



## 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

### 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

### 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


### Terms

1 to 10 years

### Neighboring Area

Convenient to Fallsgrove Village Center  
Crown Farm Town Center  
RIO/Washingtonian Center

Contact Craig Burton

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 240-286-7494

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[PromarkPartners.com](http://PromarkPartners.com)



451 Hungerford Drive, Suite 700, Rockville, MD 20850

# 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



## PROPERTY INFORMATION

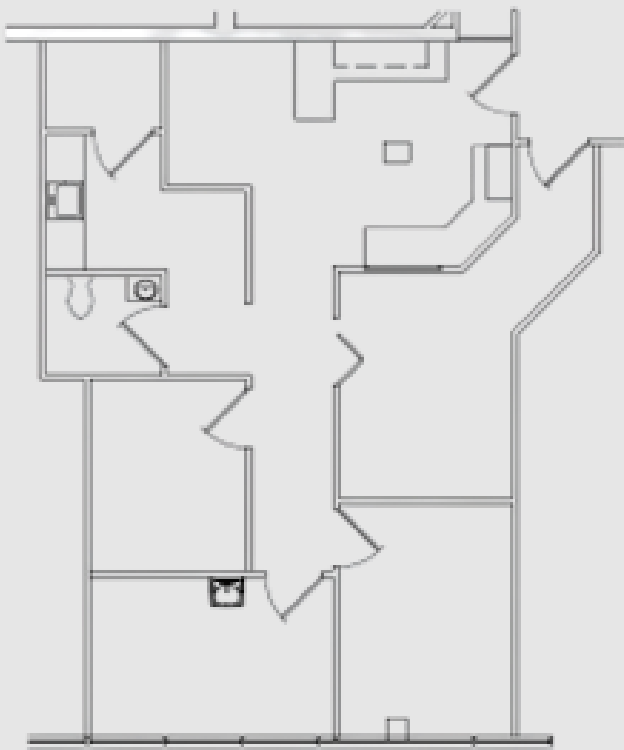
**INTERIOR ENTRANCE TO SHADY GROVE ADVENTIST HOSPITAL** PHARMACY AND DELI LOCATED ONSITE

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

OWNER MANAGED

ONSITE ENGINEER

SUITE 214 - 1,035 SF



SUITE 221 - 3,165 SF



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CONTACT CRAIG BURTON

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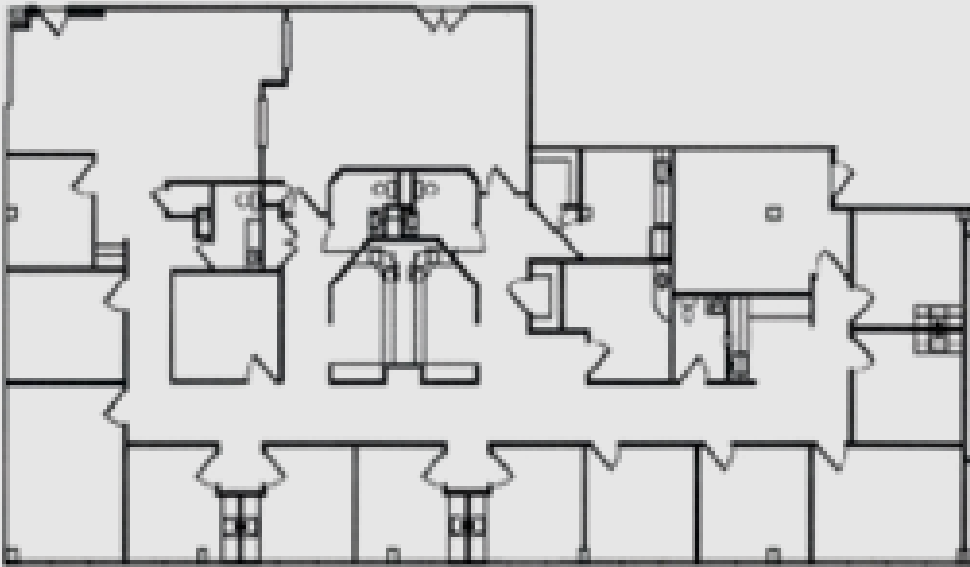


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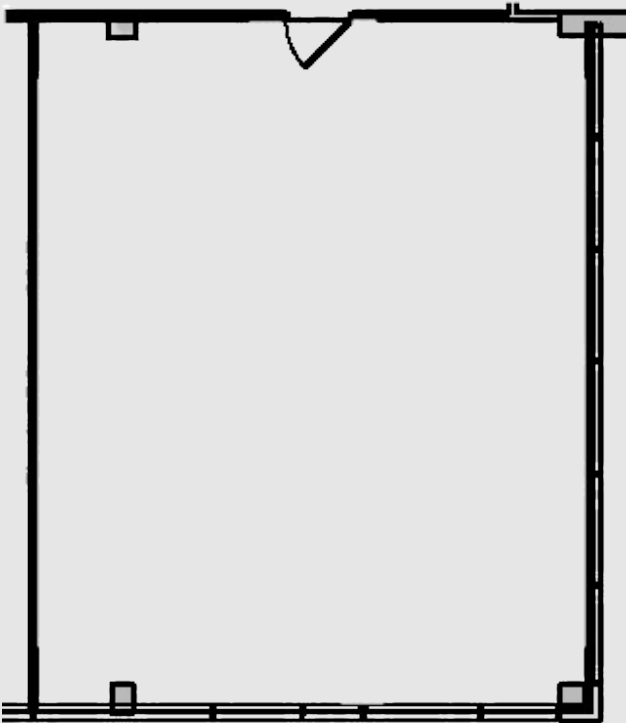
# MEDICAL OFFICE SPACE FOR LEASE AT 9715 MEDICAL CENTER DRIVE

## FLOOR PLANS

SUITE 330 - 5,024 SF



SUITE 400 - 911 SF



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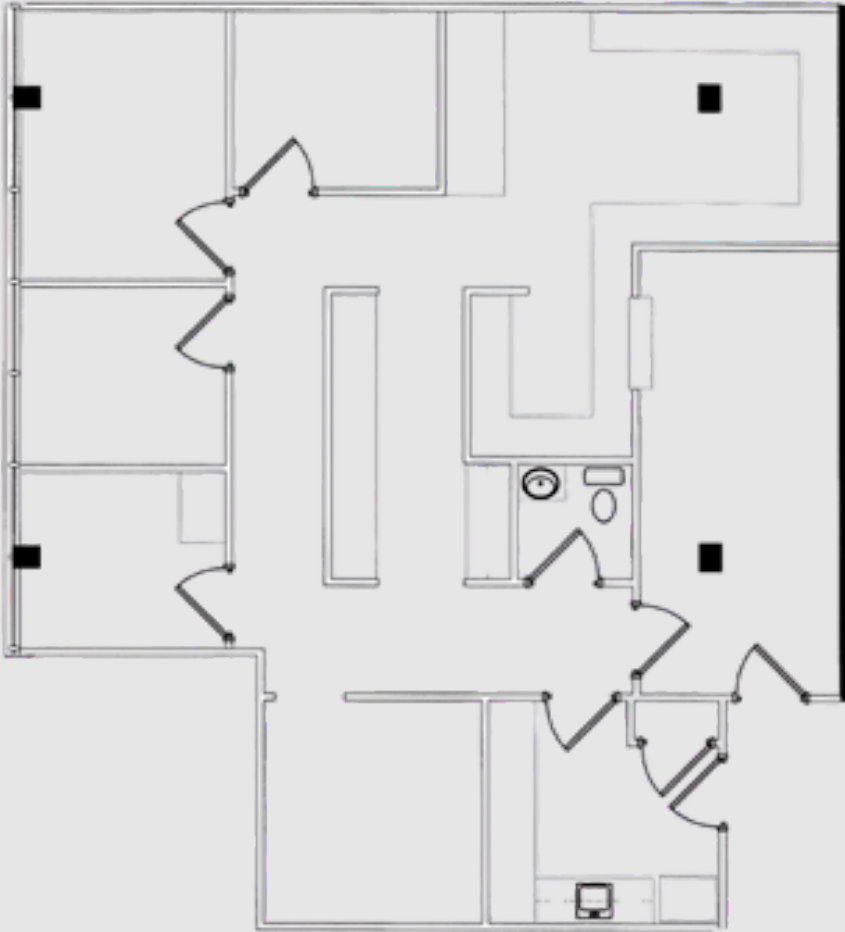
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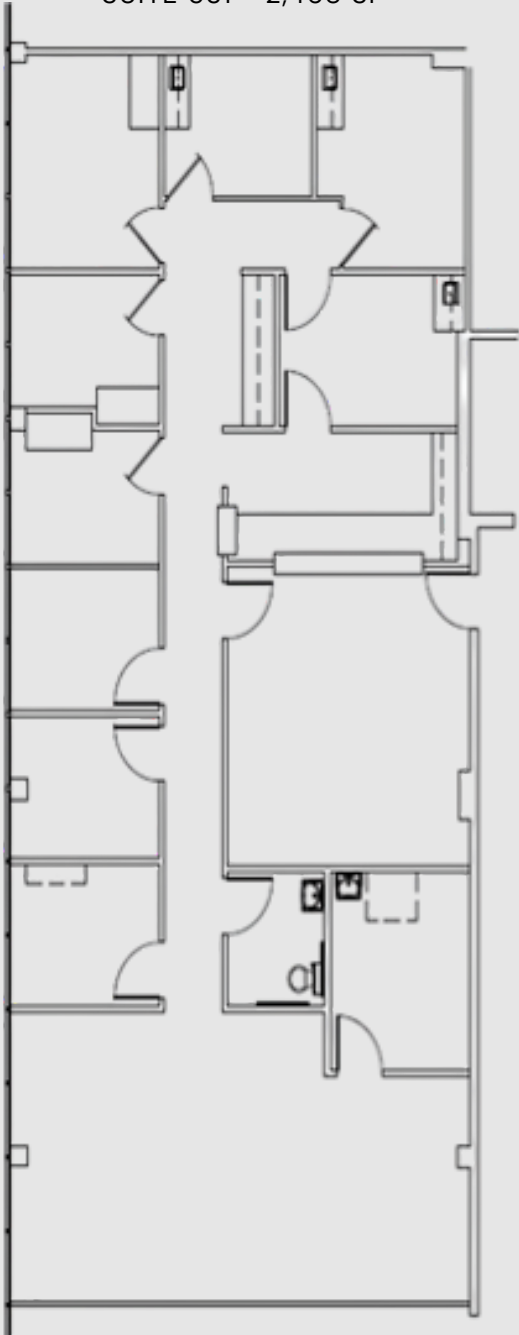
# MEDICAL OFFICE SPACE FOR LEASE AT 9715 MEDICAL CENTER DRIVE

## FLOOR PLANS

SUITE 530 - 1,506 SF



SUITE 531 - 2,468 SF



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