

Office / Medical / Retail Suites for Lease

ROCK GROVE

16220 Frederick Road (Rte 355) Gaithersburg, MD 20877



Located at the intersection of Route 355 & Shady Grove Road

Available Space:

803 - 9,800 SF

Office / Medical Suites: 1,000 - 9,800 SF

Direct-Entry Retail: 800 SF



Daily Traffic Counts

Shady Grove Road: 40,750

Frederick Road (355): 35,080

Property Features:

Ample surface parking


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

Less than 1 mile to Shady Grove Metro Station

Retail signage opportunities

Adjacent to EYA/Pulte's Farmstead District

Competitive Rental Terms | Owner Managed

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



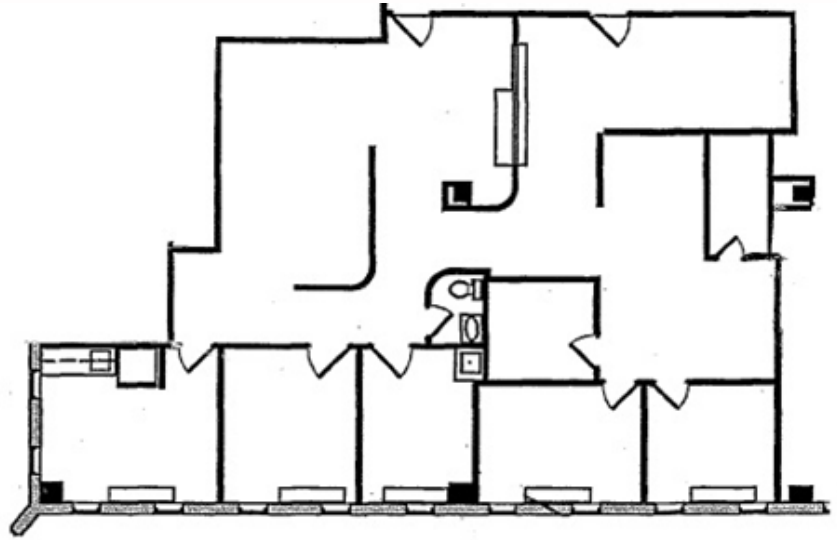
PromarkPartners.com



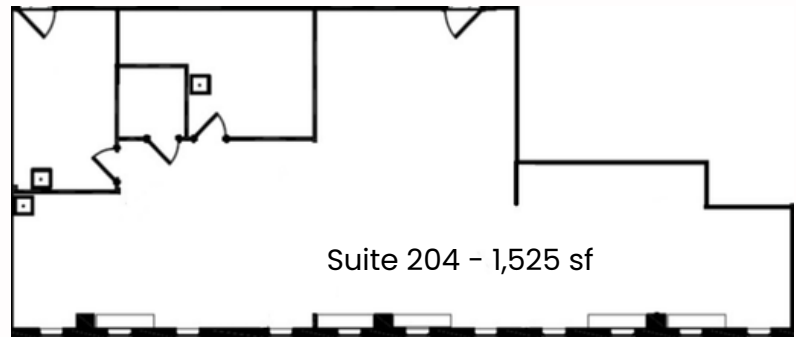
451 Hungerford Drive, Suite 700, Rockville, MD 20850

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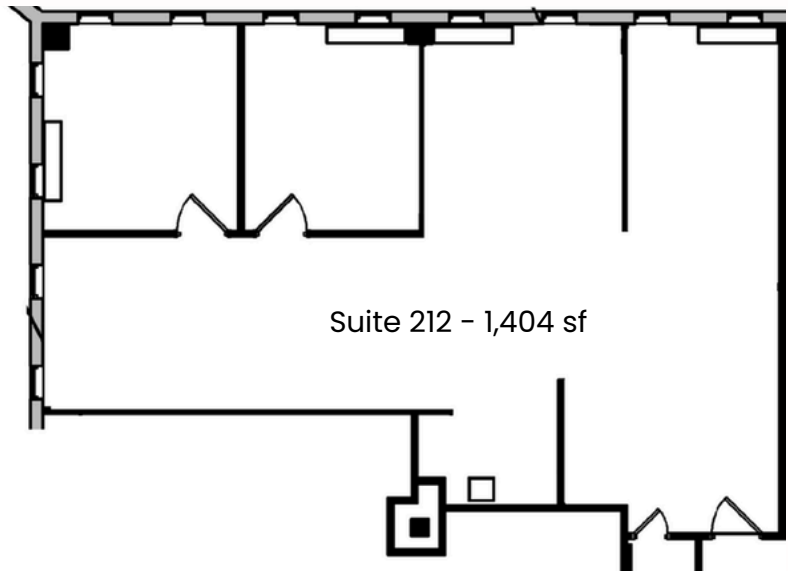
Suite 200 - 1,902 sf | Built-out for medical use



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

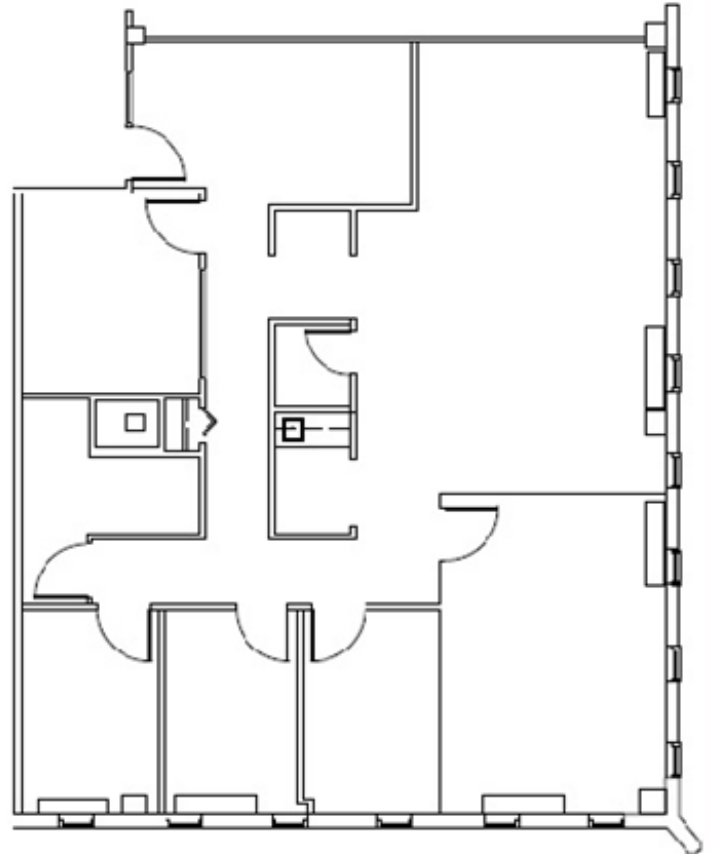


Suite 204 - 1,525 sf



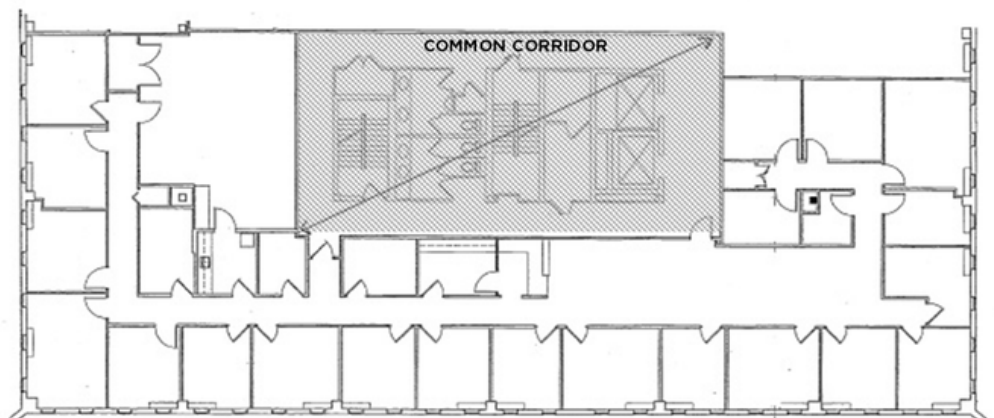
Suite 212 - 1,404 sf

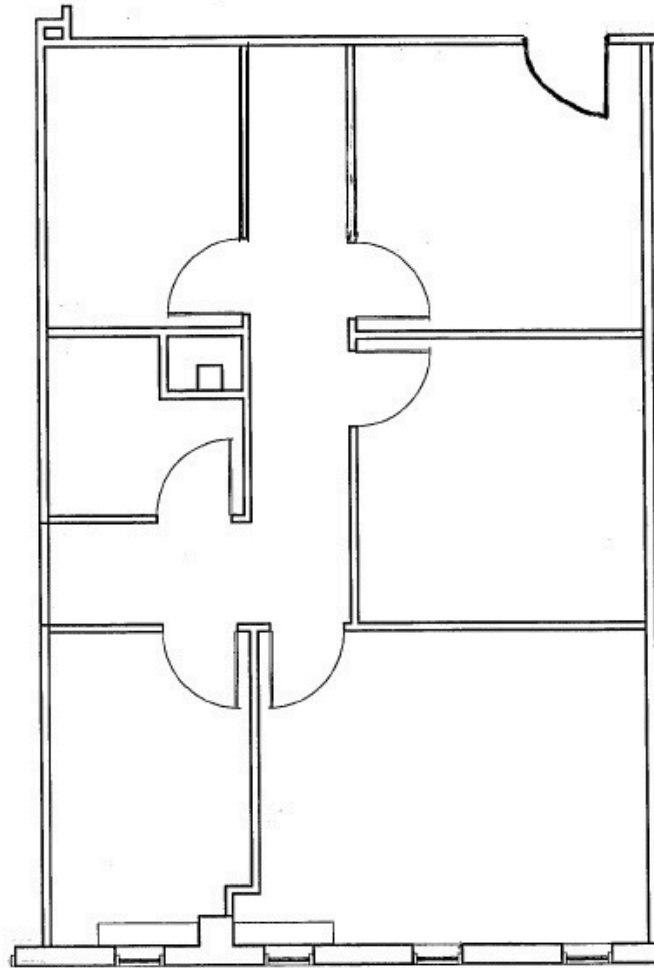
Suite 500 - 1,894 sf *Move-in ready



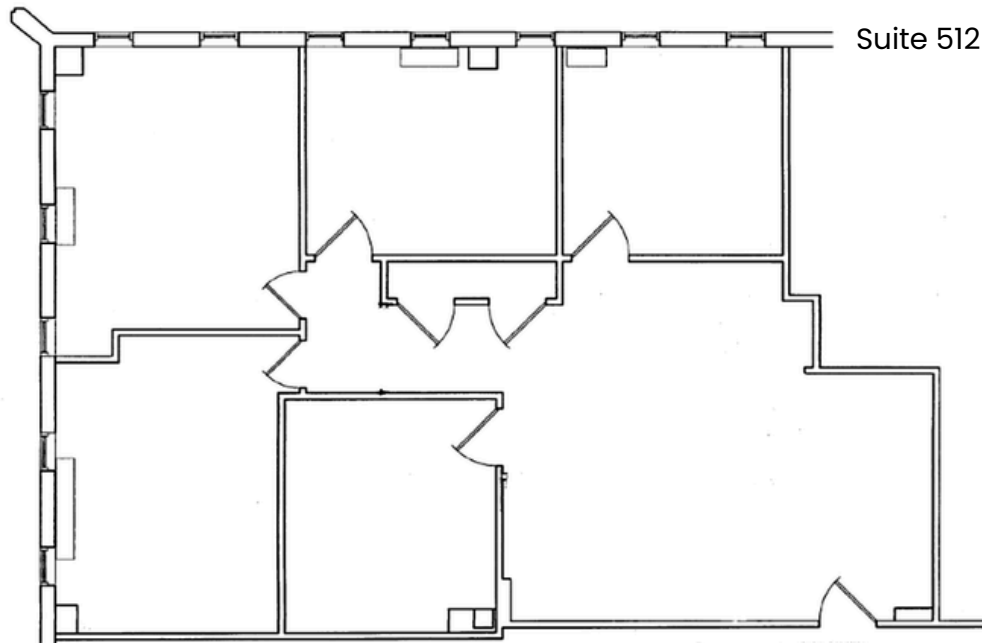
Suite 502 - 6,365 sf

Suite 502 may be subdivided
to as small as 1,036 sf, or
expanded up to 9,800 sf





Suite 505 - 1,036 sf



Suite 512 - 1,559 sf

AVAILABLE RETAIL SPACE - SUITE 102 - 803 SF

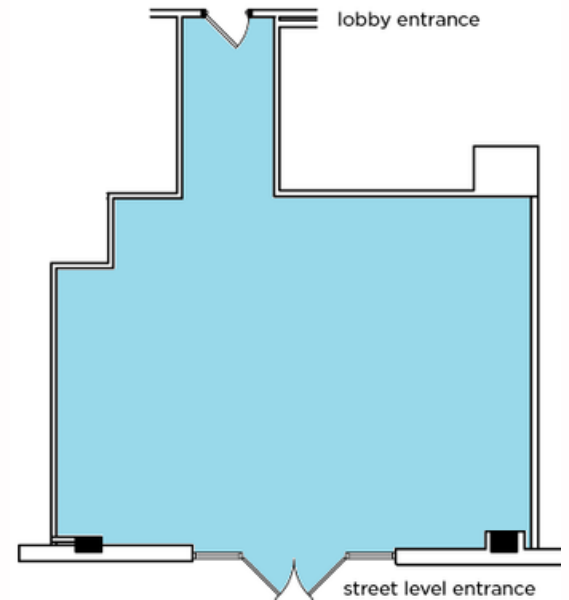
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- Easy access to I-270, I-370, & ICC / MD-200
- Less than 1 mile to Shady Grove Metro Station
- Adjacent to multiple award-winning Comfort Inn
- Next door to the new residential community, Farmstead District.



Suite 102 offers two customer entrances; 1 from the street and 1 from the office lobby

Join the ROCK GROVE Community of Retailers



- | | |
|----------------------------|---|
| • Comfort Inn | • RISE Southern Biscuits |
| • The UPS Store | • Dunkin' Donuts/Baskin Robbins |
| • Atlas Pharmacy | • Vindham Indian Cuisine (formerly Minerva) |
| • Luxury Nails | • Qdoba Mexican Eats |
| • All Care Family Medicine | • Buffalo Wild Wings Go |