

FOR LEASE



NEW OWNERSHIP

# 2301 BROADBIRCH DR

WESTECH BUSINESS PARK **HARFORD II**  
SILVER SPRING, MD

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Kenneth Fellows  
301.222.0210  
kfellows@edgecre.com

Robert E. Pugh  
301.222.0211  
rpugh@edgecre.com

Keiry Martinez  
703.334.5629  
kmartinez@edgecre.com





# Overview

## ABOUT OWNER

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.

## BUILDING

Type:	3 Star Office	Year Built:	1986
RBA:	29,283 SF	Parking:	Surface - 108 4.00/1,000 SF
Stories:	1	Walk Score®:	Car-Dependent (41)
Class:	B	Transit Score®:	Some Transit (49)
Construction:	Masonry	Clear Height:	15' 10"

## PROXIMITY

ICC MD-200. . . . .	2.4 mi.	Univ. of Maryland. . . . .	6.0 mi.
I-95. . . . .	2.2 mi.	Downtown D.C. . . . .	12.8 mi.
I-495. . . . .	4.2 mi.	BWI Airport. . . . .	25.1 mi.

## DEMOGRAPHICS

RADIUS	2 MI	5 MI	10 MI
2022 Population	52,244	292,587	1,278,754
Median Home Value	\$386,363	\$421,242	\$453,090
2022 Households	19,747	100,241	477,328
Avg. Household Income	\$104,775	\$114,768	\$124,670
Total Consumer Spending	\$661M	\$3.6B	\$17.2B





WESTECH VILLAGE CORNER



Future 200,000 SF 390 Unit  
Apartment and Multiple Two-Over-Twos  
Est. Delivery: 2023

ORCHARD CENTER



**KOHL'S**

**PET SMART**

Columbia Pike

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WHITE OAK TOWN  
CENTER DEVELOPMENT

Planned 1.1M SF mixed-use,  
grocery-anchored development.

Phase 1: 85,000 SF of retail,  
20,000 SF of office.  
Est. Delivery: 2023

Tech Rd

Broadbirch Dr

**HARFORD II**

VIVA WHITE OAK DEVELOPMENT

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



**Adventist  
HealthCare**

White Oak  
Medical Center





## Amenities

### Restaurants & Dining

1. McDonald's
2. Popeyes Louisiana Kitchen
3. Pho Hung and Grill
4. America's Best Wings
5. Pizza Castle
6. America's Best Wings
7. IHOP
8. Chick-fil-A
9. TGI Fridays
10. Five Guys
11. Chipotle Mexican Grill
12. Koi Asian Cuisine
13. McDonald's

### Cafe & Desserts

1. Panera Bread
2. Starbucks

### Market & Groceries

1. Giant Food
2. Shop Rite
3. ALDI
4. Target

### Hotels

1. Hilton Garden Inn
2. Courtyard by Marriott
3. Residence Inn by Marriott

### Gym & Fitness

1. Planet Fitness
2. Splunk Fitness
3. Chente Yoga & Fitness Inc
4. Fitness Evolution
5. Maryland Kettlebells
6. Soldierfit

### Department Stores

1. Sears
2. Walgreens
3. The Home Depot
4. Kohl's
5. PetSmart

### WHITE OAK TOWN CENTER DEVELOPMENT



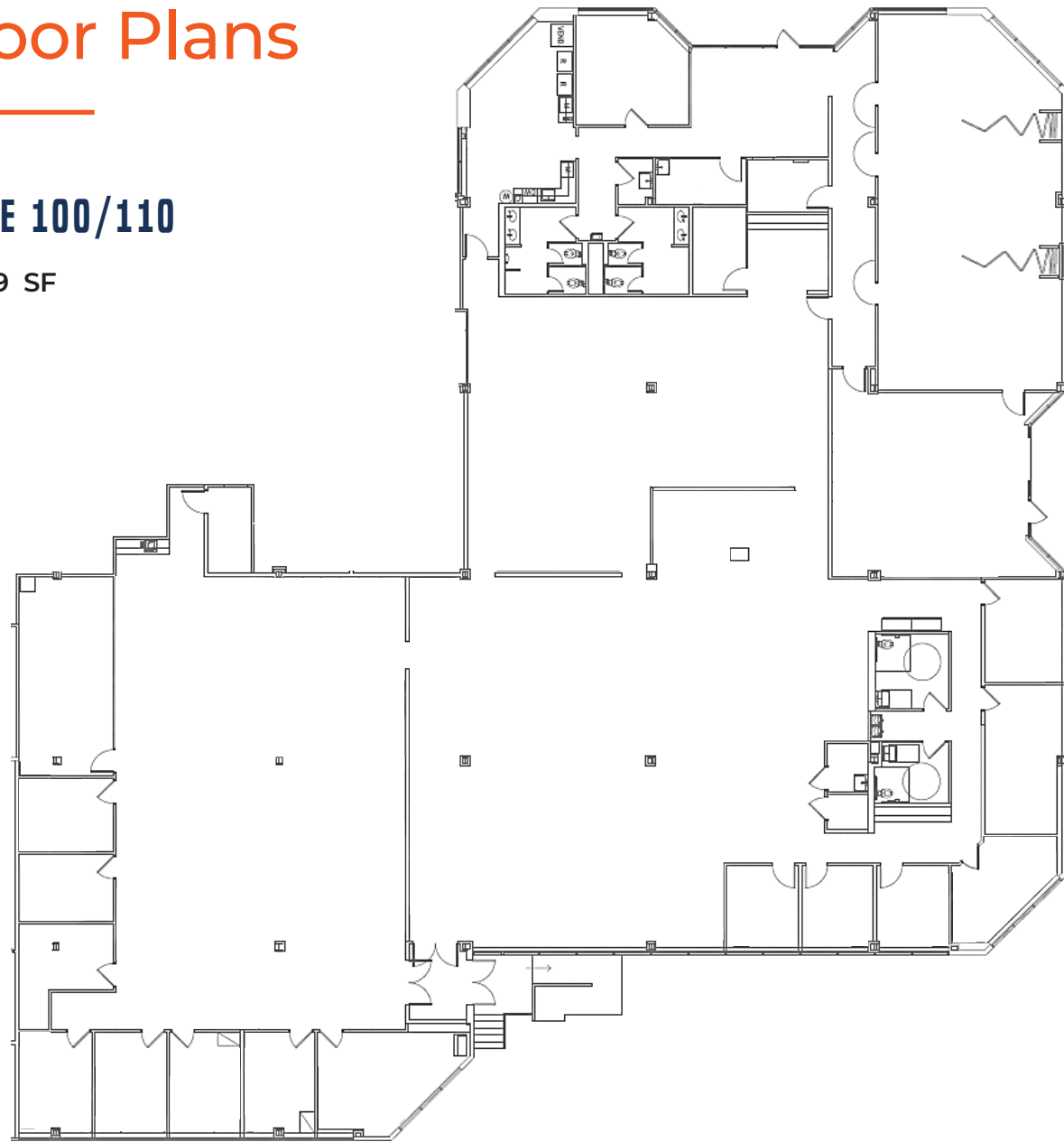




# Floor Plans

SUITE 100/110

14,369 SF



TOUR TODAY





#### MARYLAND (HQ)

2273 Research Blvd  
Suite 150  
Rockville, MD 20850  
301.222.0200

#### VIRGINIA

7900 Westpark Dr  
Suite A340  
McLean, VA 22102  
703.334.5600

#### WASHINGTON, D.C.

1828 L St, NW  
Suite 260  
Washington, DC 20036  
202.587.9600

#### PENNSYLVANIA

100 First Ave  
Suite 450  
Pittsburgh, PA 15222  
412.894.1818

EDGECRE.COM

