

MEDICAL & OFFICE SUITES FOR LEASE

@ THE INTERSECTION OF
ROUTE 355 & SHADY GROVE ROAD

SPEC SUITES COMING SOON



16220 Frederick Road, Gaithersburg, MD

Available Office & Medical Office Space:

655 to 9,800 SF available

Office Rate: \$24.00—\$27.00/SF Full Service
(subject to other terms and concessions)

Office Term: 1-10 Years

Extensive office, retail, and lobby renovations completed

Onsite Retail Includes:

- ▶ Dunkin' Donuts/Baskin Robbins
- ▶ Qdoba Mexican Eats
- ▶ RISE Southern Biscuits and Righteous Chicken
- ▶ Florist
- ▶ Minerva Indian Cuisine
- ▶ Atlas Pharmacy
- ▶ Luxury Nails

Property Features:

Easy access to I-270, I-370, and the ICC / MD-200

Less than 1 mile to Shady Grove Metro Station

Adjacent to multiple award-winning Comfort Inn

Next door to residential community Farmstead District, delivering in 2024.

Turnkey Buildouts Available • Competitive Rental Terms • Ample Concessions • Owner Managed



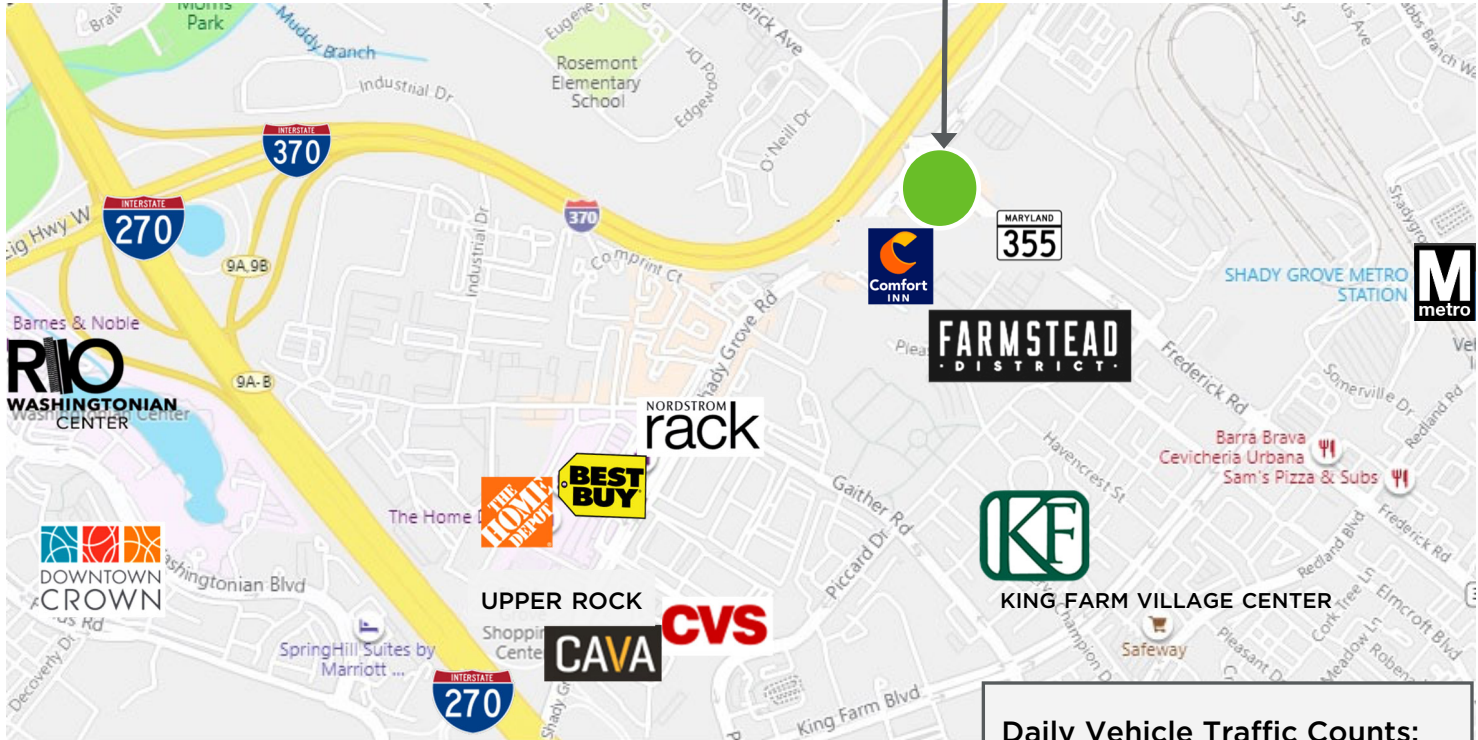
For Leasing Opportunities Contact Craig Burton

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ROCK GROVE



Multiple award winning **Comfort Inn** adjacent to Rock Grove

Daily Vehicle Traffic Counts:

Shady Grove Road: 40,750
 Frederick Road (355): 35,080

*Map icon locations not to exact scale;
 for identification purposes only*

LESS THAN A MILE TO:

- I-370/ICC 200
- I-270
- Shady Grove Metro Station
- Upper Rock with CAVA, CVS and more
- 270 CENTER w/Home Depot, Best Buy, Nordstrom Rack, + more

LESS THAN 2 MILES TO:

- King Farm Village Center with Safeway, Fontina Grille, Botanero Restaurant, + more
- Downtown Crown with multiple restaurants and shops
- RIO Washingtonian Center with movies, and multiple restaurants, and shops