

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

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



Now Open: Horizon Tower, Adventist HealthCare Shady Grove Medical Center's new Next-Level Services patient tower.



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

Contact Craig Burton



301-795-1456



CBurton@PromarkPartners.com



240-286-7494



451 Hungerford Drive, Suite 700, Rockville, MD 20850
301-795-1400

The materials provided herein are for informational purposes only and are not intended to constitute an offer or solicitation. Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price, withdrawal or further change without notice.

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

LOCATED ON SHADY GROVE ADVENTIST HOSPITAL CAMPUS

PHARMACY AND DELI LOCATED NEXT DOOR AT 9715

ONSITE ENGINEER

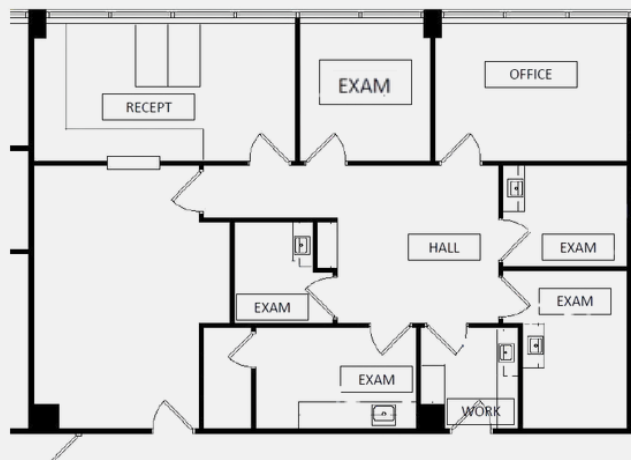
OWNER MANAGED

CELEBREE SCHOOL NOW OPEN

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



SUITE 212 - 1,734 SF



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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



Interior entrance to Shady Grove Adventist Hospital



Pharmacy and deli located onsite



CONVENIENT TO FALLSGROVE VILLAGE CENTER

RIO/WASHINGTONIAN CENTER

CROWN FARM CENTER

OWNER MANAGED

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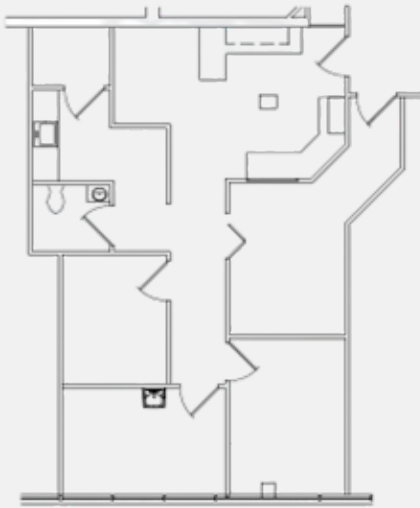
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MEDICAL OFFICE SPACE FOR LEASE AT 9715 MEDICAL CENTER DRIVE

FLOOR PLANS

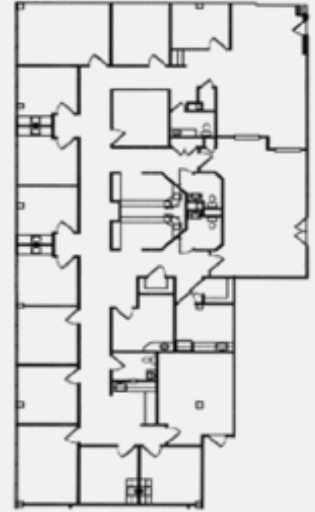
SUITE 214 - 1,035 SF



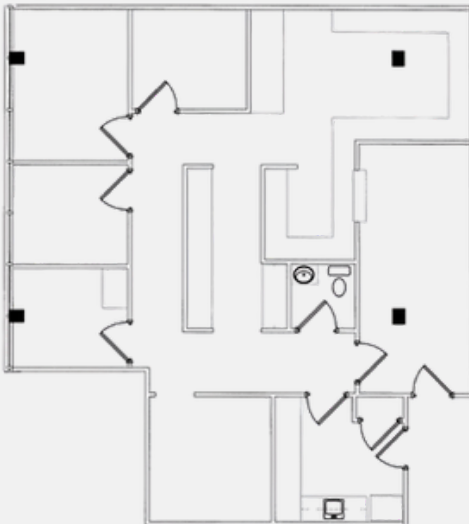
SUITE 221 - 3,165 SF



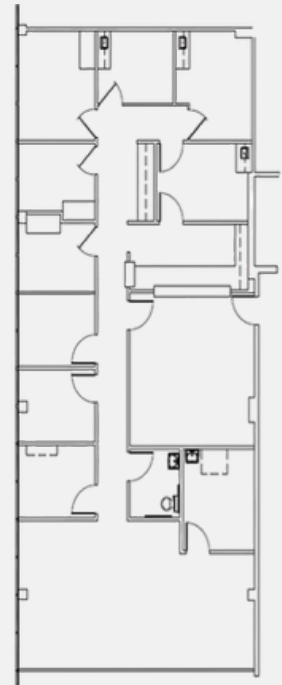
SUITE 330 - 5,024 SF



SUITE 530 - 1,506 SF



SUITE 531 - 2,468 SF



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