

MEDICAL / LAB SPACE

12210 Plum Orchard Drive, Silver Spring, MD 20904
Montgomery County

IDEAL FOR LAB / MEDICAL:
300 YARDS FROM ADVENTIST HOSPITAL



FOR LEASE

AVAILABLE

- Second Floor - 2,260 RSF mezzanine
- First Floor - 468 RSF administrative office
- Join several medical practitioners in the building

** See floor plans on page 2 for space breakdown*

ADDITIONAL FEATURES

- 66,000 SF 2-story building (at-grade on both levels)
- Well-located with easy access to Route 29 and ICC
- Opportunity to plant flag in close proximity to Adventist Hospital

Spence Daw
sdaw@klnb.com
443-574-1429

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

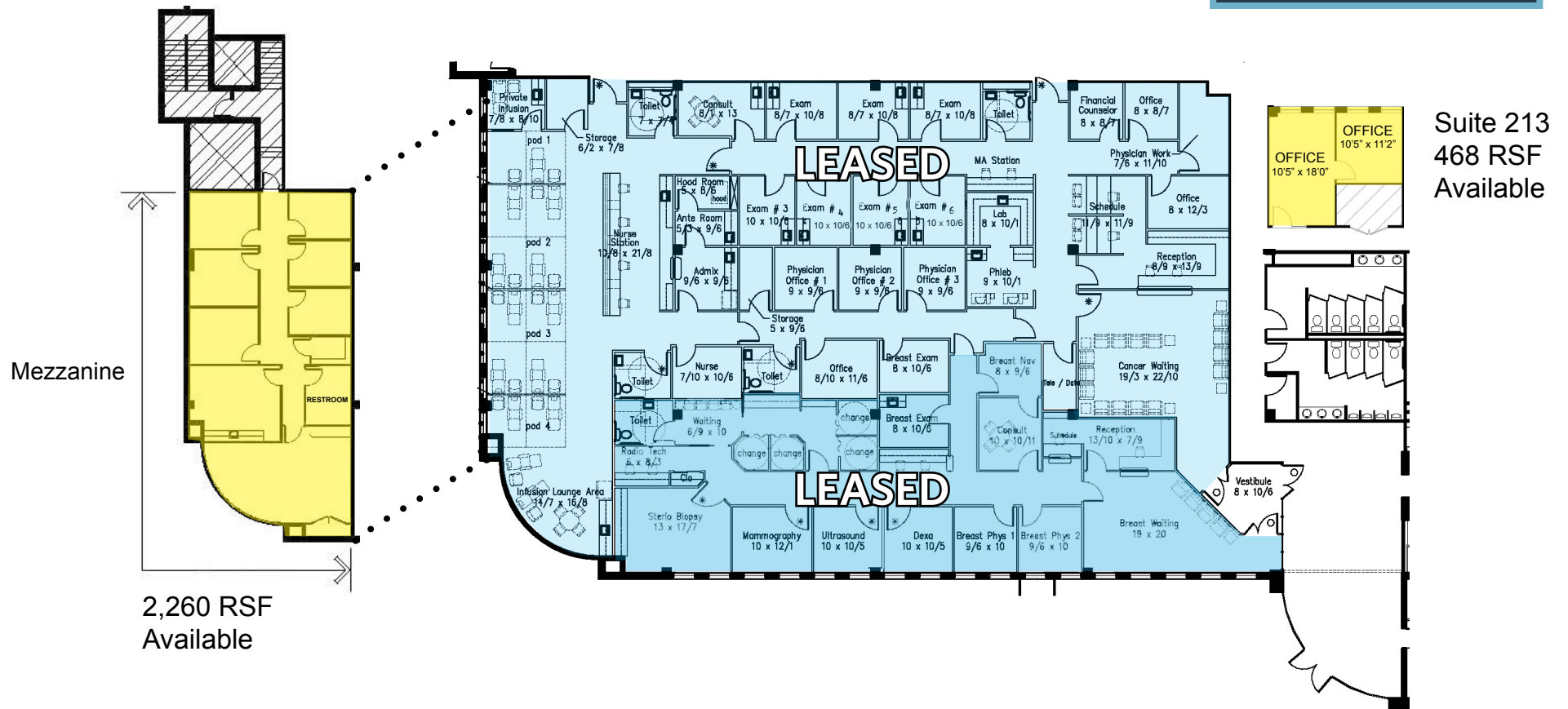
9881 Broken Land Parkway, #300
Columbia, MD 21046
klnb.com

NAklnb

MEDICAL / LAB SPACE

12210 Plum Orchard Drive, Silver Spring, MD 20904
Montgomery County

2,260 RSF Mezzanine
468 RSF Admin Office



FLOOR PLAN

Spence Daw
sdaw@klnb.com
443-574-1429

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Parkway, #300
Columbia, MD 21046
klnb.com



MEDICAL / LAB SPACE

12210 Plum Orchard Drive, Silver Spring, MD 20904
Montgomery County



WESTECH VILLAGE CORNER

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

ORCHARD CENTER

Starbucks, Target, Kohl's, PetSmart

Future 200,000 SF 390 Unit Apartment and Multiple Two-Over-Twos
Est. Delivery: 2025

SITE

VIVA WHITE OAK DEVELOPMENT

300-acre community planned for 7M SF of commercial development and 5,000 residential units.
Est. Delivery: TBD

WHITE OAK TOWN CENTER DEVELOPMENT

First Watch, Oak Barrel & Vine Liquor Store, Inspire Nail Bar & Spa

Adventist HealthCare White Oak Medical Center

AVAILABLE SPACE:

Up to 3,136 RSF with a separate 2,260 RSF mezzanine and 381 RSF administrative office

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	15,324	107,806	295,986
Households	5,991	37,127	97,660
Average HH Income	\$122,843	\$126,173	\$132,003

TRAFFIC COUNTS | 2023:

Cherry Hill Road	35,522 ADT
Calverton Boulevard	11,640 ADT

MANAGED BY:

GUARDIAN
REALTY MANAGEMENT, INC.

Spence Daw
sdaw@klnb.com
443-574-1429

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Parkway, #300
Columbia, MD 21046
klnb.com



MEDICAL / LAB SPACE

12210 Plum Orchard Drive, Silver Spring, MD 20904
Montgomery County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Spence Daw

sdaw@klnb.com

443-574-1429

David J. Fritz, CCIM, SIOR

dfritz@klnb.com

443-574-1410

9881 Broken Land Parkway, Suite 300
Columbia, MD 21046

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.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.

NAI klnb