

# 6000 Executive Medical Outpatient Building

1 2 5 , 3 5 4 S F - M e d i c a l a n d O f f i c e T e n a n t s W e l c o m e

## Flexible Lease Term

- Located 7 minutes from Suburban Hospital
- Walking distance to Metro Red Line; Bus Stop at entrance to the Building Parking Lot
- Adjacent to Pike & Rose
- Locally owned, operated and managed by Guardian Realty
- Mix of name brand healthcare tenants including Johns Hopkins and Adventist Healthcare - built in referral sources
- Seamless access to MD 355, I-270, and I-495
- Ample Surface Parking, 3.5 spaces per 1,000 square feet
- EV Charging Stations on site

## Building Features

- Upgraded common areas throughout
- Grab and Go food and beverage market
- New Monument Sign proposed with Tenant Slots Available
- Senior Living Facility newly delivered across the street
- Access from Old Georgetown Rd and Executive Blvd
- Outdoor Patio and Sitting Area

## Building Highlights



Less than 2 miles from Suburban Hospital



Physician Community Built-in Referral Source



Adjacent to Pike & Rose

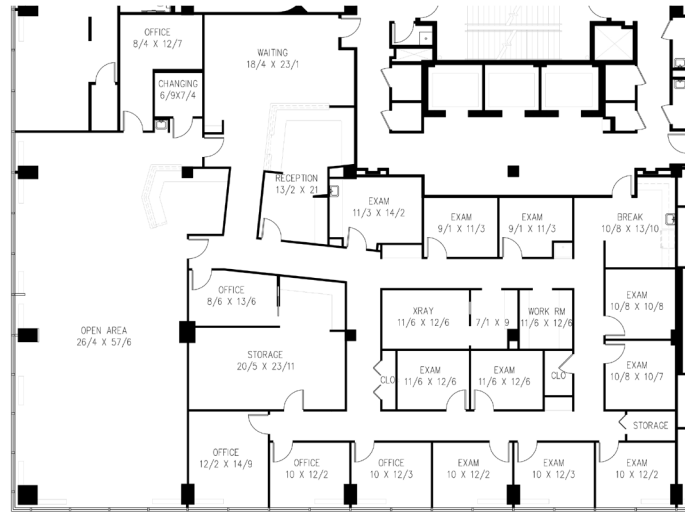


Ample surface parking

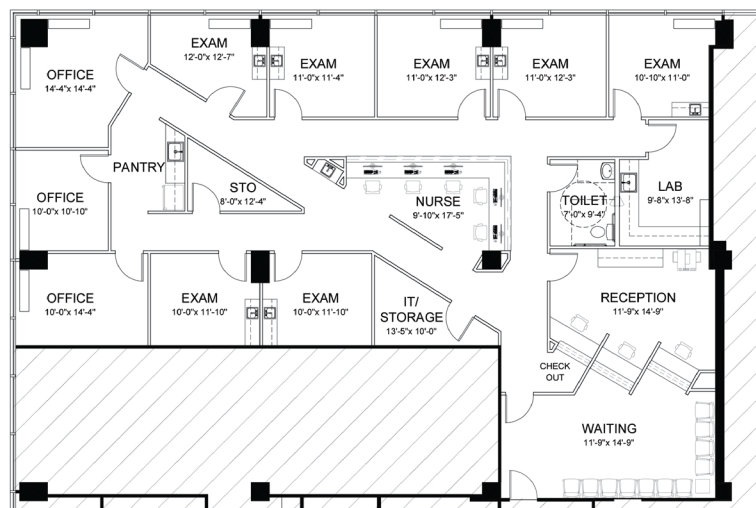




**Suite 510: 7,188 RSF**  
Former Orthopedic & PT Space



**Suite 605: 3,574 RSF**  
Proposed Medical Spec Suite Plan



For more information or to schedule a property tour, please contact:

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