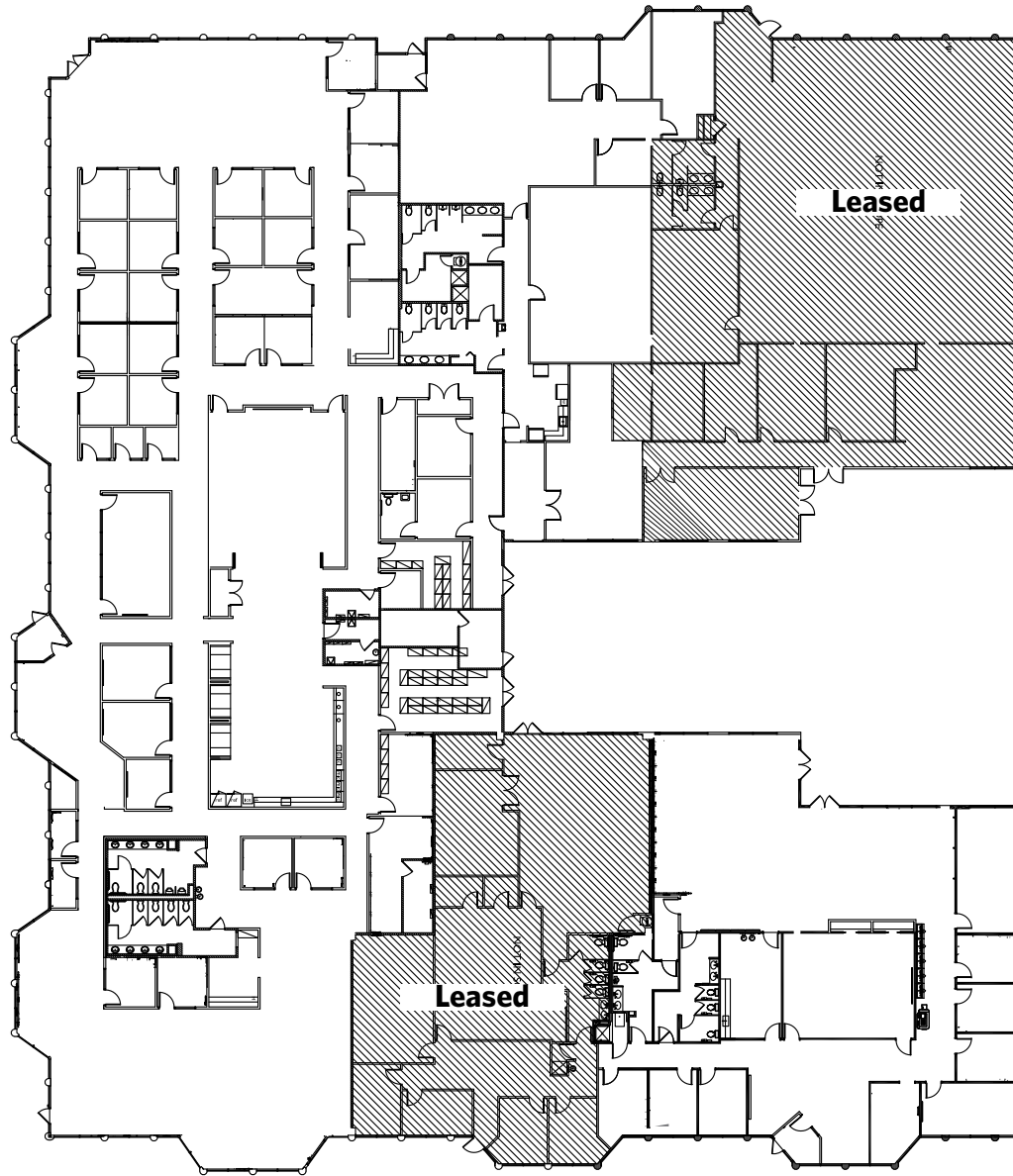
KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629



Total SF: 39,207

SUITE 100 23,137 SF

Available 09/2026



The entire building
can be made
vacant for a single
tenant or owner
user.

SUITE 115 5,979 SF

Available 09/2026

FLOOR PLAN

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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 - DORCHESTER

12120 Plum Orchard 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



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