



WESTECH BUSINESS PARK - GARRETT II

11921 Bournefield Way, Silver Spring, MD 20904



OFFICE SPACE FOR LEASE

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

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

KEIRY MARTINEZ
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703-334-5629

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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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COLESVILLE

FAIRLAND



MARKET AERIAL

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WESTECH 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

VIVA WHITE OAK DEVELOPMENT

GARRETT II



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1ST FLOOR - 16,590 SF

FLOOR PLAN

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VISIT PROPERTY WEBSITE



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