

Free Standing Building

39,207 SF
For Sale
or Lease

Condos
Available
10,013 SF-
39,207 SF

CLICK HERE FOR A VIRTUAL TOUR

WESTECH BUSINESS PARK

12200 Plum Orchard Dr, Silver Spring, MD 20904

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3 truck height doors with roll up doors

130
Parking Spaces

CR
Zoning

4.24
Acres

1
Story

7
Loading Dock Doors on 3 Shared Platforms

EXECUTIVE SUMMARY

12200 Plum Orchard Drive is a single-story, 39,207-square-foot commercial property offering an excellent opportunity for an owner-occupant or investor. Ideally located just minutes from Adventist HealthCare White Oak Medical Center, the property provides convenient access to Route 200 (ICC), I-495, and I-95, ensuring exceptional regional connectivity.

The building features multiple loading docks with direct access, making it well-suited for commercial, medical, office, or flex users. It is also near White Oak Town Center, Westech Village Corner, Orchard Center, and the future Viva White Oak mixed-use development, providing abundant nearby amenities.

With a functional layout and prime location in one of Montgomery County's fastest-growing corridors, the building offers an outstanding opportunity for businesses looking to own and occupy their space or capitalize on future leasing potential.

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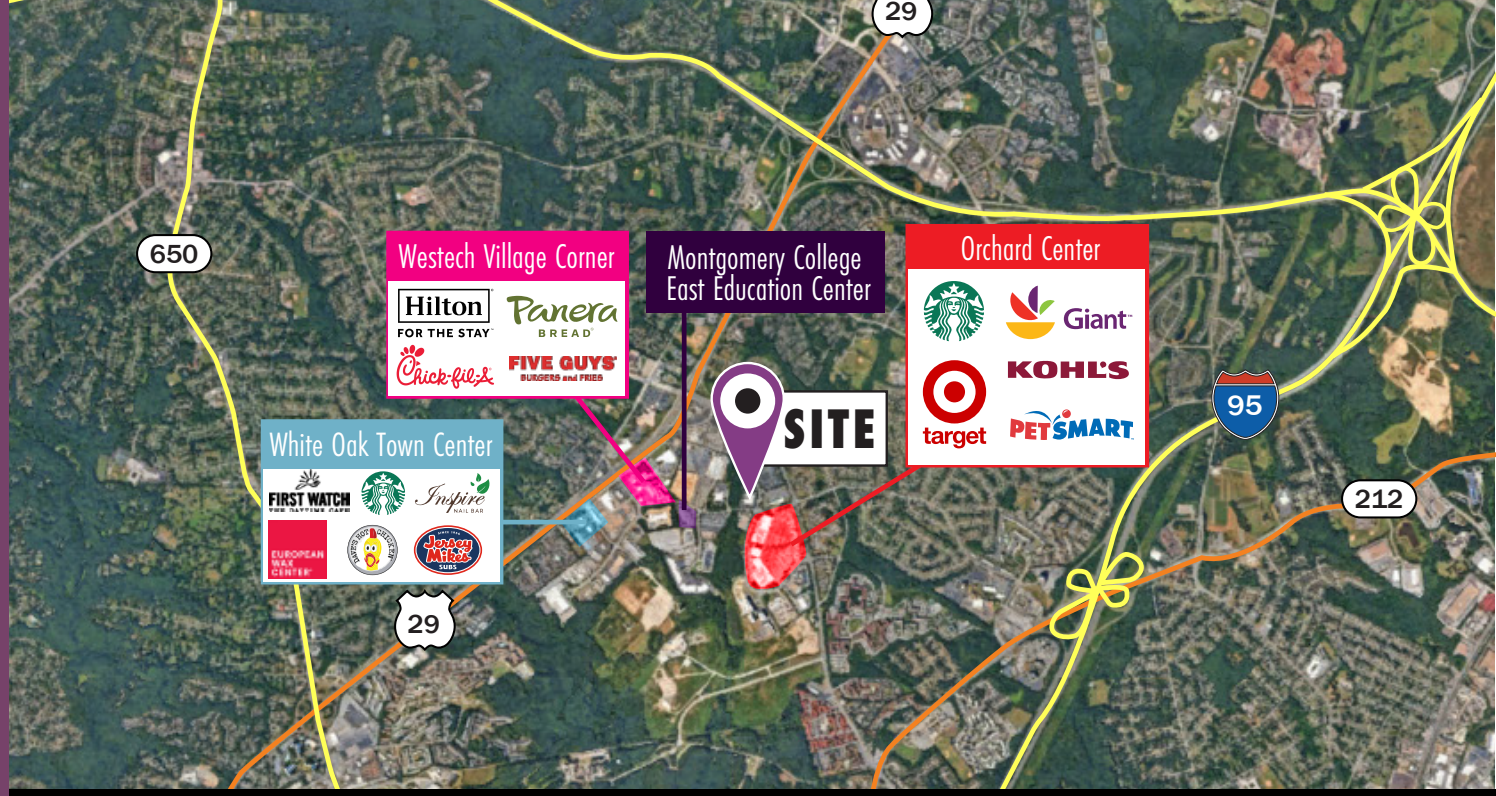
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Zoning Overview

Commercial/Residential

Allowable Uses:

Permitted Use:
- Restaurant
- Retail
- Nursery (Retail)
- Residential
- Residential Care Facility
- Charitable Institution
- Education
- Daycare
- Lodging/Motel
- Medical Office and Professional Office
- Religious Assembly
- Recreation and Entertainment
- Community Garden
- Urban Farming
- Independent Living Facility
- Vet
- Animal boarding



PROPERTY HIGHLIGHTS

RBA: 39,207 SF

Stories: 1

Year Built: 1989

Parking: 130 spaces | Including 6 handicap spaces

Zoning: CR

Land: 4.24 acres

7 Loading Dock Doors on 3 Shared Platforms

Roof Deck 14' 10"

Clear Height 13'1'"

Finished Height 9.5'

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.

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ASSET SUMMARY | KEY DEMAND DRIVERS



Adventist Healthcare

Adjacent to 12200 Plum Orchard, Adventist HealthCare White Oak Medical Center is Montgomery County's first comprehensive cardiac center and has provided advanced heart care for more than 60 years. The state-of-the-art facility features private patient rooms, advanced medical technology, abundant natural light and nature views, and more than 1,000 parking spaces. To address growing demand, the hospital completed a 20,000-square-foot, $25 million expansion in February 2025, adding 30 new patient beds to its South Tower. Additional future development plans include a medical office building and an ambulatory surgical center, both currently in the planning stages.

Viva White Oak

Viva White Oak is a 280-acre mixed-use development strategically located between the intersections of US Route 29 & Industrial Parkway and Cherry Hill Road & FDA Boulevard in Montgomery County, Maryland. This $2.8 billion public-private partnership between MCB Real Estate and Montgomery County Government is transforming the area into a vibrant live-work-play destination. The planned project includes approximately 5,000 residential units, a 2.2 million-square-foot life sciences and innovation hub, more than 1.8 million square feet of commercial development, and 85 acres of parks, trails, and open space. Leveraging its proximity to the U.S. Food and Drug Administration



The Montgomery College East County Education Center (ECEC)

"The Montgomery College East County Education Center (ECEC), located at 2221 Broadbirch Drive in Silver Spring, is a 55,193-square-foot educational and workforce training facility serving as a key resource for the East County community. Opened in 2024, the center expands access to higher education and career training while supporting the region's workforce development initiatives.

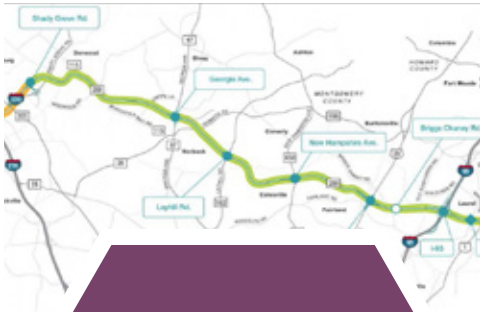
Designed to serve more than 1,000 students annually, the ECEC offers both credit and noncredit programs in high-demand fields including healthcare, information technology, cybersecurity, early childhood education, criminal justice, hospitality management, entrepreneurship, English language learning (ESOL), and workforce development. The facility features 11 classrooms, 10 specialized training labs, a student services center, library, learning center, event spaces, and dedicated community and wellness resources.

Located just minutes from 12200 Plum Orchard Drive, the East County Education Center strengthens the area's educational infrastructure while providing local employers with access to a growing pipeline of skilled talent, further enhancing the appeal of the White Oak submarket for businesses and investment."



The Intercounty Connector (ICC/MD 200)

The Intercounty Connector (ICC/MD 200) is Maryland's first all-electronic toll road, providing a critical east-west transportation link across Montgomery and Prince George's Counties. Owned and operated by the Maryland Transportation Authority, the 18-mile highway connects I-370, MD 97 (Georgia Avenue), I-95, and US Route 1. Since its completion, the ICC has been a catalyst for North Silver Spring and the White Oak corridor, improving access to major employment centers, residential communities, healthcare institutions, and research facilities. The improved transportation infrastructure has helped attract investment in commercial, industrial, life sciences, and mixed-use projects, including major developments such as Viva White Oak.



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FULL BUILDING PURCHASE OPPORTUNITY

Total available space buyer can occupy- 39,207 SF

Full Control over building and parking

Branding/Building Signage Opportunity

Strategic business investment with equity growth.

Strong leasing demand for excess space

Current annual income approx $78,671, in addition to OPEX (if buyer chooses to retain current tenant)

Current Lease

10 year in place lease

Flexible demising opinions to accommodate 2-3 tenant

Recent Market Comps:

Flex User- $20 NNN, 36 months, as-is, 3% escalation

Quasi Medical User- $23.00 NNN, 87 months, $30 TIA, 3% escalation

Deal Terms

5-10 year terms	$22.00- $24.00 NNN	$50.00-$100.00 in TIA	3% Escalation

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WESTECH BUSINESS PARK



CONDO OPPORTUNITY

CONDO SALE

Area A: 11,571 SF

Area B: 17,414 SF

Area C: 10,013 SF

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VISIT PROPERTY WEBSITE

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