MEDICAL OFFICE SPACE FOR LEASE

MEDICAL PLAZA 1 | 9715 Medical Center Drive • Rockville, Maryland

Located in the 300-Acre MoCo Life Sciences Center

Centered Between:

- Shady Grove Adventist Hospital
- Adventist Healthcare Rehabilitation Center
- The Acquilino Cancer Center
- National Cancer Center
- Johns Hopkins University
- University of MD at Shady Grove

PROPERTY INFORMATION:

BUILDING SIZE: 67,000 SF; 5 stories

AVAILABLE SPACE:

- Suites ranging from 700 to 7000+ SF
- Spec suites available

RATE & ALLOWANCES:

- Competetive rental rates
- Generous concessions, including tenant buildout allowance and free rent

TERM: 1-10 years

PARKING:

- 4.0/1,000 RSF
- Free surface parking for tenants
- Free 3-hour visitor parking

PROPERTY FEATURES:

- Available for immediate occupancy
- Connected to Shady Grove Adventist Hospital via enclosed walkway
- 1 block walk to Fallsgrove Village Center
- Short ride to RIO/Washingtonian Center and Crown Farm Town Center
- **Onsite Deli**
- **Onsite Pharmacy**
- **Owner Managed**

For Leasing Opportunities Contact:

PROMARK PARTNERS

Craig Burton • **Office:** 301.795.1456 • **CBurton@PromarkPartners.com**

451 Hungerford Drive · Suite 700 · Rockville, MD 20850 • 301.795.1400 • www.PROMARKPARTNERS.com

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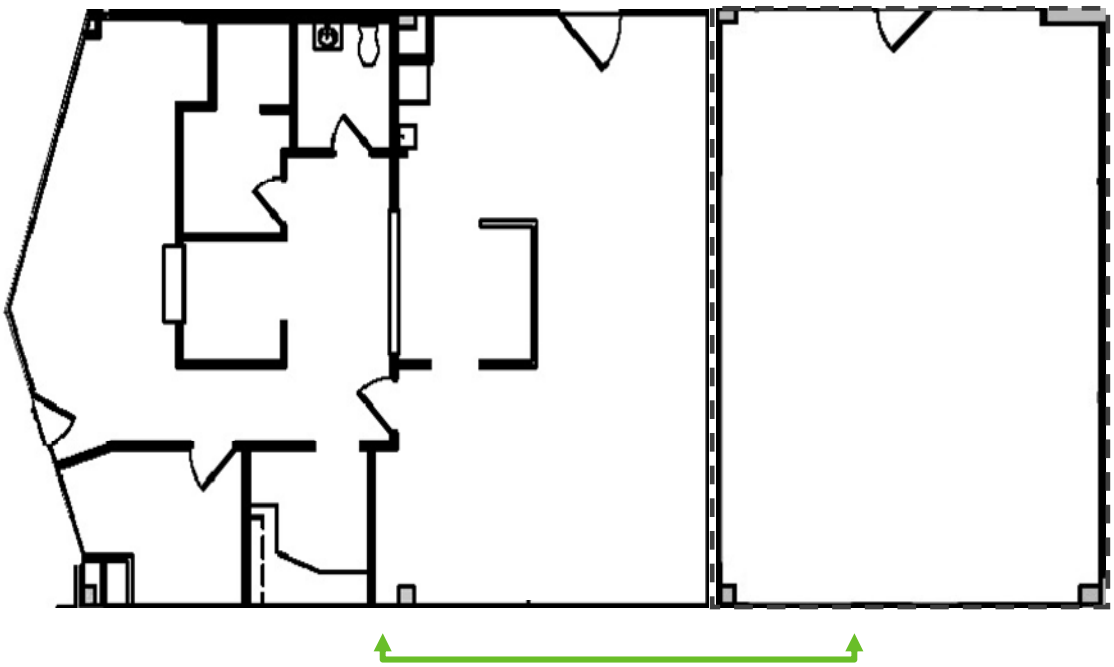
• FLOOR PLAN SAMPLING

Suite 102 - 1,498 SF

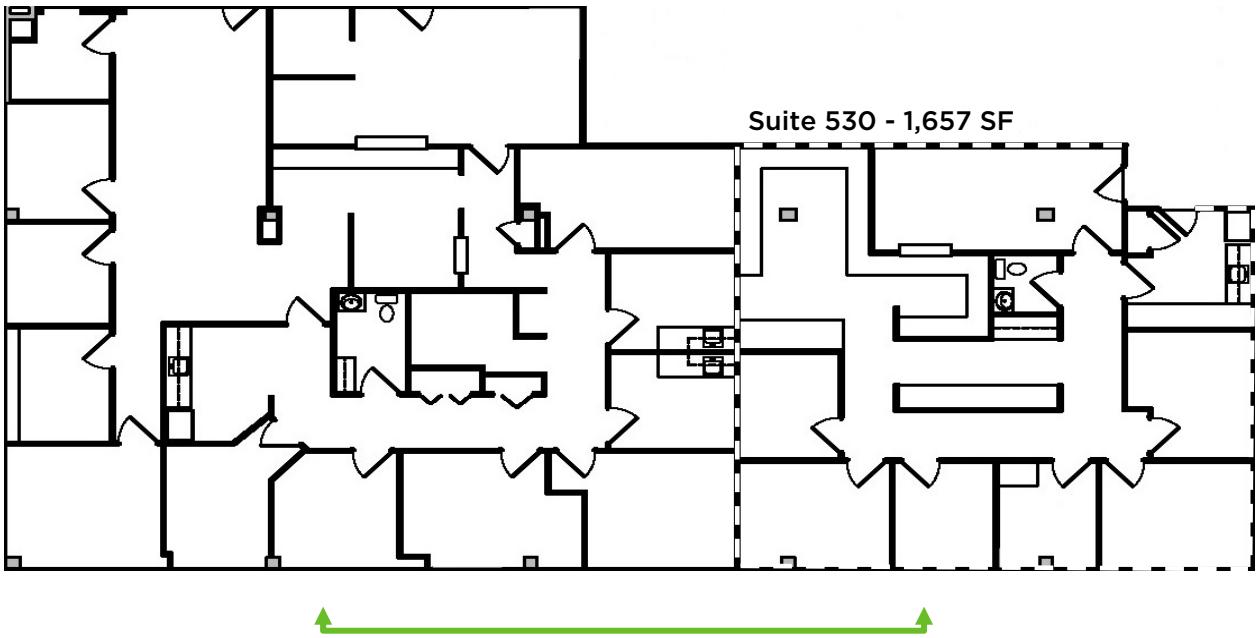
Suite 112 - 738 SF



Available for a contiguous 2,236 SF

Suite 528 - 3,086SF

Suite 530 - 1,657 SF



Available for a contiguous 4,743 SF

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