

## MEDICAL OFFICE SPACE FOR LEASE



#### **Property Information:**

Building Size: 46,445 SF

#### Available Space:

Available suites range in size from 985 to 1,335 SF

#### Rate:

Competitive rental rates & terms
Ample tenant allowances

#### Term:

1-10 years

Parking: 4.0/1,000 SF leased • Ample free surface parking

#### **Property Features:**

Owner managed

Building is located on Shady Grove Adventist Hospital campus

Pharmacy and deli located in building next door at 9715 Medical Center Drive

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



#### Adventist HealthCare,

Shady Grove Medical Center is adding a new *Next-Level Services* patient tower, with an estimated 2024 delivery.

Follow the progress <u>here</u>



FOR LEASING OPPORTUNITIES CONTACT:

#### **CRAIG BURTON**

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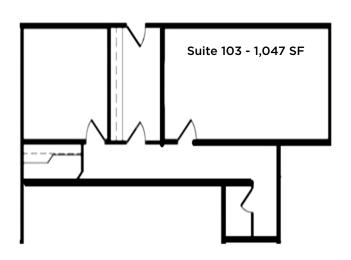
451 Hungerford Drive - Suite 700 - Rockville, MD 20850 • 301.795.1400 • www.PRDMARKPARTNERS.com



# MEDICAL OFFICE SPACE FOR LEASE

## 9711 Medical Center Drive • Rockville, Maryland

### FLOOR PLANS





Suite 305 - 1,151 SF

