

TECH CENTER

29

12200 TECH ROAD
SILVER SPRING, MD 20904

JOIN NEARBY RETAILERS

FIRST
WATCH



OAK BARREL & VINE



CLUB PILATES



EUROPEAN
WAX
CENTER



FOR
LEASING

klnb

JOIN



UP TO 6,050 RSF
AVAILABLE FOR LEASE!



SITE OVERVIEW AND AREA DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- Ground Floor Space Available
- Pylon Signage Available
- Approximately 160 Surface Parking Spaces

DEMOGRAPHICS

				
	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION	NUMBER OF HOUSEHOLDS
1 mile	11,879	\$119,115	17,293	3,976
2 miles	59,522	\$120,276	56,584	20,737
3 miles	112,451	\$134,623	94,098	38,348

DRIVE TIME DEMOGRAPHICS

5 minute	20,102	\$112,737	19,421	6,750
10 minute	119,787	\$135,804	104,983	41,561
15 minute	433,632	\$136,758	369,387	154,764



MARKET AERIAL



ORCHARD SHOPPING CENTER

KOHL'S

Giant target

PET SMART

Adventist HealthCare
White Oak Medical Center

- Opened in 2020
- Campus of 270 Inpatient Beds including an acute care Rehabilitation Hospital
- Over 1500 employees

VIVA WHITE OAK

- \$3 billion 300-acre development project
- 7 million SF of commercial development and 5,000 residential units
- World-class life sciences center

WHITE OAK TOWN CENTER

OAK BARREL & VINE

Starbucks

FIRST WATCH

Advance Auto Parts

Capital One

Chick-fil-A

Panera

FRIDAYS

IHOP

TECH CENTER

McDonald's

CLUB PILATES

390 MF Units Planned

TESLA

Hilton Garden Inn

165K Office/Flex

Public Storage

TECH ROAD

INDUSTRIAL PARKWAY

MVA

PROGRESSIVE

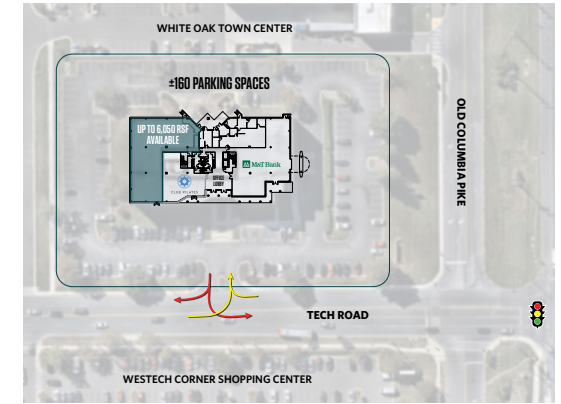
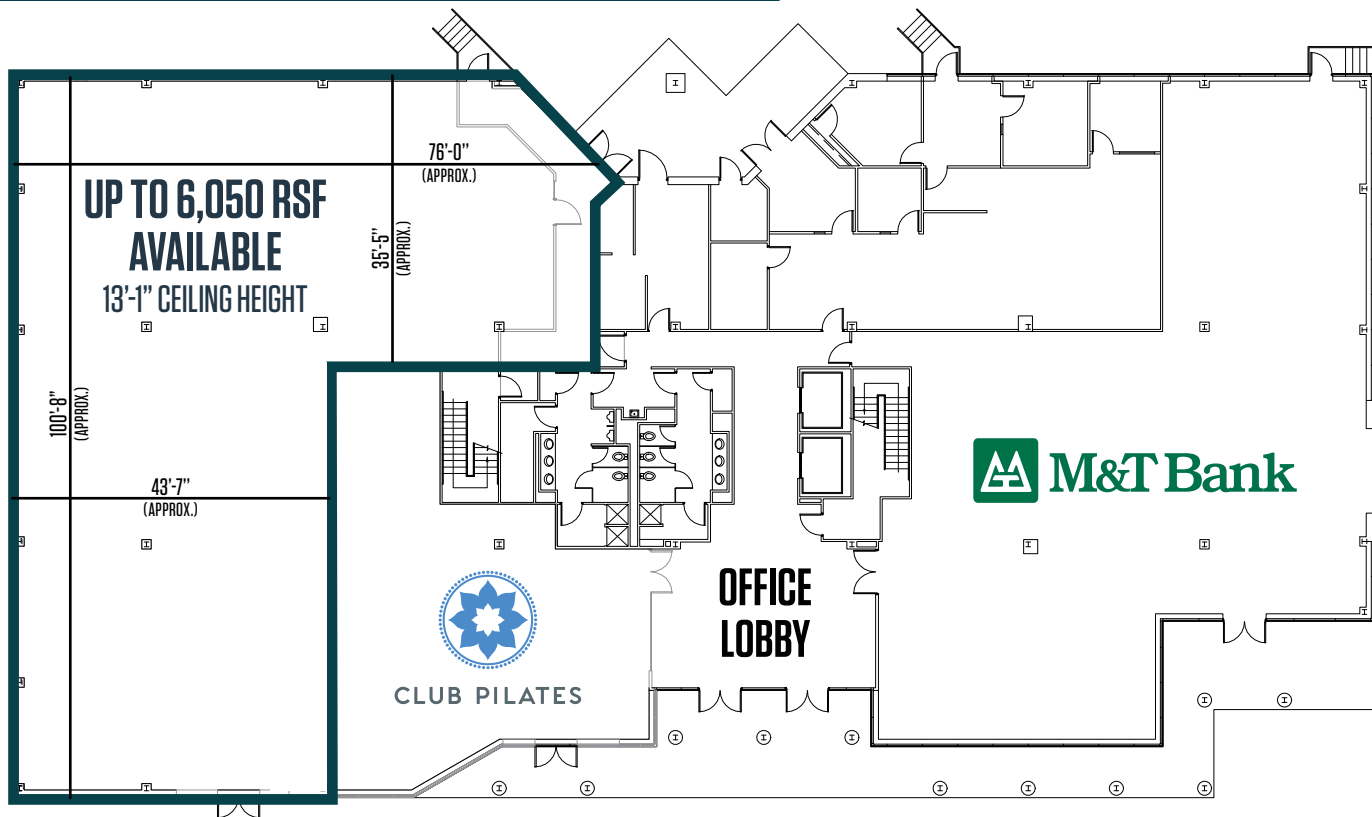
TECH ROAD

COLUMBIA PIKE - 54,932 VPD

JOIN CLUB PILATES AND M&T BANK AT 12200 TECH ROAD WITH SIGNAGE ON ROUTE 29



UP TO 6,050 RSF (DIVISIBLE)



OLD COLUMBIA PIKE

TECH ROAD



TECH CENTER

29

12200 TECH ROAD, SILVER SPRING, MD 20904

KIM STEIN

202.652.2338

MATT SKALET

202.420.7775



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.