## PROPERTY HIGHLIGHTS

- Ground Floor Space Available
- Possible Ground Level Signage
- Building Size: 55,422 SF

- Building Class: B
- Parking: 160 Surface
- Building Height: 3 Stories

Tech Center 29 is located in eastern Montgomery County with easy access to I-95 and I-495. The property has excellent visibility from Route 29 with attractive landscaping and high window ratio. Constructed in 1988, the property sits on 12.95 acres and offers large floor sizes with compact core, large column spacing, 9 foot ceiling heights and 2 recessed, full height loading docks.

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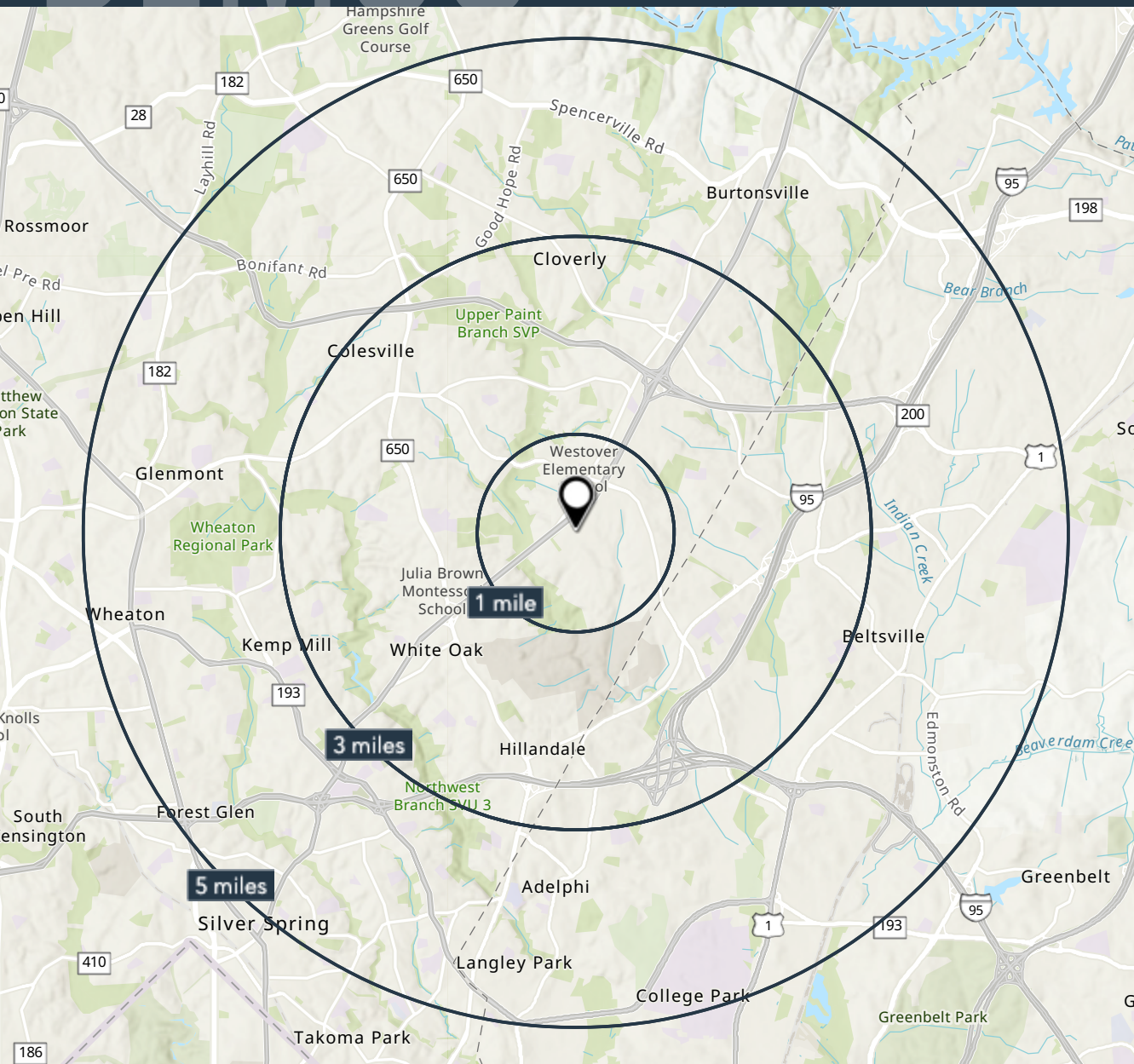**ROBERT PUGH**
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# DEMOS

## TECH CENTER 29
12200 TECH ROAD, SILVER SPRING, MD 20904



### PROPERTY HIGHLIGHTS:

Situated at the corner of Columbia Pike and Tech Road, Tech Center 29 is located in a rapidly growing area surrounded by a variety of restaurants, a grocery store, a fitness club, and more. The location offers ample parking and convenient access to walkable amenities.

### DEMOGRAPHICS | 2023:

| | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| Population | 10,878 | 100,702 | 214,309 |
| Daytime Population | 16,399 | 76,992 | 185,668 |
| Households | 3,653 | 34,349 | 71,121 |
| Average HH Income | $116,164 | $135,266 | $134,000 |

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

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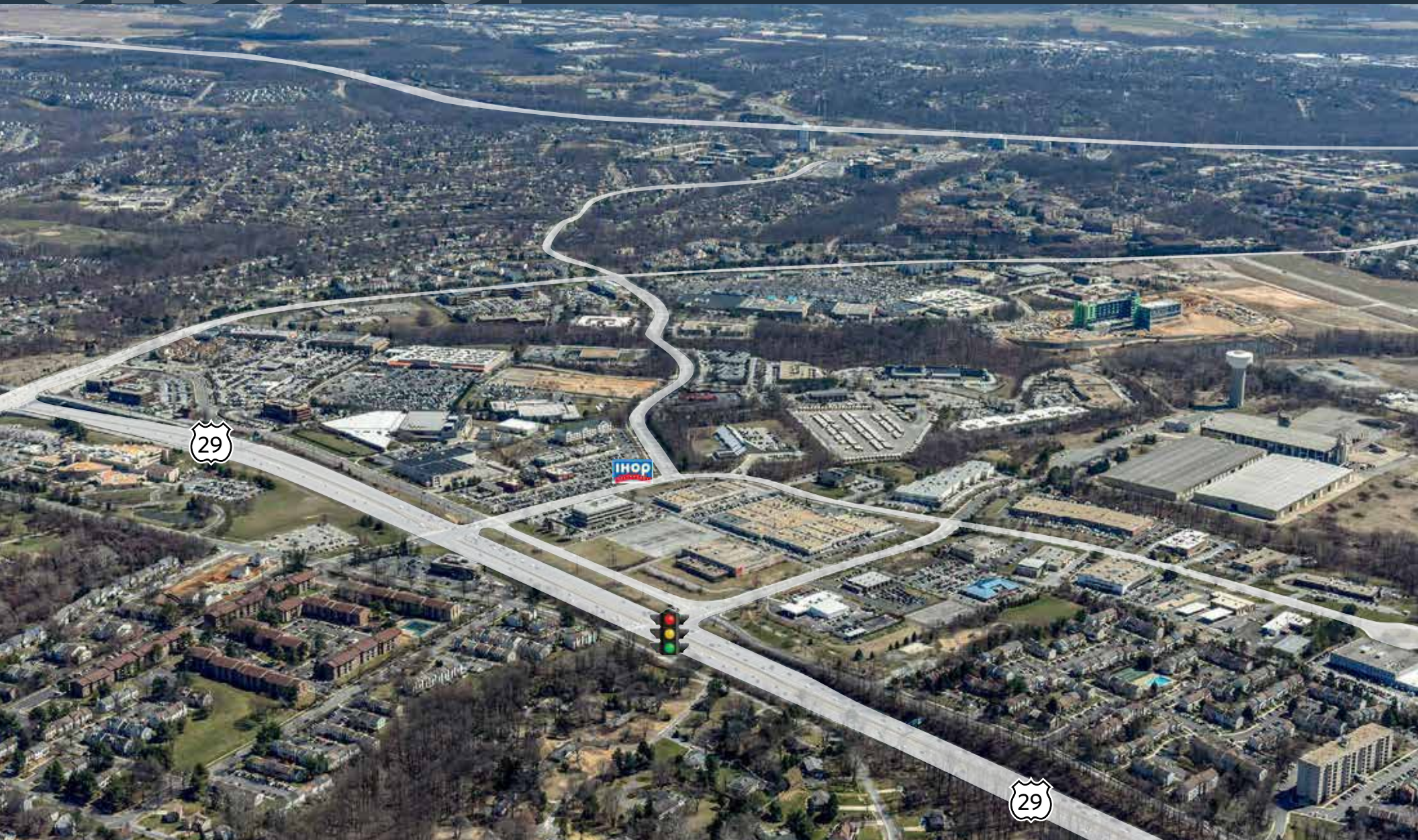
**KIM STEIN**
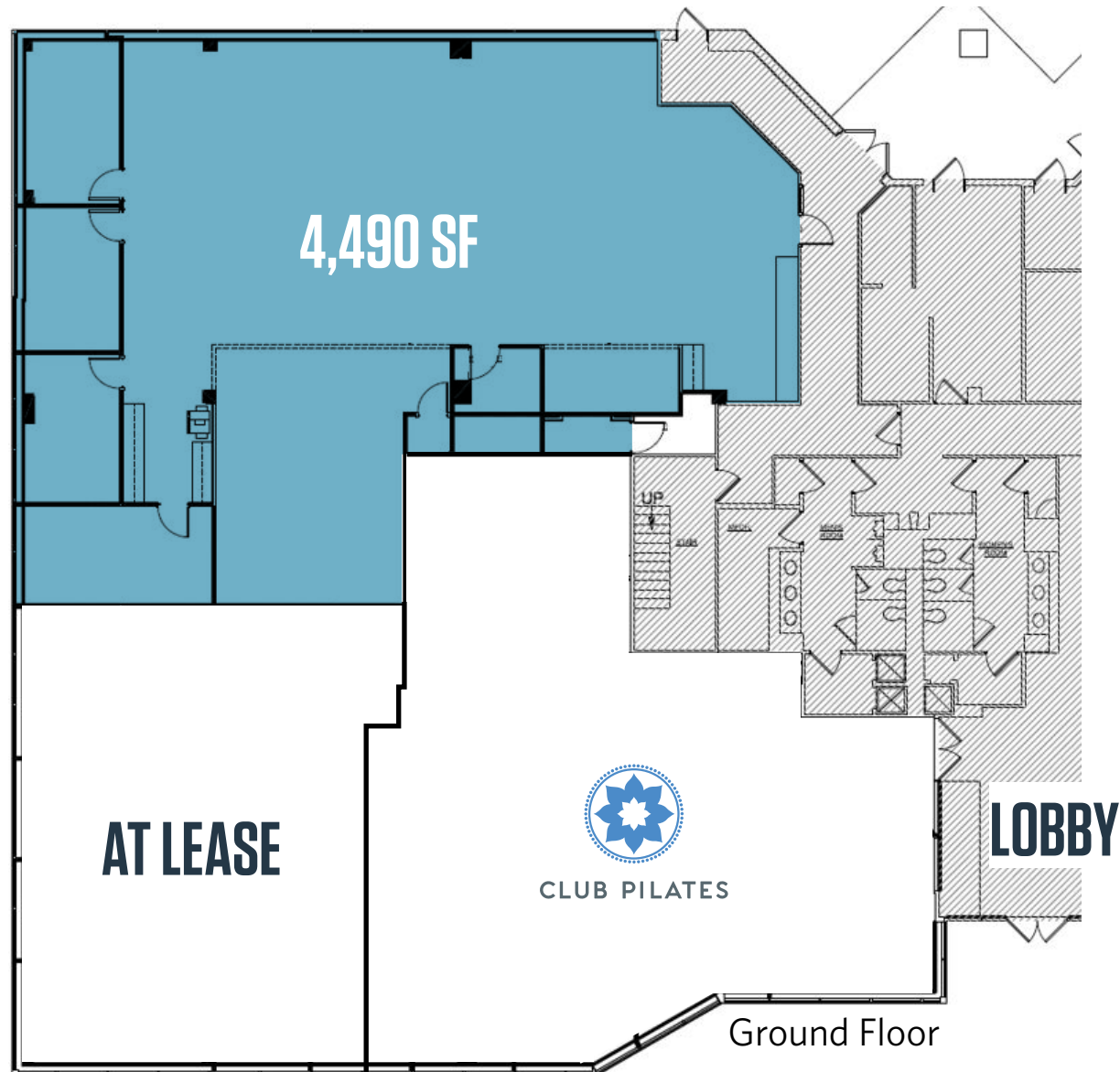kstein@klnb.com
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# CLOSE-UP

COLUMBIA PIKE - 54,932 VPD

OLD COLUMBIA PIKE

PYLON

amazon fresh
JR. ANCHOR
FUTURE TENANT — FIRST WATCH
FUTURE TENANT
FUTURE TENANT — FUTURE TENANT
FUTURE TENANT — AT&T
FUTURE TENANT

SITE

SURFACE PARKING
370 SPACES

amazon fresh

PROGRESSIVE

20,000 SF

FIRST WATCH
THE DAYTIME CAFE

Inspire NAIL BAR

ACCESS TO 2ND FLOOR

AT&T

Starbucks

MVA

FULL MOVEMENT

SPINE ROAD

PATRIOT URGENT CARE

OAK BARREL & VINE

M&T Bank

55K SF
Office Building

TECH ROAD - 11,193 VPD

FULL MOVEMENT

Capital One

Chick-fil-A

Panera BREAD

TGI FRIDAYS

FedEx Office
Print & Ship Services

INDUSTRIAL PARKWAY

135K Office
Flex Building

ZIPS
DRY CLEANERS
America's One Price Dry Cleaner

35K Office
Flex Building

IHOP

Potbelly
SANDWICH SHOP

FIVE GUYS
BURGERS and FRIES

tropical SMOOTHIE CAFE

7 ELEVEN

Hilton Garden Inn
107 ROOMS

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# CLOSE-UP

## TECH CENTER 29
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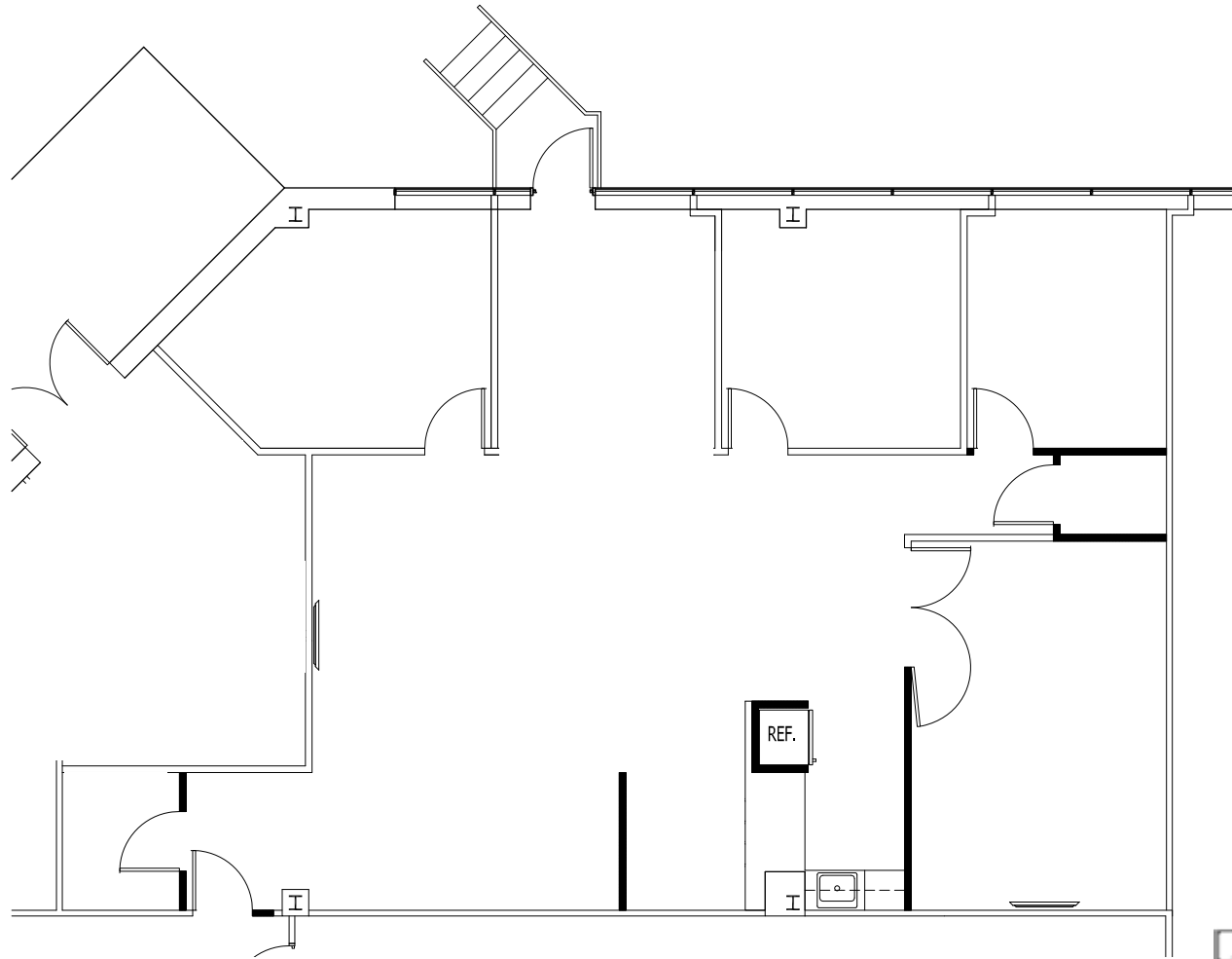202-420-7775
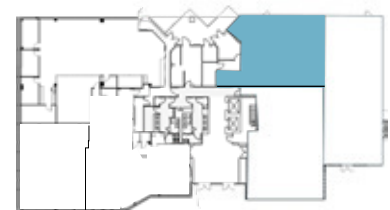
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**4,490 SF**

UP

**AT LEASE**

CLUB PILATES

**LOBBY**

Ground Floor

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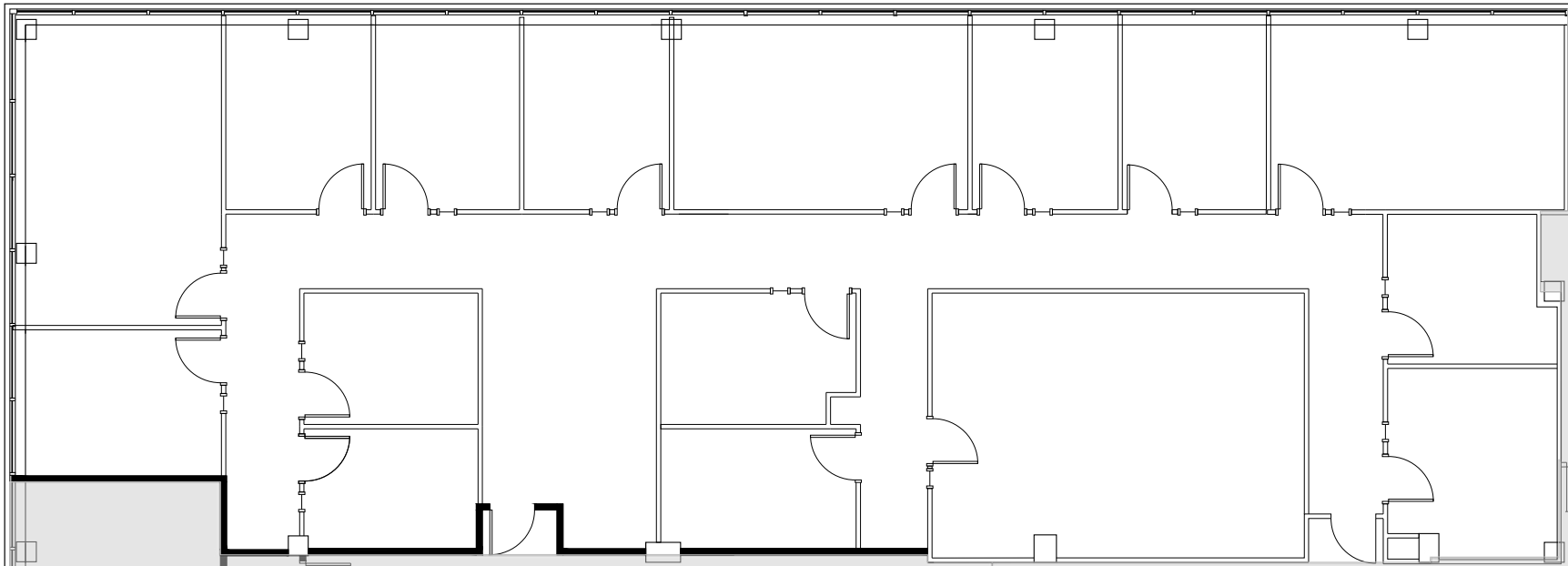
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## SUITE 120
## 2,020 SF

REF.

Ground Floor

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## SUITE ON THE 2ND FLOOR
## 4,252 SF



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**CLICK TO VIEW PROPERTY WEBSITE**

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