

9605 MEDICAL CENTER DRIVE

ROCKVILLE, MD 20850



5,136 SF - 19,046 SF
AVAILABLE IMMEDIATELY FOR SUBLEASE
LEASE TERM THROUGH DECEMBER 2032

Prime sublease opportunity in the heart of the Maryland lab market on Medical Center Drive.

Ability to scale from x - y to include lab, office, and secure warehouse and freezer storage.

301-337-4700

www.scheerpartners.com



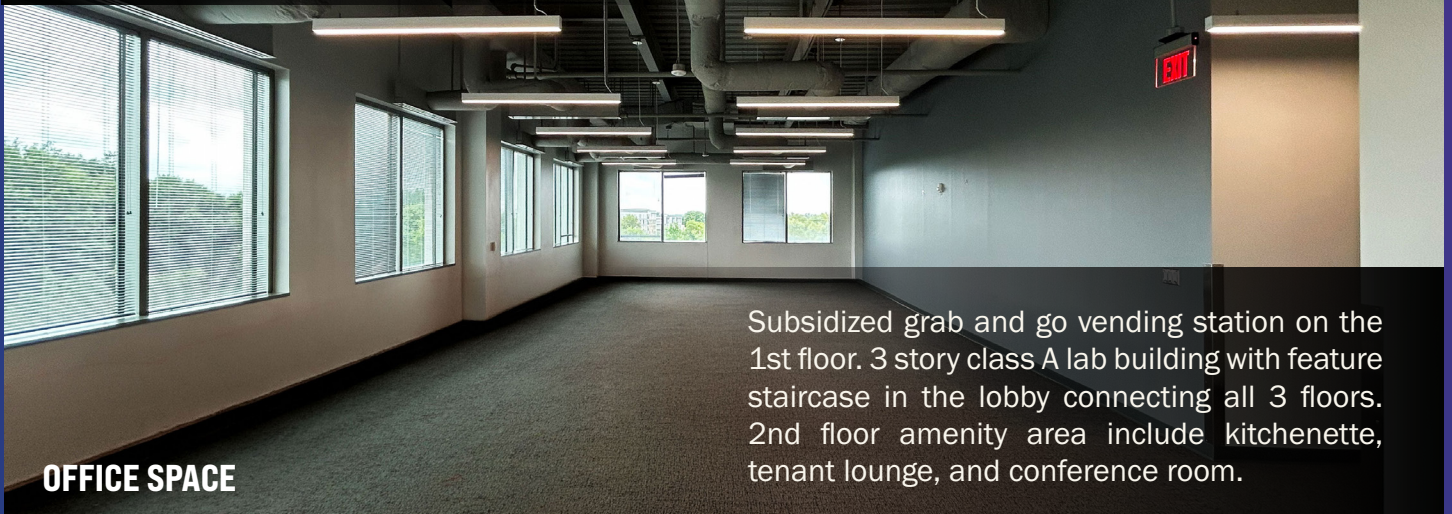
9605 Medical Center Dr.

408 surface parking spaces

Key West Ave

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A Reputation for Results

WHERE SCIENCE MEETS WORKPLACE EXPERIENCE.



OFFICE SPACE

Subsidized grab and go vending station on the 1st floor. 3 story class A lab building with feature staircase in the lobby connecting all 3 floors. 2nd floor amenity area include kitchenette, tenant lounge, and conference room.



KITCHENETTE



LAB SPACE



TENANT LOUNGE

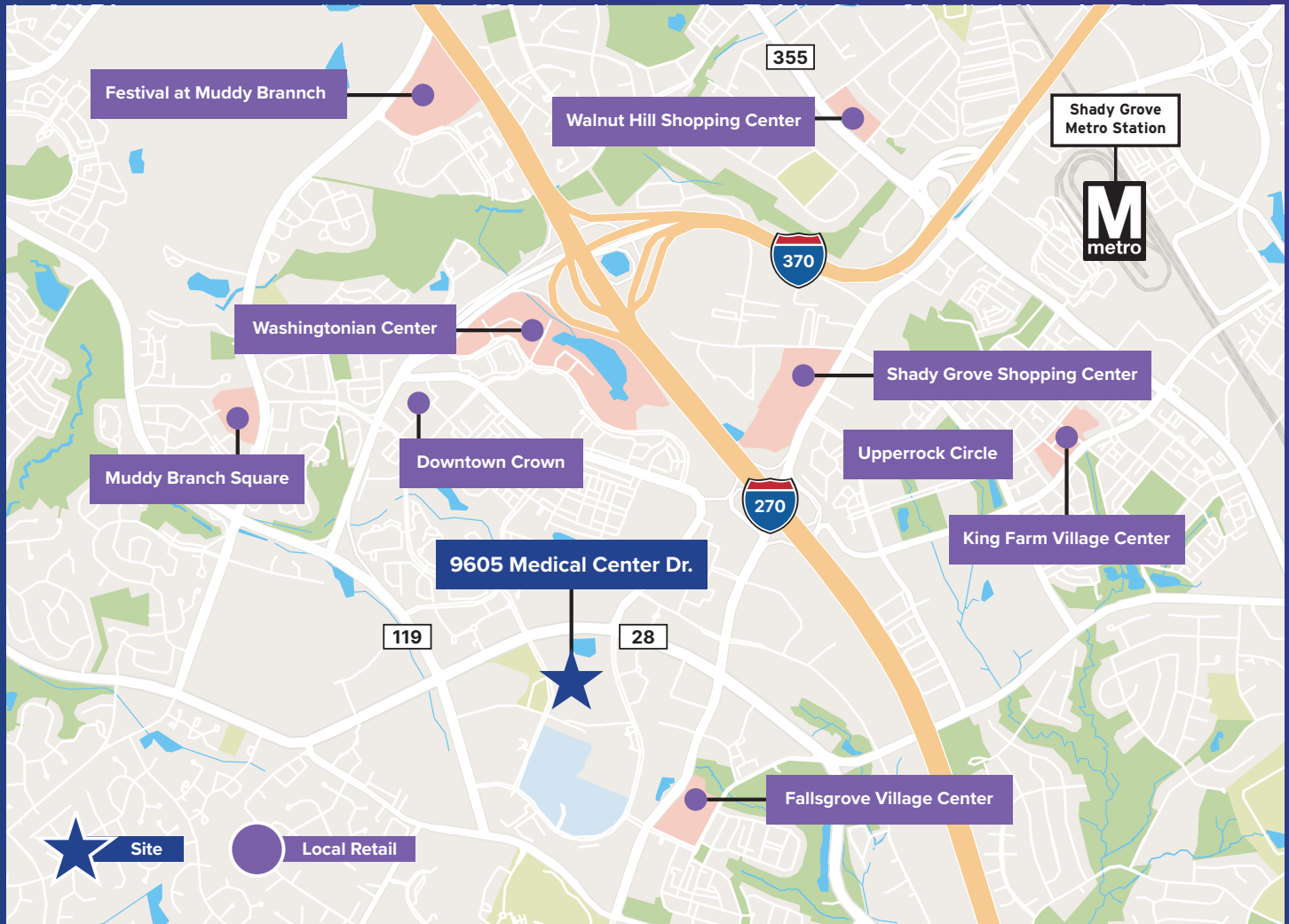


CONFERENCE ROOM



LOCATION HIGHLIGHTS

Ideally located just off I-270 and Shady Grove Road, 9605 Medical Center Drive offers exceptional regional accessibility with immediate access to Downtown Crown, Rio Lakefront, Fallsgrove Village Center, and Upper Rock's dining, shopping, and everyday conveniences.



FOR LEASING OPPORTUNITIES:

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FLEXIBLE LAB SPACE BUILT TO SCALE

301.337.4700

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