



OFFICE / MEDICAL OFFICE SUITES FOR LEASE

Shady Grove Professional Building at Rock Grove

16220 Frederick Road (Rte 355) Gaithersburg, MD 20877
at the intersection of 355 and Shady Grove Road



Available Space:

1,000 – 9,800 SF

- Ample surface parking
- Competitive rental terms
- Owner managed

- 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 to the new residential community Farmstead District.



2026 Daily Traffic Counts

Shady Grove Road: 40,750

Frederick Road (355): 35,080

Contact Craig Burton

 301-795-1456



 240-286-7494

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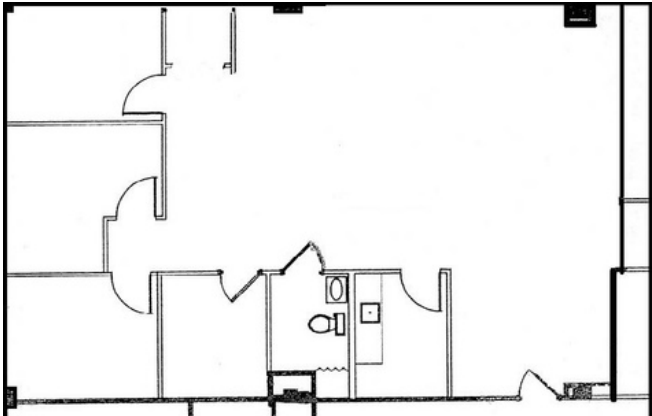
Shady Grove Professional Building at Rock Grove

Office and Medical Office Suites for Lease

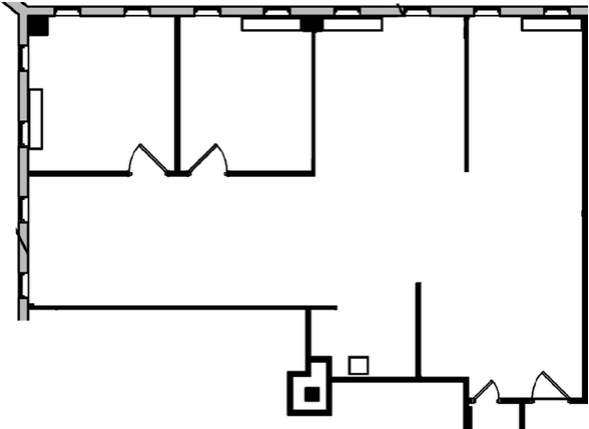
Floor Plans



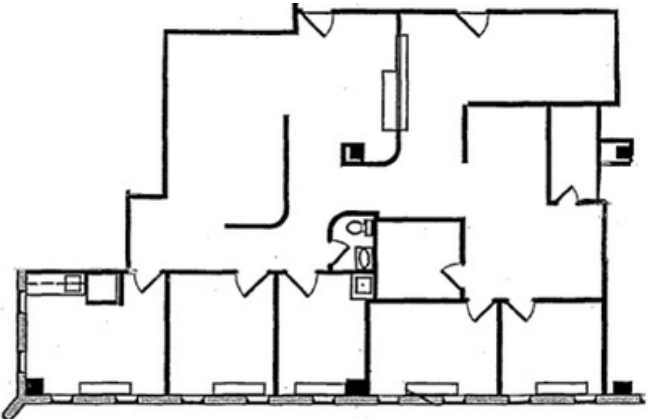
Suite 120 1,625 SF



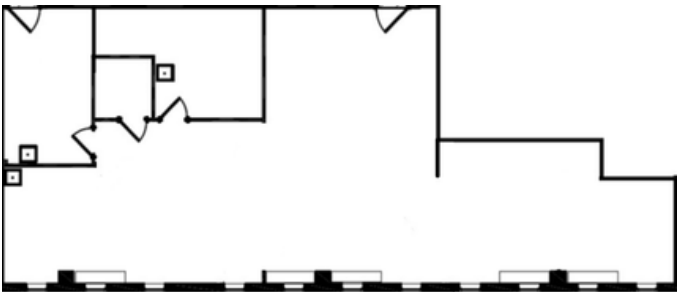
Suite 212 1,404 SF



Suite 200 1,902 SF; built-out for medical use



Suite 204 1,525 SF



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

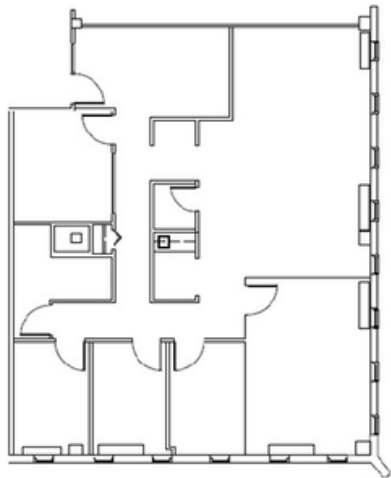
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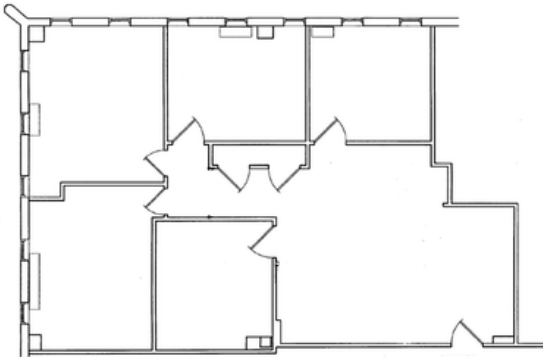
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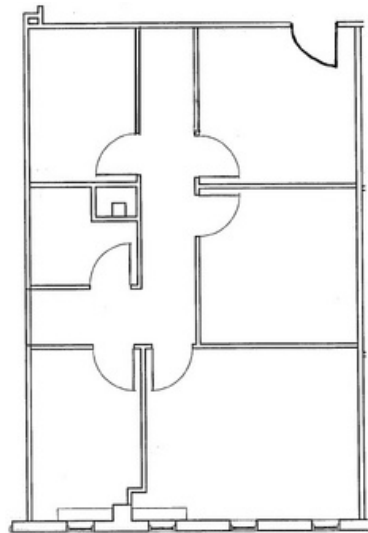
Suite 500 1,894 SF; **move-in ready**



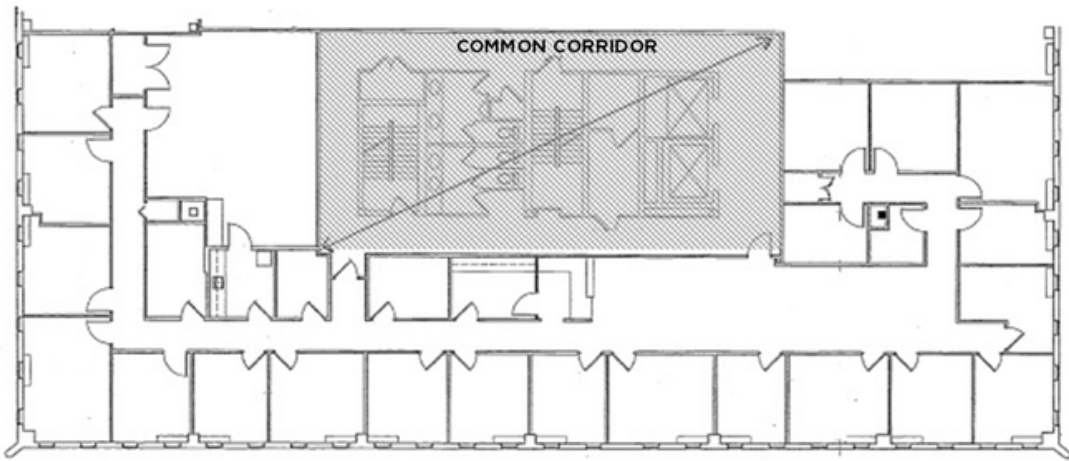
Suite 512 1,559 SF



Suite 505 1,036 SF



Suite 502 6,365 SF



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

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