



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:

- Suite 102/112: 736 to 2,236 SF
- Suite 214: 1,035 SF
- Suite 300: 957 SF *Spec Suite*
- Suite 327: 1,151 SF
- Suite 330: 5,024 SF *Will Subdivide*
- Suite 400: 911 SF
- Suite 436: 1,884 SF
- Suite 530: 1,506 SF
- Suite 535: 1,239 SF *Corner Suite*

RATE & ALLOWANCES:

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

TERMS: From 1 to 10 years

PROPERTY FEATURES:

★ *Connected to Shady Grove Adventist Hospital via enclosed walkway*

- Convenient to Fallsgrove Village Center, RIO/Washingtonian Center & Crown Farm Town Center

- ▶ Onsite Deli
- ▶ Onsite Pharmacy
- ▶ Owner Managed

PARKING:

- 4.0/1,000 RSF
- Free tenant parking
- Free 3-hour visitor parking



CLEANER AIR.
CLEANER DESIGN.
SAFER SPACES.

9715 Medical Plaza 1 is equipped with *Sterile Sweep*, a state-of-the-art air filtration system offering advanced Indoor Air Quality.

FOR LEASING OPPORTUNITIES CONTACT **CRAIG BURTON**

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