



OFFICE and RETAIL SPACE FOR LEASE

SHADY GROVE PROFESSIONAL BUILDING

16220 FREDERICK ROAD • ROCKVILLE, MARYLAND



COMMON AREA RENOVATIONS RECENTLY COMPLETED

PROPERTY FEATURES

Adjacent to multiple award-winning Comfort Inn

Prominent location at the intersection of Shady Grove & Frederick Roads (aka Route 355/ Rockville Pike)

Easy access to I-270, I-370, ICC MD-200, and Shady Grove Metro Station

ONSITE RETAIL INCLUDES:

- ▶ Restaurants
- ▶ Dunkin' Donuts
- ▶ Florist
- ▶ United Bank

CONVENIENT TO:

- ▶ Nordstrom Rack
- ▶ Office Depot
- ▶ Home Depot
- ▶ Best Buy

PROPERTY INFORMATION

BUILDING SIZE: 68,544 SF; 5 Stories

AVAILABLE OFFICE SPACE:

- ▶ Suite 120: 1,625 SF - \$19 psf, full service
- ▶ Suite 212: 1,404 SF
- ▶ Suite 404: 655 SF
- ▶ Suite 418: 969 SF

OFFICE RATE: \$19.00 - \$25.00/SF Full Service

OFFICE TERM: 1-10 Years

AVAILABLE RETAIL SPACE:

- ▶ Suite 100: 1,110 SF
 - ▶ Suite 102: 716 SF
- can be combined for a contiguous 1,826 SF

Turnkey Buildouts Available • Ample Free Parking • New LED Tenant Lighting Installed • Owner Managed

EXTENSIVE RETAIL FAÇADE RENOVATIONS UNDERWAY

For Leasing Opportunities Contact:

Craig Burton • Office: 301.795.1456 • Mobile: 240.286.7494 • CBurton@PromarkPartners.com

451 HUNGERFORD DRIVE • SUITE 700 • ROCKVILLE, MD 20850 • 301.795.1400 • PROMARKPARTNERS.COM



The materials provided herein are for informational purposes only and are not intended to constitute an offer or solicitation. Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price, withdrawal or further change without notice.



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- **AERIAL MAP**



.3 miles from I-370

.8 miles from 270 CENTER w/Home Depot, Best Buy, Nordstrom Rack, Office Depot + more

1 mile from I-270

1.3 miles from ICC MD - 200

1.9 miles from Shady Grove Metro Station

2.7 miles from Downtown Crown

3.5 miles from RIO Washingtonian Center

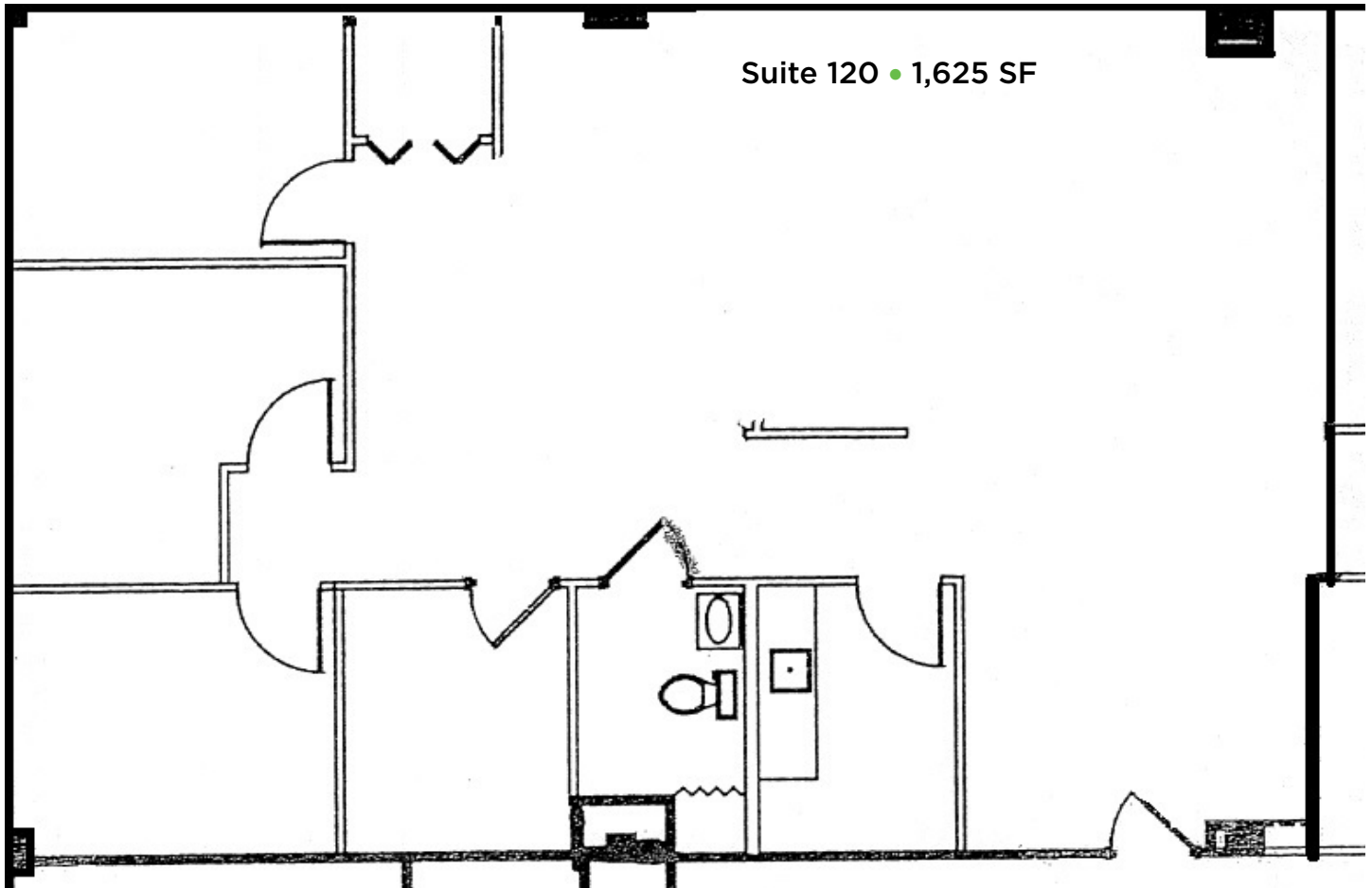


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• OFFICE FLOOR PLAN



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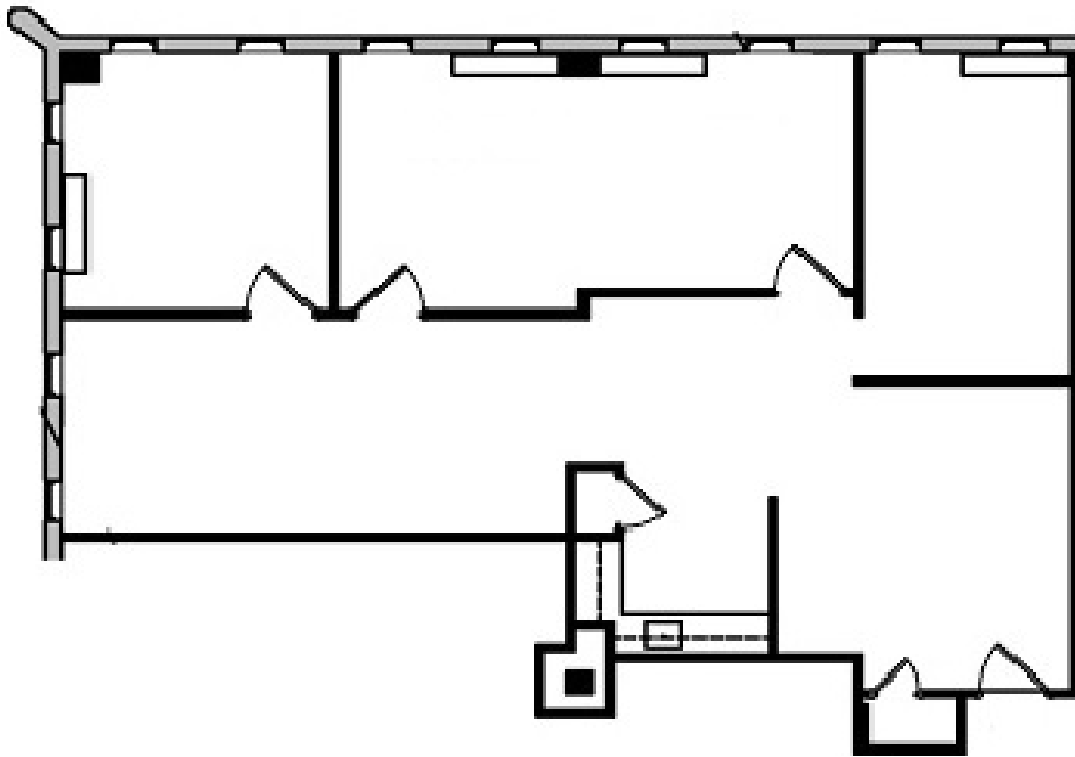
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- OFFICE FLOOR PLAN

Suite 212 • 1,404 SF



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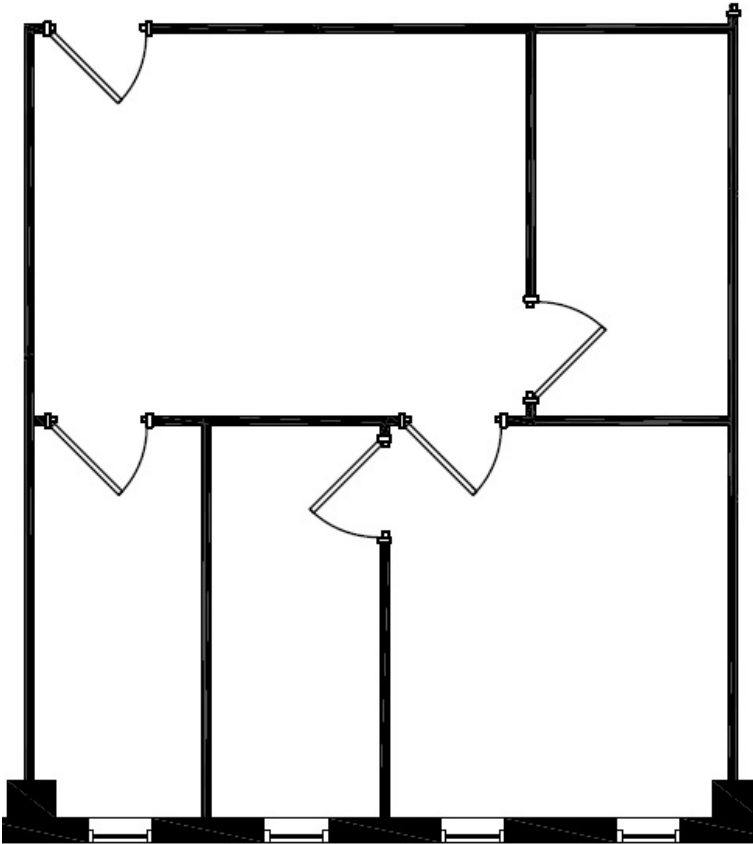
OFFICE and RETAIL SPACE FOR LEASE

SHADY GROVE PROFESSIONAL BUILDING

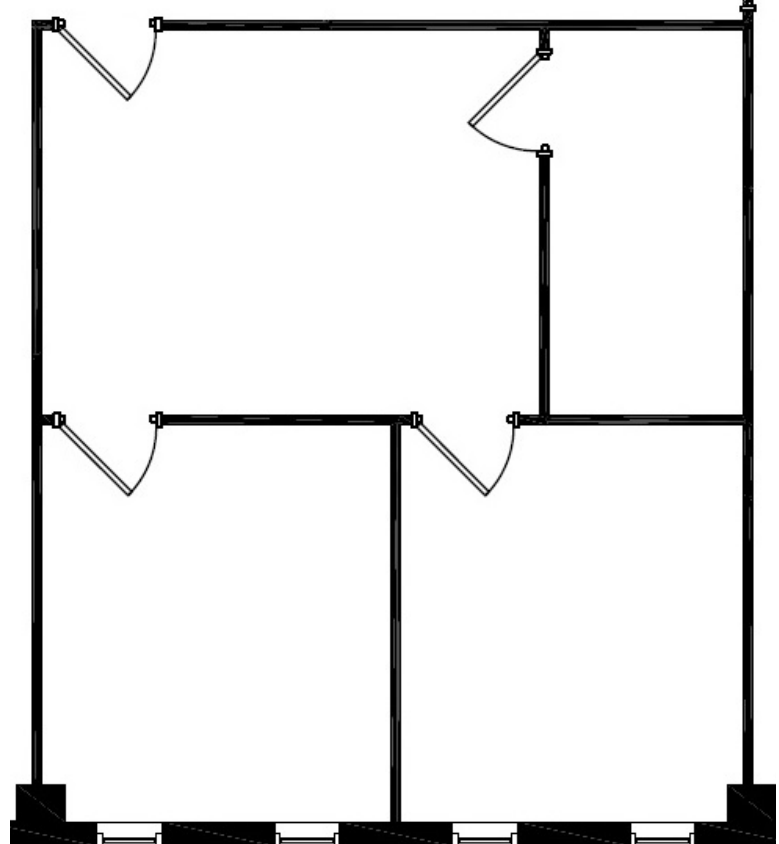
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• OFFICE FLOOR PLAN

Suite 404 • 655 SF *"As Built"*



Suite 404 • 655 SF *Proposed Partition Plan*



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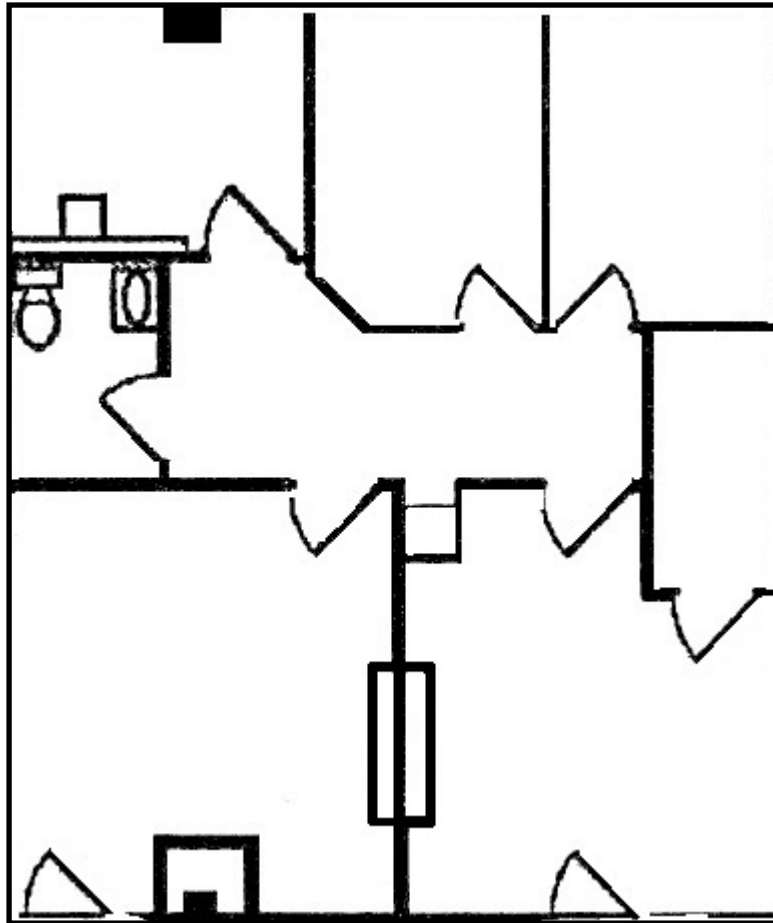
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• OFFICE FLOOR PLAN

Suite 418 • 969 SF



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- **RETAIL FLOOR PLAN**

Suites 100 & 102 may be combined for a contiguous 1,826 SF

