

OFFICE & MEDICAL SUITES FOR LEASE

16220 Frederick Road (Rte 355) Gaithersburg, MD 20877



Located at the intersection of Route 355 & Shady Grove Road

Available Office & Medical Office Space:

1,000 to 9,800 SF available

Office Rate: Mid-\$20s / SF, Full Service
(subject to other terms and concessions)

Office Term: 1-10 Years



Daily Traffic Counts

Shady Grove Road: 40,750

Frederick Road (355): 35,080

Property Features

Extensive office, retail & lobby renovations completed

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 the new residential community

Farmstead District.

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

Contact Craig Burton  301-795-1456  240-286-7494  CBurton@PromarkPartners.com

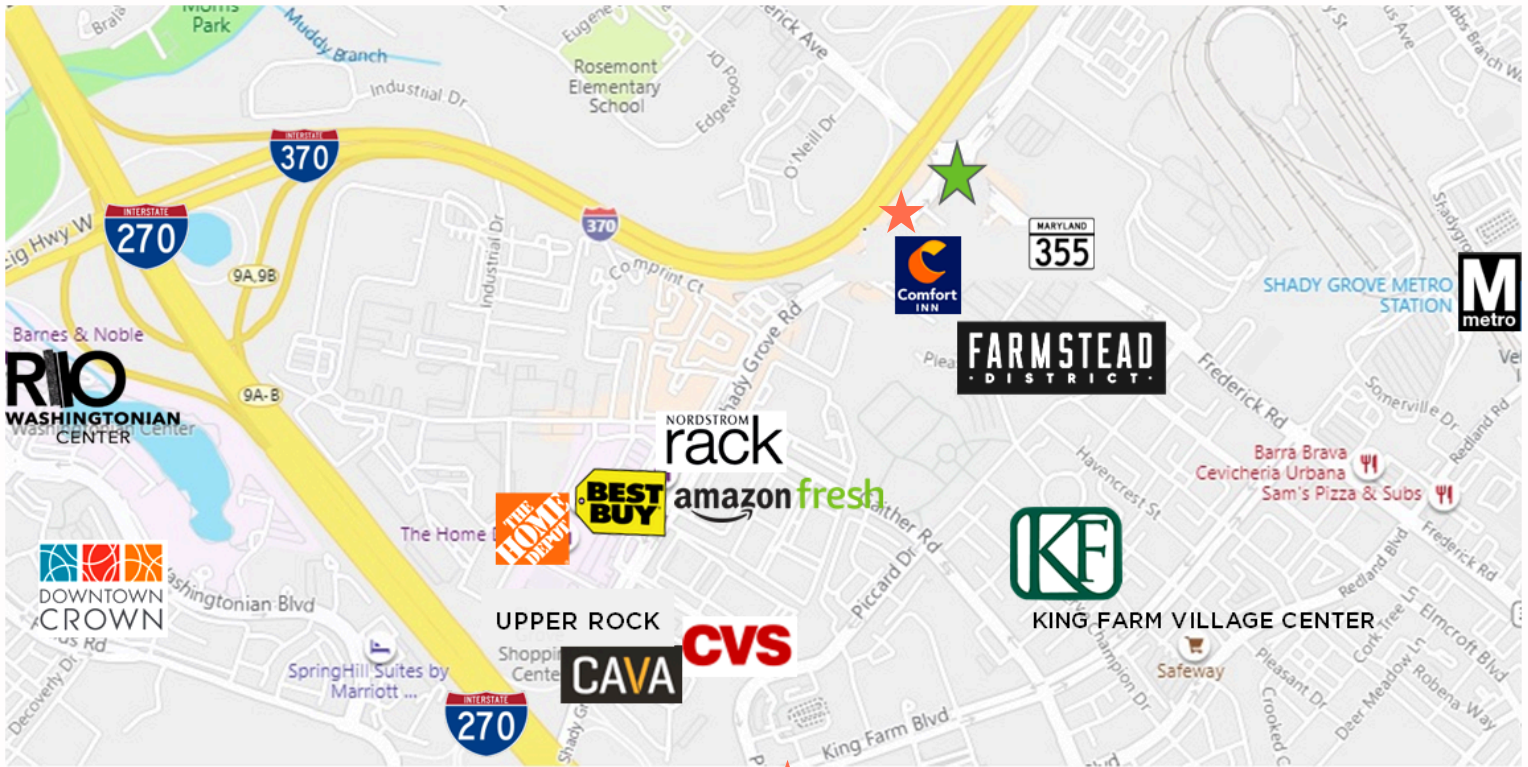


PromarkPartners.com



451 Hungerford Drive, Suite 700, Rockville, MD 20850

Office & Medical Suites for Lease | 16220 Frederick Road, Gaithersburg, MD



★ Multiple award-winning Comfort Inn adjacent to Rock Grove

- Easy access to I-270, I-370, & ICC / MD-200
- Less than 1 mile to Shady Grove Metro Station
- Adjacent to multiple award-winning Comfort Inn
- Next door to the new residential community, Farmstead District.



Onsite Retail Includes:

The UPS Store	RISE Southern Biscuits and Righteous Chicken
White Flint Florist	Dunkin' Donuts/Baskin Robbins
Atlas Pharmacy	Minerva Indian Cuisine
Luxury Nails	Qdoba Mexican Eats
All Care Family Medicine	Buffalo Wild Wings Go

Contact Craig Burton ☎ 301-795-1456 📞 240-286-7494 ✉ CBurton@PromarkPartners.com

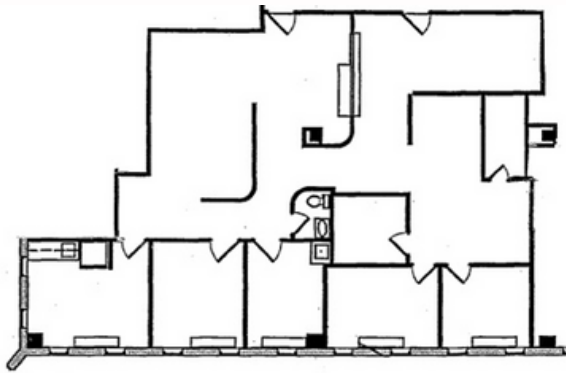


PromarkPartners.com



451 Hungerford Drive, Suite 700, Rockville, MD 20850

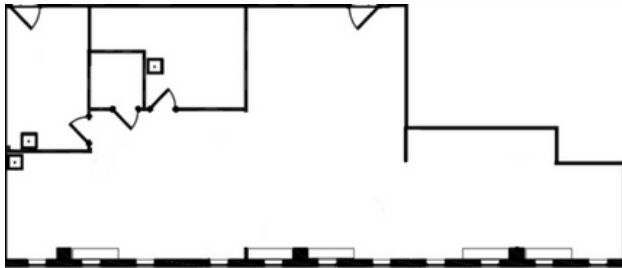
OFFICE & MEDICAL SUITES - FLOOR PLANS



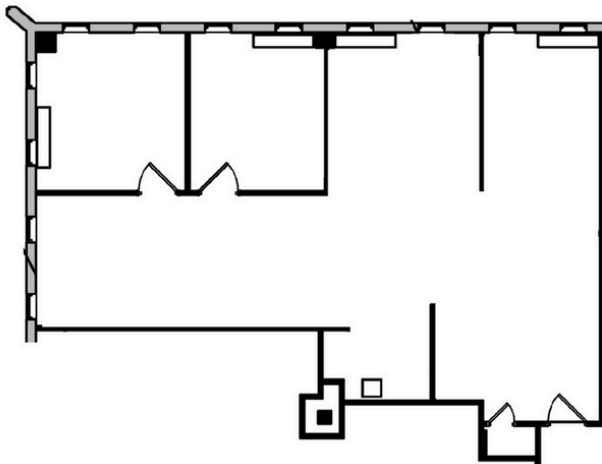
Suite 200 - 1,902 sf
**Built-out for medical use*



**Suites 200 & 204 may be
combined for up to 3,427 sf**



Suite 204 - 1,525 sf



Suite 212 - 1,404 sf

Contact Craig Burton  301-795-1456  240-286-7494  CBurton@PromarkPartners.com

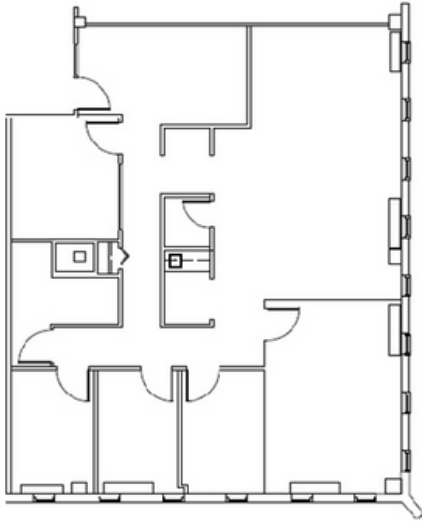


PromarkPartners.com



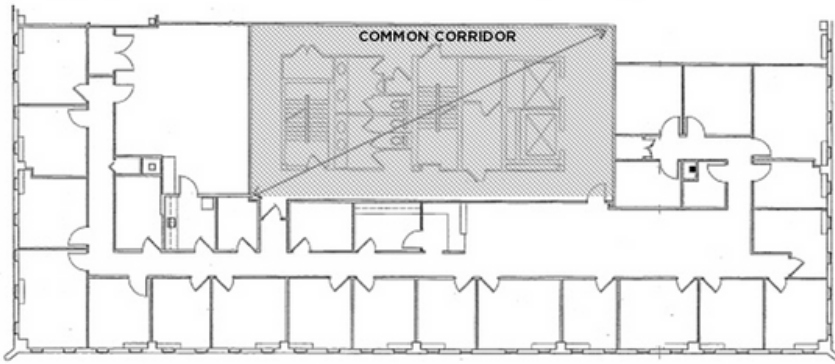
451 Hungerford Drive, Suite 700, Rockville, MD 20850

OFFICE & MEDICAL SUITES - FLOOR PLANS



Suite 500 - 1,894 sf

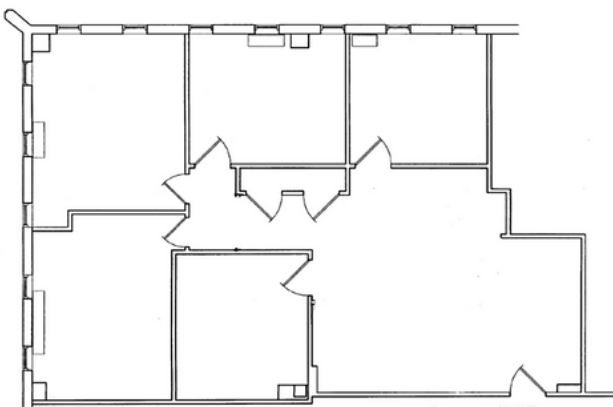
**Move-in ready*



Suite 502 - 6,365 sf



***Suite 502 may be subdivided or
expanded to 9,800 sf***



Suite 512 - 1,559 sf

Contact Craig Burton  301-795-1456  240-286-7494  CBurton@PromarkPartners.com



PromarkPartners.com



451 Hungerford Drive, Suite 700, Rockville, MD 20850