



MEDICAL OFFICE SPACE FOR LEASE

In the Heart of MoCo's 300-Acre 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

Featuring:

- New Onsite Deli
- New Onsite Pharmacy
- Competitive Rental Rates
- Ample free surface parking
- Children's day care center
- Owner Managed
- Onsite Engineers
- Generous Concessions
- Parking: 4.0/1,000 SF

Location

9711 and 9715 Medical Center Drive
9715 Medical Center Dr is connected to Shady Grove Adventist Hospital via enclosed walkway

Available Space




911 to 5,024 SF
Offering buildout allowances & free rent

Terms

1 to 10 years

Neighboring Area

Convenient to Fallsgrove Village Center
Crown Farm Town Center
RIO/Washingtonian Center

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



PromarkPartners.com



451 Hungerford Drive, Suite 700, Rockville, MD 20850

MEDICAL OFFICE SPACE FOR LEASE AT 9711 MEDICAL CENTER DRIVE

AVAILABLE: 1,150 TO 1,730 SF

- COMPETITIVE RATES
- AMPLE TENANT ALLOWANCES
- 1-10 YEAR TERMS
- 4.0 PARKING SPACES PER 1K SF LEASED
- AMPLE FREE SURFACE PARKING



9711 Medical Center Drive



PROPERTY INFORMATION

LOCATED ON SHADY GROVE ADVENTIST HOSPITAL CAMPUS

PHARMACY AND DELI LOCATED NEXT DOOR AT 9715

ONSITE ENGINEER

OWNER MANAGED

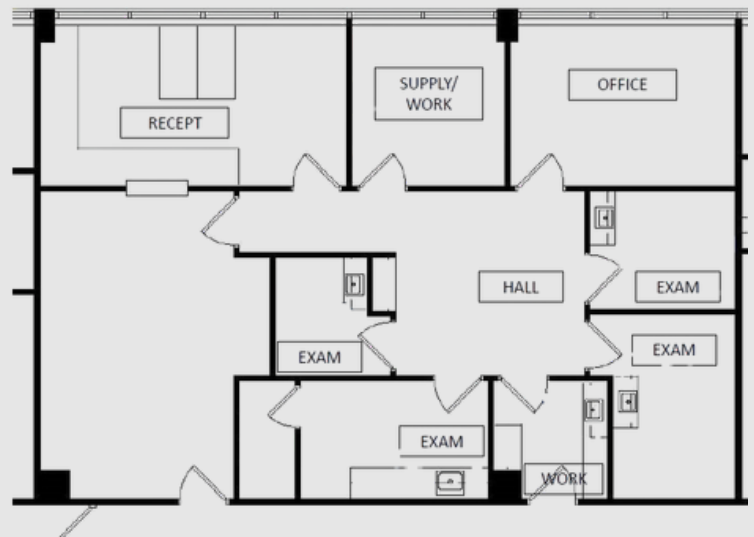
CELEBREE SCHOOL NOW OPEN

CONVENIENT TO FALLSGROVE VILLAGE CENTER, RIO/WASHINGTONIAN CENTER AND CROWN FARM CENTER

SUITE 305 - 1,151 SF



SUITE 212 - 1,734 SF



Adventist HealthCare Shady Grove Medical Center's new *Next-Level Services* patient tower has an estimated completion in 2026.

Follow the progress [here](#)



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CONTACT CRAIG BURTON

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301.795.1456



240.286.7494

MEDICAL OFFICE SPACE FOR LEASE AT 9715 MEDICAL CENTER DRIVE

AVAILABLE: 911 TO 5,024 SF

- COMPETITIVE RATES
- AMPLE TENANT ALLOWANCES
- 1-10 YEAR TERMS
- 4.0 PARKING SPACES PER 1K SF LEASED
- AMPLE FREE SURFACE PARKING



PROPERTY INFORMATION

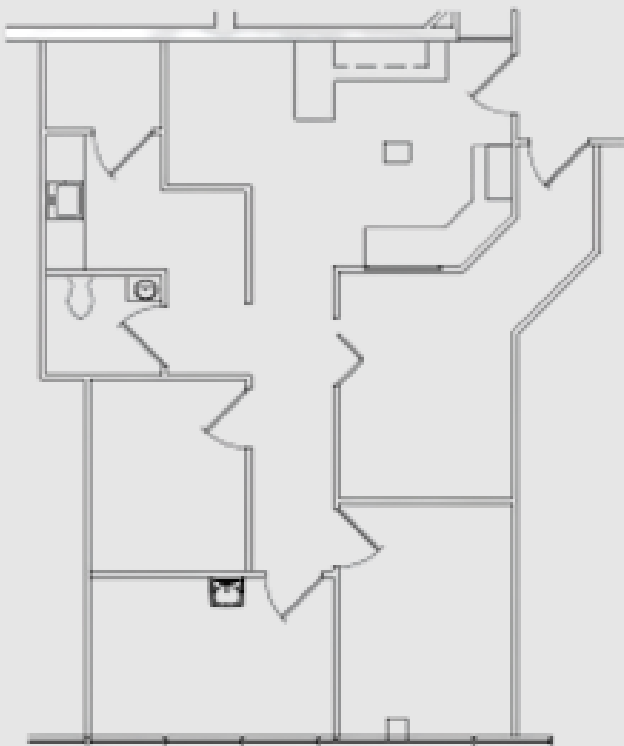
INTERIOR ENTRANCE TO SHADY GROVE ADVENTIST HOSPITAL PHARMACY AND DELI LOCATED ONSITE

CONVENIENT TO FALLSGROVE VILLAGE CENTER, RIO/WASHINGTONIAN CENTER AND CROWN FARM CENTER

OWNER MANAGED

ONSITE ENGINEER

SUITE 214 - 1,035 SF



SUITE 221 - 3,165 SF



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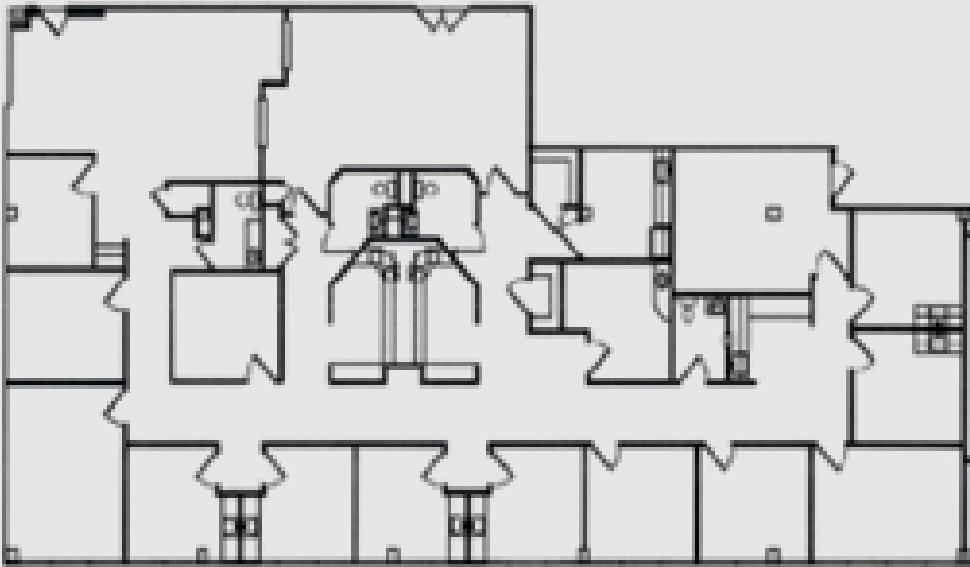


240.286.7494

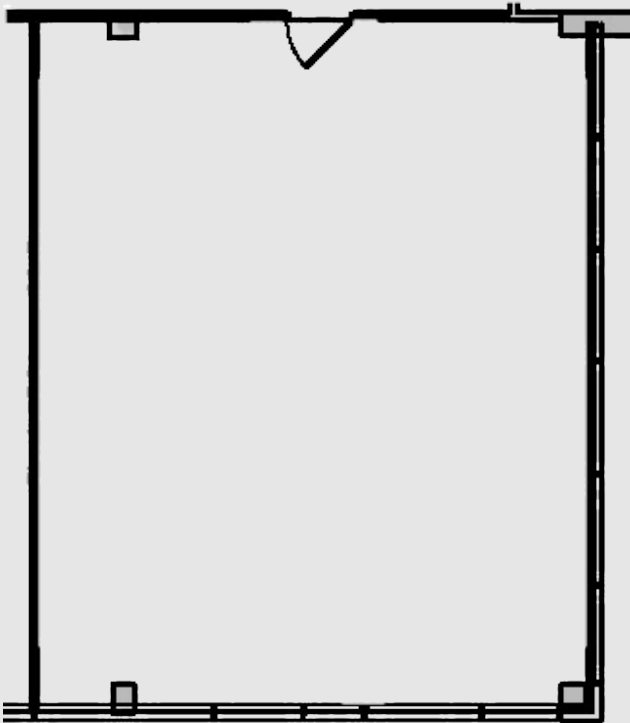
MEDICAL OFFICE SPACE FOR LEASE AT 9715 MEDICAL CENTER DRIVE

FLOOR PLANS

SUITE 330 - 5,024 SF



SUITE 400 - 911 SF



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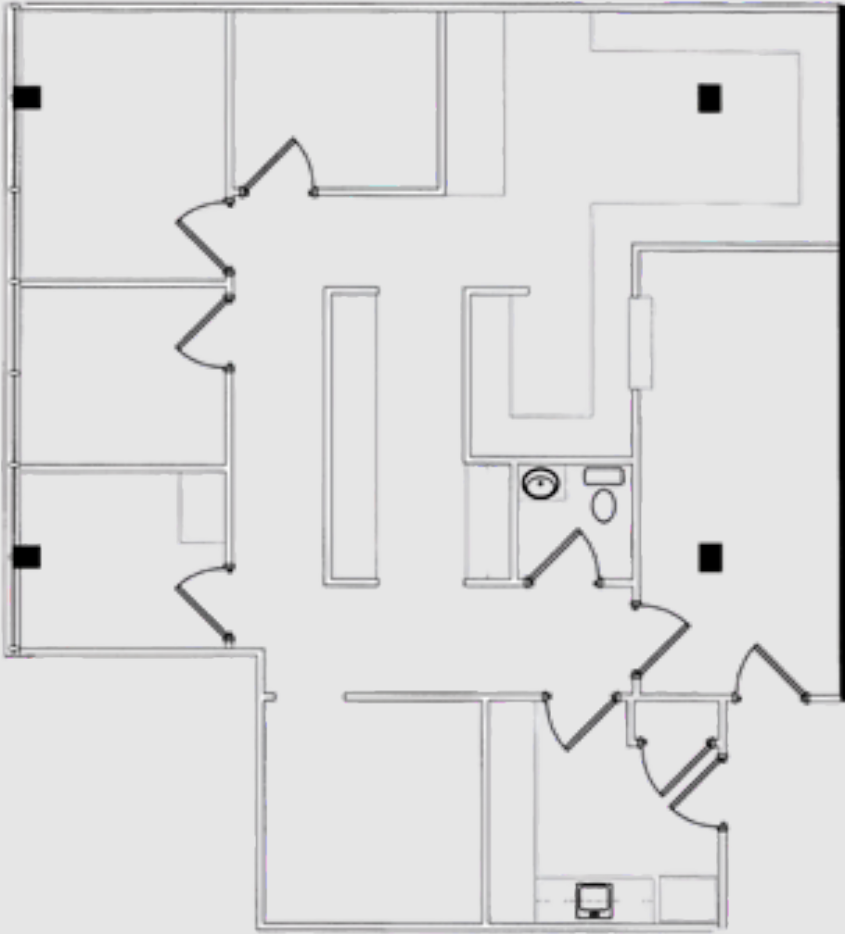
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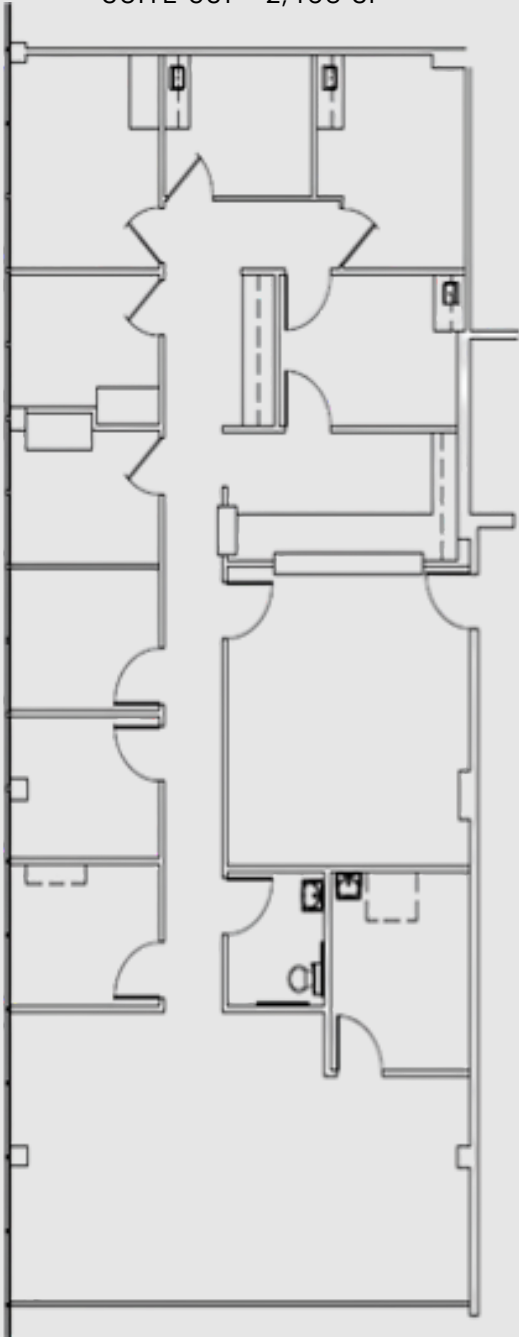
MEDICAL OFFICE SPACE FOR LEASE AT 9715 MEDICAL CENTER DRIVE

FLOOR PLANS

SUITE 530 - 1,506 SF



SUITE 531 - 2,468 SF



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