

## PROPERTY HIGHLIGHTS

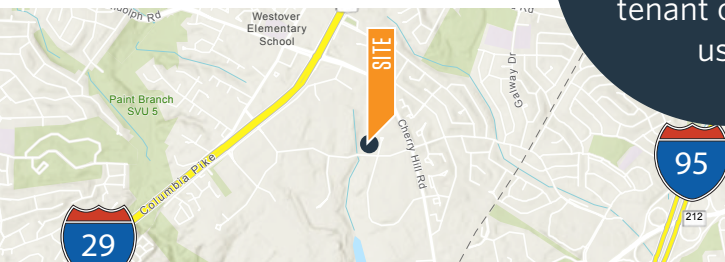
39,207 SF

- 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**






Logic at WhiteOak  
Townhomes and Apartments  
*Recently developed*

**SITE**

**WHITE OAK TOWN CENTER DEVELOPMENT**




Oak Barrel & Vine Liquor Store





**INSPIRE NAIL BAR & SPA**

**MONTGOMERY COLLEGE EAST EDUCATION CENTER**

**ORCHARD CENTER**





**KOHL'S**

**PET SMART**

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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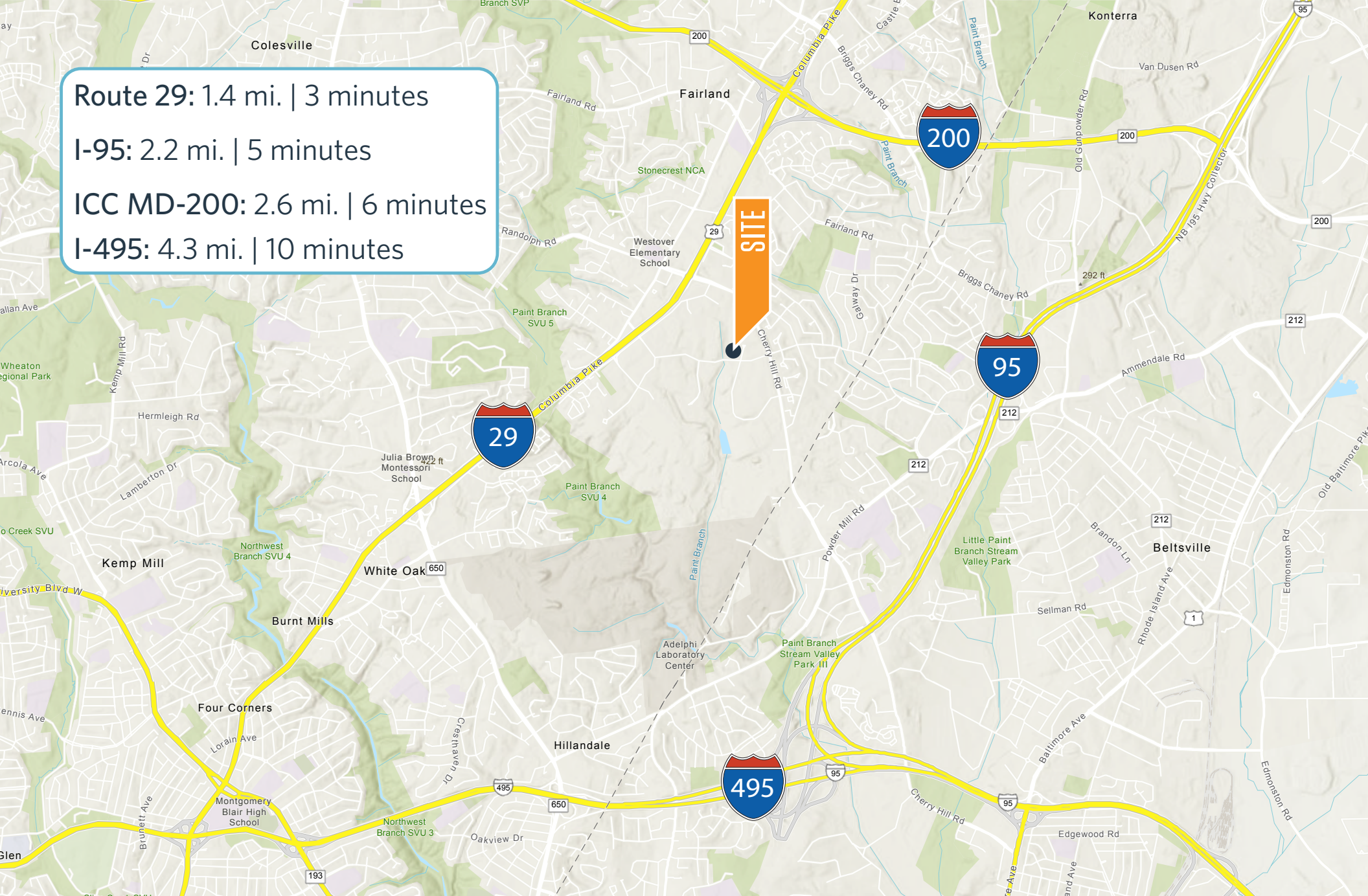


Route 29: 1.4 mi. | 3 minutes

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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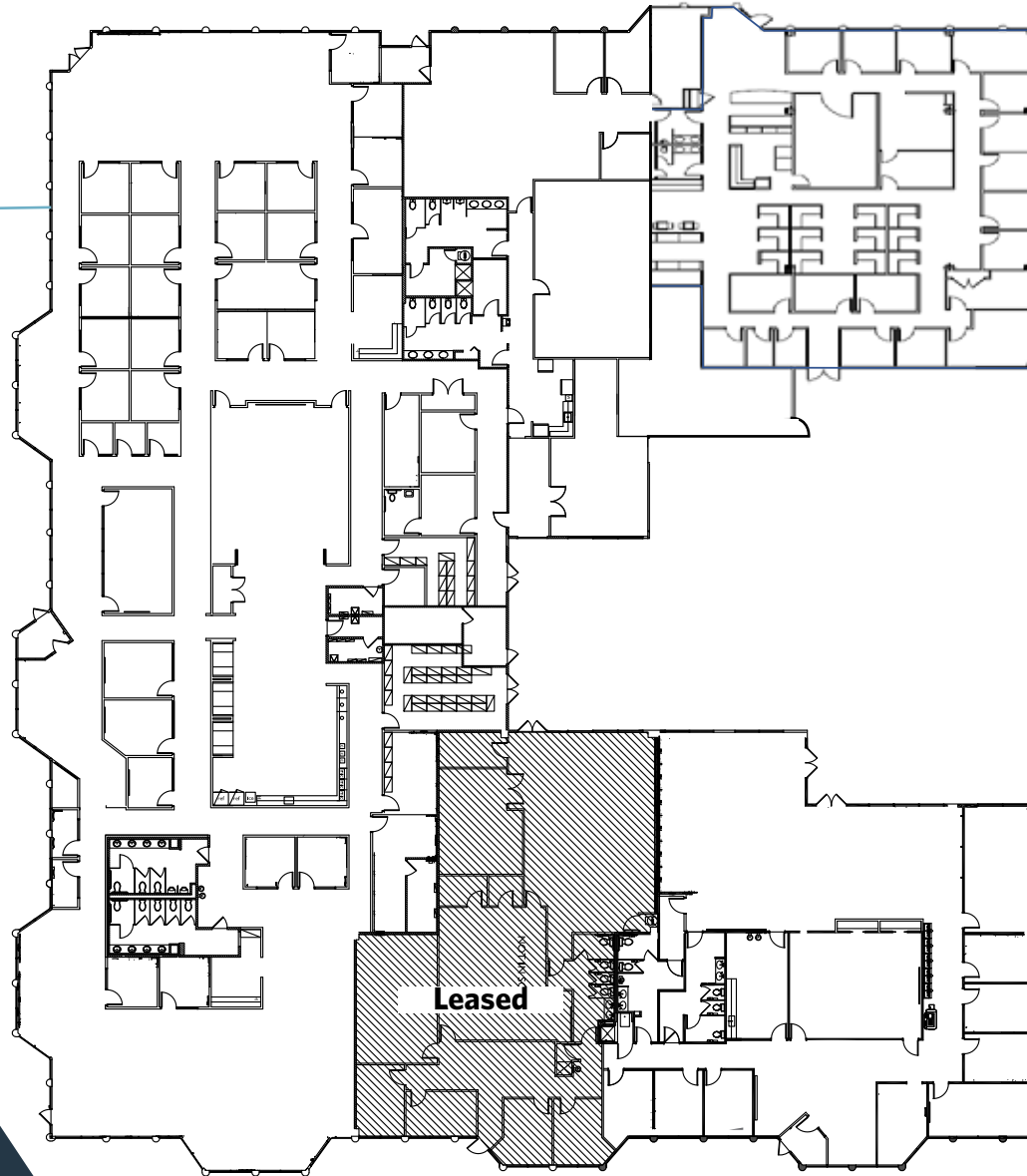
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Total SF: 39,207

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

### WESTECH BUSINESS PARK - DORCHESTER

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# WESTECH BUSINESS PARK - DORCHESTER

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VISIT PROPERTY WEBSITE



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