

PROPERTY HIGHLIGHTS

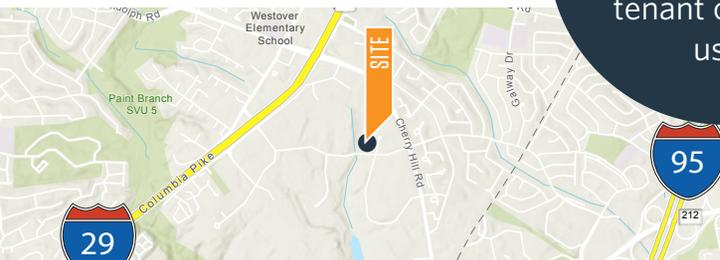
39,207 SF

- 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'

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



**OFFICE/ MEDICAL BUILDING
FOR SALE OR LEASE**





WESTECH VILLAGE CORNER

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

Logic at WhiteOak
Townhomes and Apartments
Recently developed

SITE

WHITE OAK TOWN CENTER DEVELOPMENT

FIRST WATCH THE DAYTIME CAFE, OAK BARREL & VINE LIQUOR STORE, JOJO'S MINTS, EUROPEAN WALK CENTER, STARBUCKS, INSPIRE NAIL BAR & SPA

MONTGOMERY COLLEGE EAST EDUCATION CENTER

ORCHARD CENTER

Starbucks, Target, Kohl's, PetSmart

Adventist HealthCare White Oak Medical Center

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

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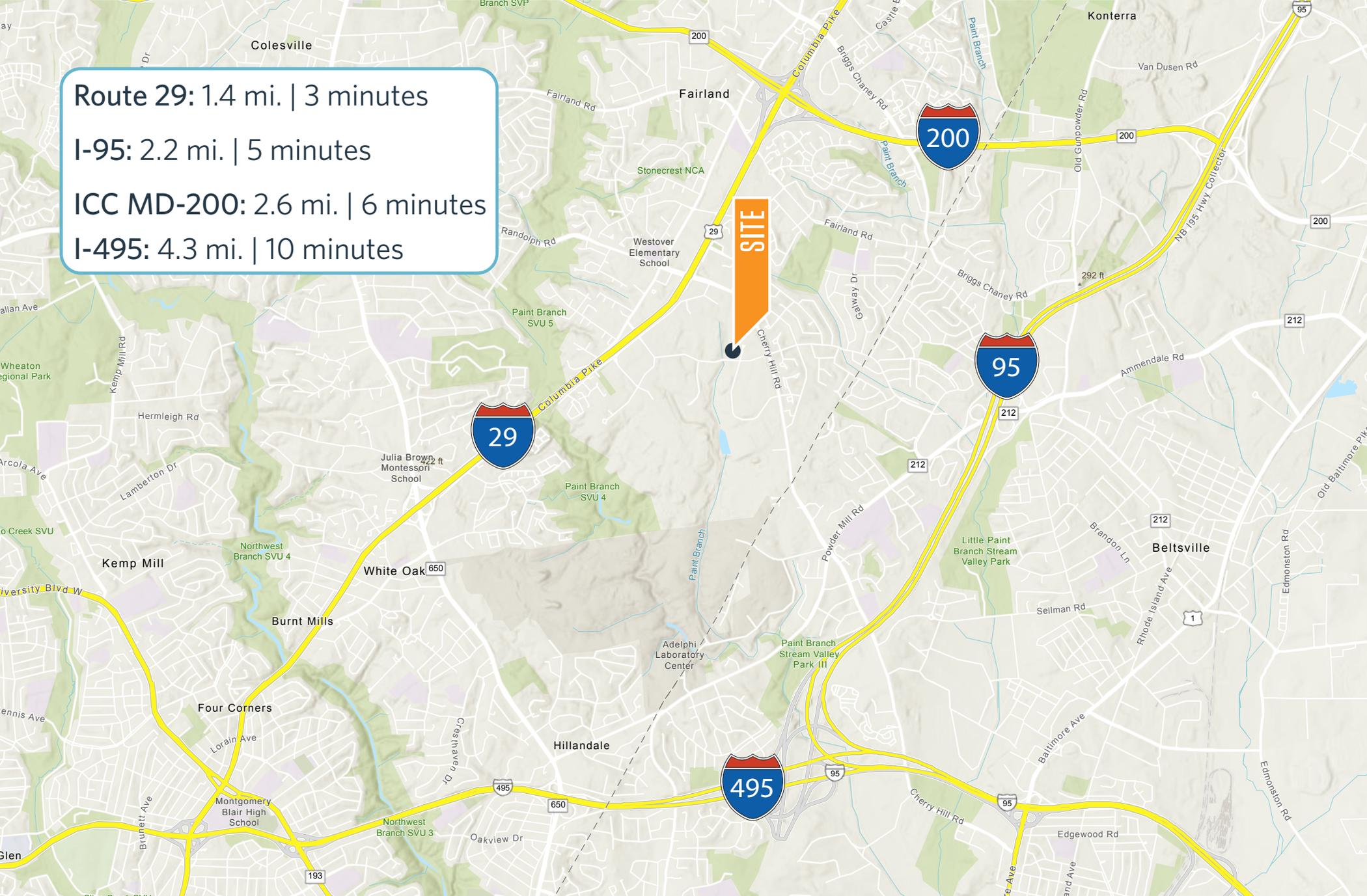


Route 29: 1.4 mi. | 3 minutes

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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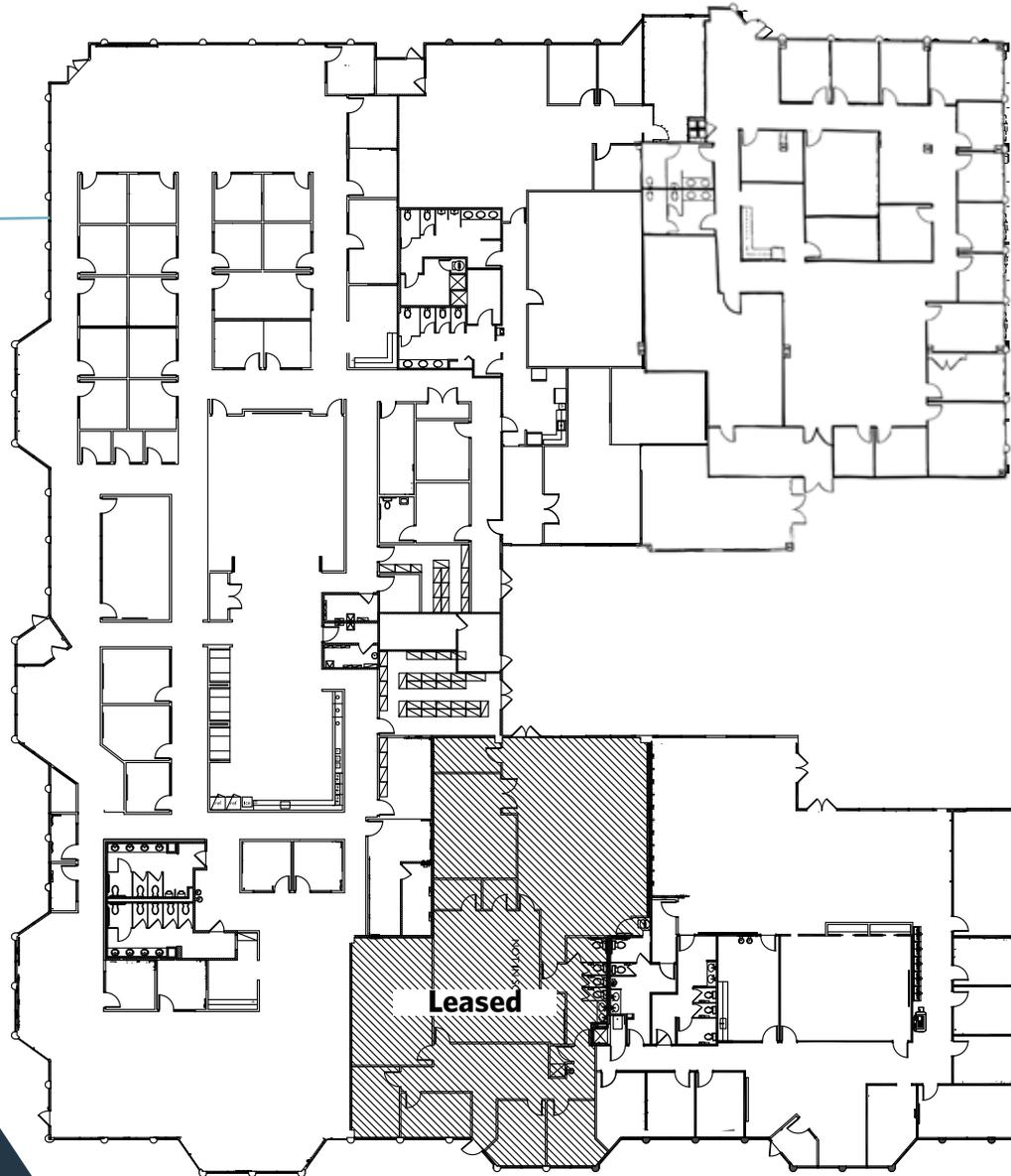
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Total SF: 39,207

SUITE 100
23,137 SF



SUITE 110
6,071 SF
Available 05/2026

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

SUITE 115
5,979 SF

FLOOR PLAN

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VISIT PROPERTY WEBSITE



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