



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.

KENNETH FELLOWS

kfellows@klnb.com
301-222-0210

ROBERT PUGH

rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ

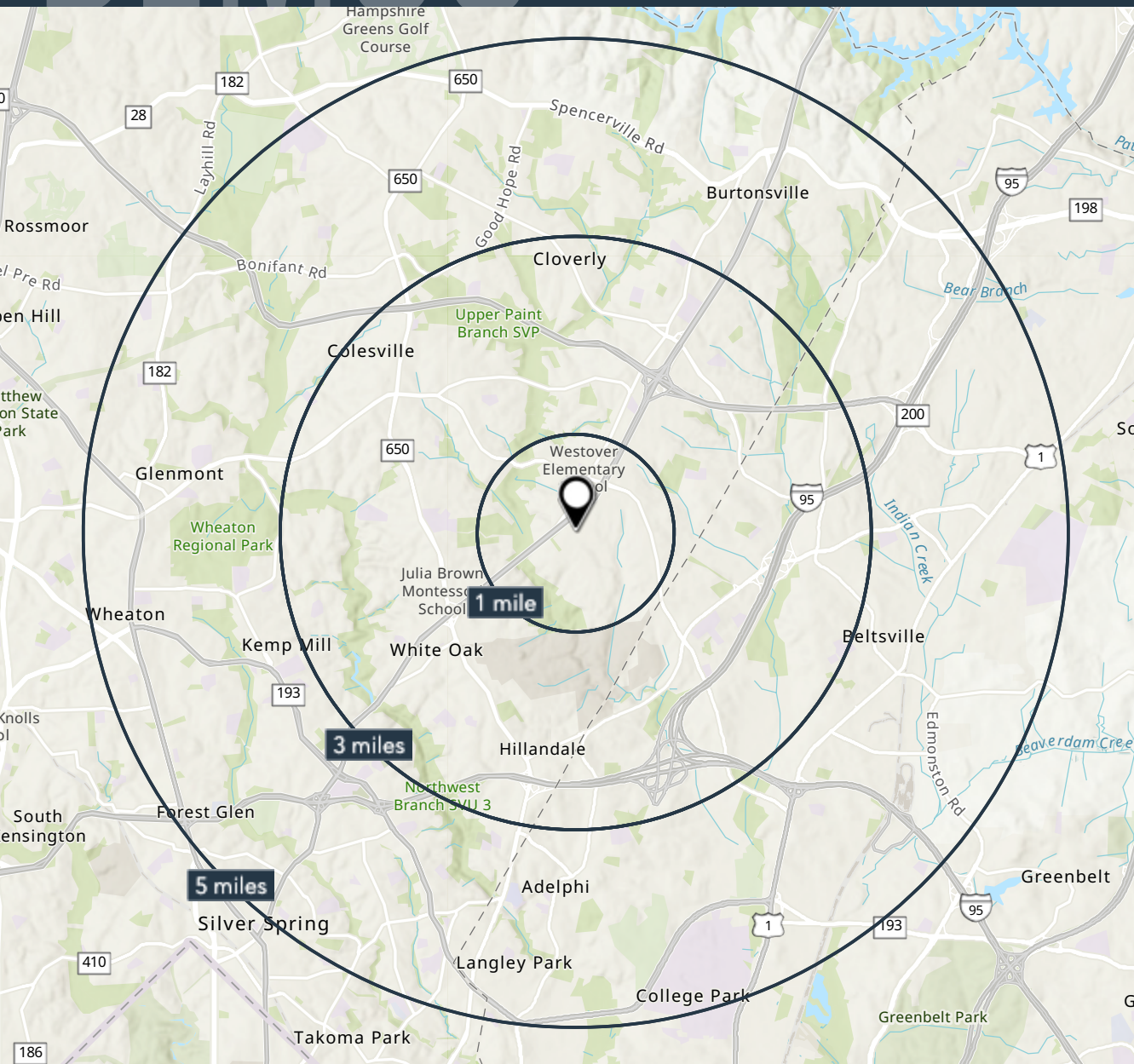
kmartinez@klnb.com
703-334-5629

MATT SKALET

mkalet@klnb.com
202-420-7775

KIM STEIN

kstein@klnb.com
202-652-2338



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](#)

KENNETH FELLOWS

kfellows@klnb.com
301-222-0210

ROBERT PUGH

rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ

kmartinez@klnb.com
703-334-5629

MATT SKALET

mkalet@klnb.com
202-420-7775

KIM STEIN

kstein@klnb.com
202-652-2338

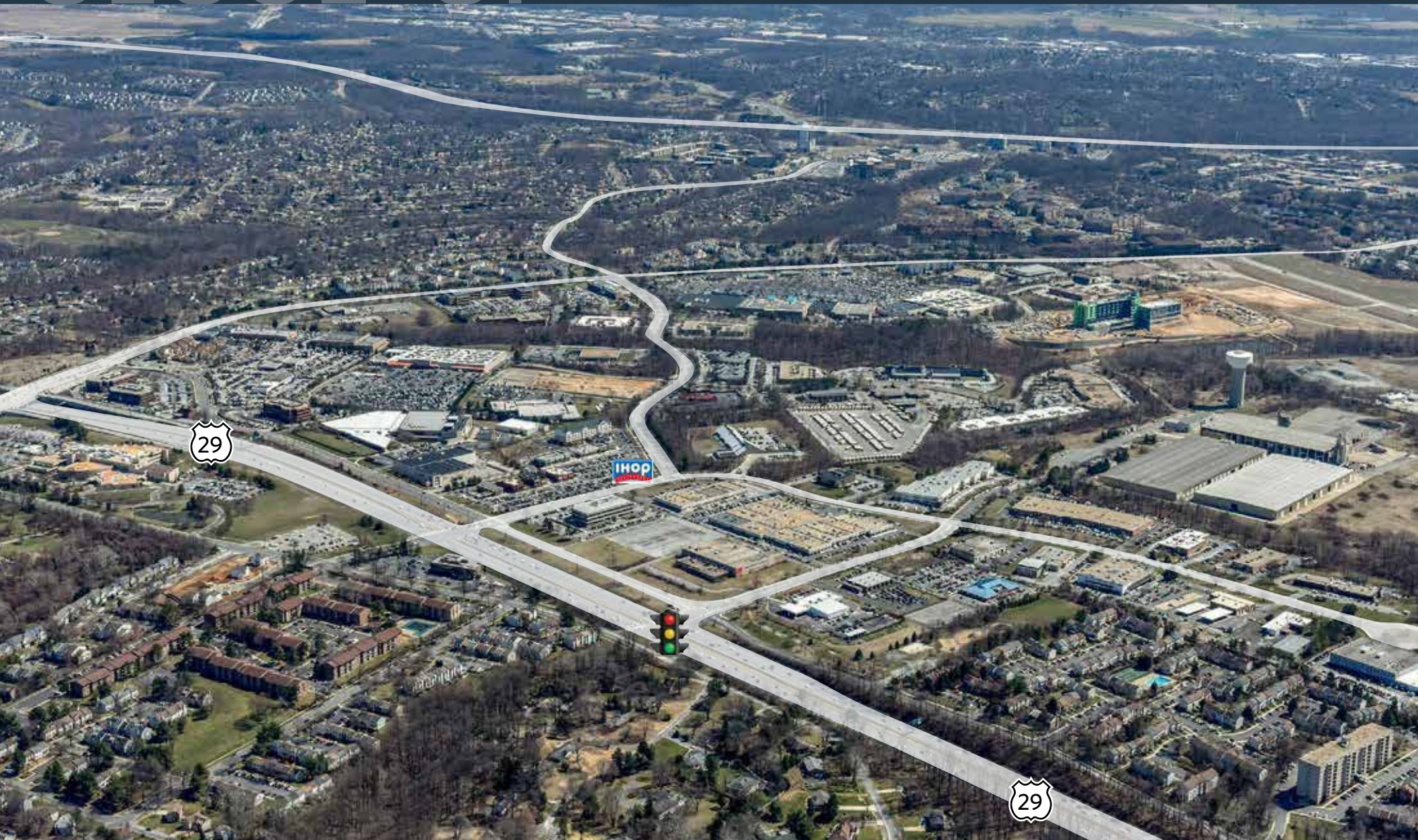
12200 TECH ROAD, SILVER SPRING, MD 20904



CLOSE-UP

TECH CENTER 29

12200 TECH ROAD, SILVER SPRING, MD 20904



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

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

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

MATT SKALET
mskalet@klnb.com
202-420-7775

KIM STEIN
kstein@klnb.com
202-652-2338

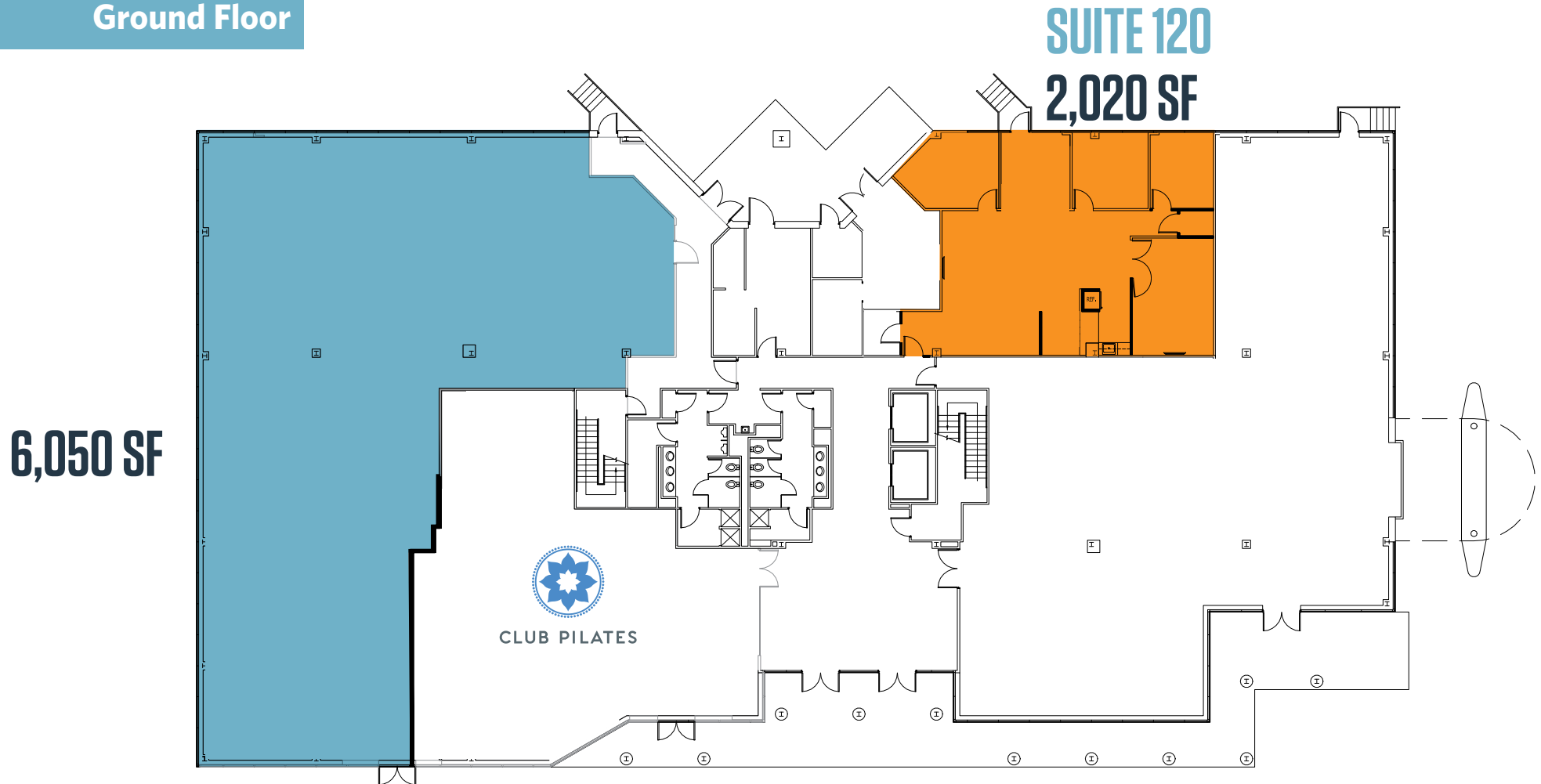
klnb

FLOOR PLAN

TECH CENTER 29

12200 TECH ROAD, SILVER SPRING, MD 20904

Ground Floor



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

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

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

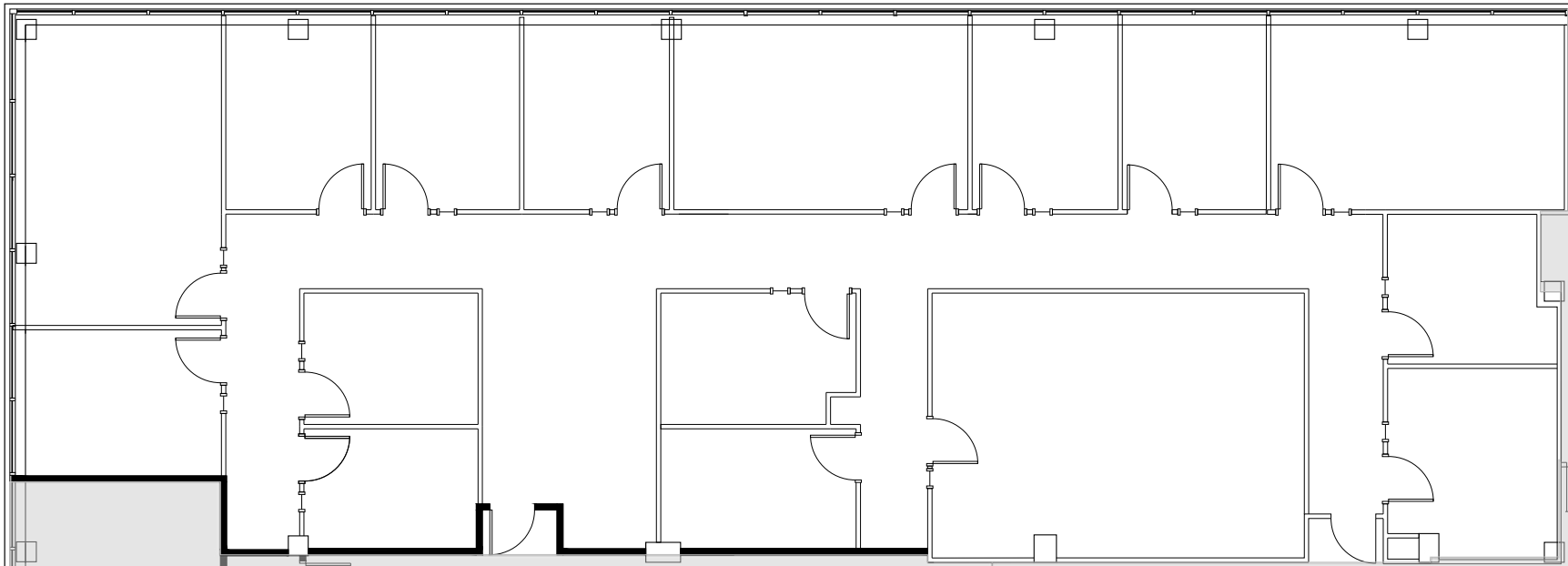
MATT SKALET
mskalet@klnb.com
202-420-7775

KIM STEIN
kstein@klnb.com
202-652-2338

klnb



SUITE ON THE 2ND FLOOR 4,252 SF



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

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

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

MATT SKALET
mskalet@klnb.com
202-420-7775

KIM STEIN
kstein@klnb.com
202-652-2338



TECH CENTER 29

12200 TECH ROAD, SILVER SPRING, MD 20904

FOR MORE INFORMATION, PLEASE 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

MATT SKALET

mskalet@klnb.com
202-420-7775

KIM STEIN

kstein@klnb.com
202-652-2338

12435 Park Potomac Ave, Suite 250, Rockville, MD, 20854

.....

CLICK TO VIEW PROPERTY WEBSITE

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.