



WESTECH BUSINESS PARK - GARRETT II & GARRETT III

11900 & 11921 Bournefield Way, Silver Spring, MD 20904



OFFICE/ FLEX SPACE FOR LEASE

KENNETH FELLOWS
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ROBERT PUGH
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301-222-0211

KEIRY MARTINEZ
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PROPERTY HIGHLIGHTS

Garrett II - 11921 Bournefield Way

- Type: Office/Flex
- RBA: 46,927 SF
- Construction: Reinforced Concrete
- Year Built: 1989
- Clear Height: 15' 4"
- Parking: Surface: 151 (3.31/1,000 SF)

Garrett III - 11900 Bournefield Way

- Type: Office/Flex
- RBA: 65,016 SF
- Year Built: 1990
- Parking: Surface: 184 (3.50/1,000 SF)

PROXIMITY

- ICC MD-200 2.5 mi.
- I-95 2.7 mi.
- I-495 4.2 mi.
- Univ. of Maryland. 5.8 mi.
- Downtown D.C 13.0 mi.
- BWI Airport 25.7 mi.

ABOUT NEW 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.

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200

COLESVILLE

FAIRLAND

New Hampshire Ave

Columbia Pike

SITE

CALV

WESTECH CORNER
(41,597 SF)

FedEx Office, FIVE GUYS
Print & Ship Services

QDOBA, FRIDAYS, 7-ELEVEN, IHOP, Chick-fil-A, Panera

29

THE HOME DEPOT

WHITE OAK TOWN CENTER

ORCHARD CENTER
(220,253 SF)

TARGET, Starbucks, PETS MART, CHIPOTLE, KOHL'S, GameStop, ALDI, SkipRite

CALVERTON SHOPPING CENTER
(76,980 SF)

Giant, CVS SunTrust

35,700 (Total Area)

65,884 (Total Area)

3,536,622 (Total Area)

WHITE OAK SHOPPING CENTER
(131,700 SF)

Giant, sears, Walgreens, SUBWAY, Payless

MARYLAND FARM SHOPPING CENTER
(43,400 SF)

SUBWAY

23,023 (Total Area)

11140 NEW HAMPSHIRE AVENUE

Office DEPOT

SHOPPES AT BURNT MILLS

TRADER JOE'S, Starbucks, TORTILLA

68,982 (Total Area)

WHITE OAK

U.S. FOOD AND DRUG ADMINISTRATION HEADQUARTERS
10,000 EMPLOYEES

54,563 (Total Area)

MARKET AERIAL

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WESTECH VILLAGE CORNER



200,000 SF 390 Unit
Apartment and Multiple
Two-Over-Twos

ORCHARD CENTER



**WHITE OAK TOWN
CENTER DEVELOPMENT**



**MONTGOMERY COLLEGE EAST
EDUCATION CENTER**

GARRETT III

GARRETT II

VIVA WHITE OAK DEVELOPMENT



Adventist White Oak
HealthCare Medical Center

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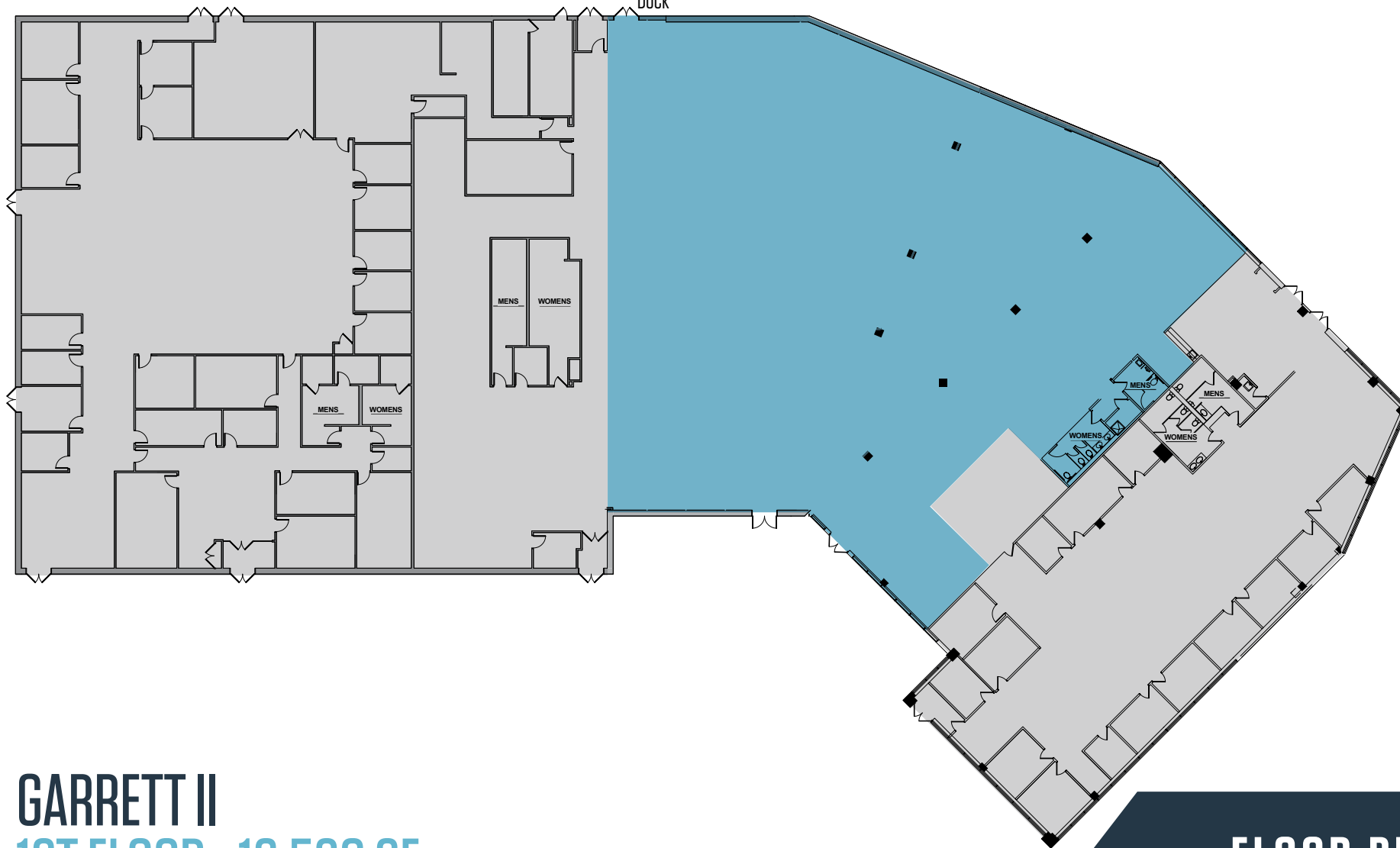
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Loading Dock



GARRETT II

1ST FLOOR - 16,590 SF

FLOOR PLAN

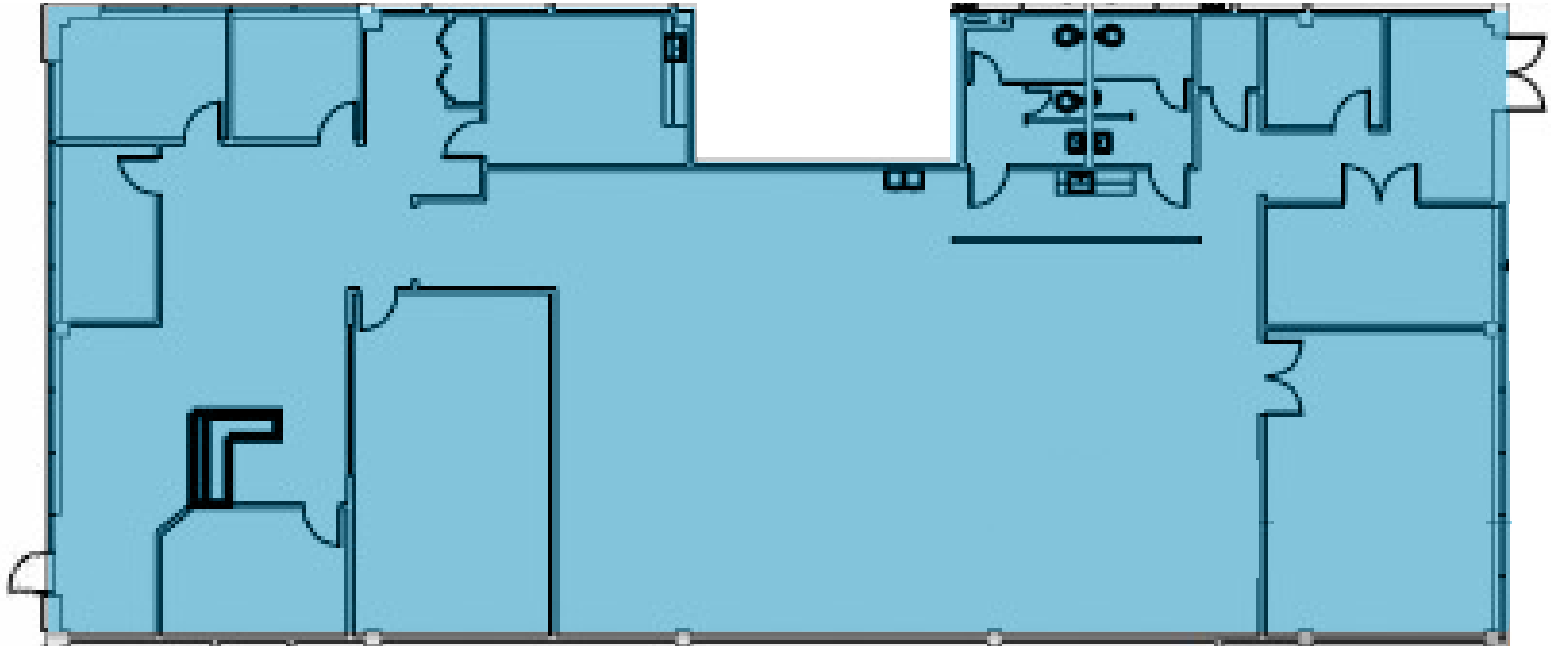
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GARRETT III
SUITE 110 - 5,670 SF
Available 06/01/2026



FLOOR PLAN

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VISIT PROPERTY WEBSITE



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