

PRECISION MEDICAL CENTER



**UNPARALLELED
MEDICAL CONDO
OPPORTUNITY IN
MONTGOMERY COUNTY'S
HEALTHCARE HUB**
9707 KEY WEST AVENUE, ROCKVILLE, MD

MEDICAL LANDSCAPE

3 Mile Radius

9707
Key West Avenue



Class A Medical Condo Opportunity

51,000 SF available on two contiguous floors

Top floor ideal for a surgery center

Second Floor Can be subdivided for smaller users

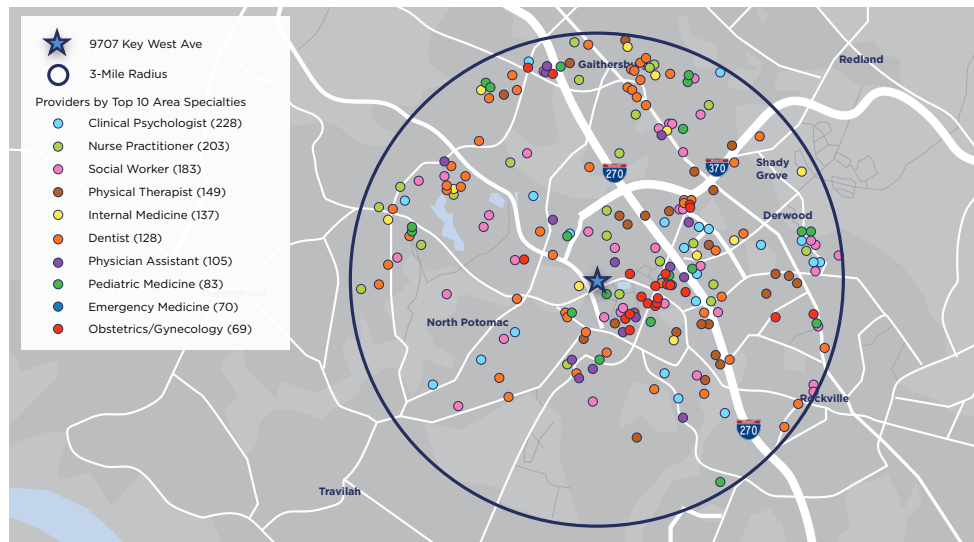
Two 3,500 lb hydraulic elevators

Ample and convenient parking for staff and patients

The largest medical condo for sale in Montgomery County

Located only 0.5 miles from Adventist Shady Grove Hospital and Ideal for medical practices, outpatient clinics, and specialized healthcare services.

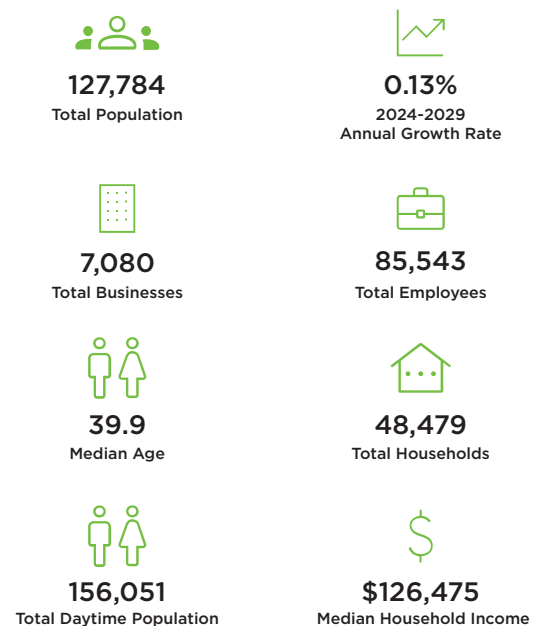
Healthcare Provider Summary



Service Line Demand Analysis

Physician Specialty	Patient Volume			Providers					
	2024 Volume	2029 Volume	5-Year Growth	Doc Count	Docs per 100k	Benchmark	Delta	Current Gap	5-Year Gap
Endocrinology	1,051	1,319	25.4%	14	9.0	9.1	-0.1	0.2	0.9
Psychiatry	66,013	77,502	17.4%	595	381.0	231.8	149.2	-233.0	-215.6
Physical Therapy/Rehabilitation	125,431	145,157	15.7%	301	192.7	125.1	67.6	-105.6	-96.2
ENT	15,708	17,692	12.6%	14	9.0	6.8	2.2	-3.4	-2.9
Rheumatology	100,336	112,107	11.7%	9	5.8	6.2	-0.5	0.8	1.2
Cardiovascular	56,778	62,878	10.7%	37	23.7	25.2	-1.5	2.3	4.2
Lab	216,309	237,423	9.8%	36	23.0	13.7	9.3	-14.6	-13.5
Orthopedics	23,361	25,268	8.2%	43	27.5	24.3	3.2	-5.0	-3.2
Other Specialties	70,954	76,627	8.0%	294	188.2	179.6	8.7	-13.5	-0.1
Neurology	8,170	8,792	7.6%	17	10.9	19.8	-8.9	13.9	15.4
Evaluation and Management	520,394	557,849	7.2%	853	546.1	475.8	70.4	-109.9	-74.3
Oncology	7,383	7,828	6.0%	32	20.5	19.6	0.9	-1.3	0.1
Radiology	143,928	151,594	5.3%	11	7.0	21.0	-14.0	21.8	23.4
Nephrology	2,576	2,710	5.2%	2	1.3	7.5	-6.2	9.7	10.3
General Surgery	2,866	2,942	2.6%	29	18.6	25.1	-6.6	10.2	12.1
Gastroenterology	11,711	11,874	1.4%	29	18.6	13.0	5.6	-8.7	-7.8
Urology	4,738	4,784	1.0%	10	6.4	6.7	-0.3	0.5	1.0
Obstetrics & Gynecology	6,212	6,236	0.4%	82	52.5	29.6	22.9	-35.8	-33.6
Pulmonology	6,584	6,311	-4.1%	14	9.0	9.3	-0.4	0.6	1.3

Demographics



AVAILABLE MEDICAL SPACES

STATE-OF-THE-ART FACILITIES | SURGERY CENTER READY:

- 1600 AMP electric service at 480V 3 Phase stepped down to 240/120V
- 250 KW, 480V, 3-phase diesel generator
- Flexible water service to accommodate medical needs
- Two hydraulic gurney sized passenger elevators (3,500 lb capacity each)
- Floor loading capacity of 100 lbs/sf on all floors
- 13' clear height to accommodate medical infrastructure
- Column free areas for optimal space planning
- The Property is equipped with a 48" high loading dock and can accommodate a 53' tractor trailer.

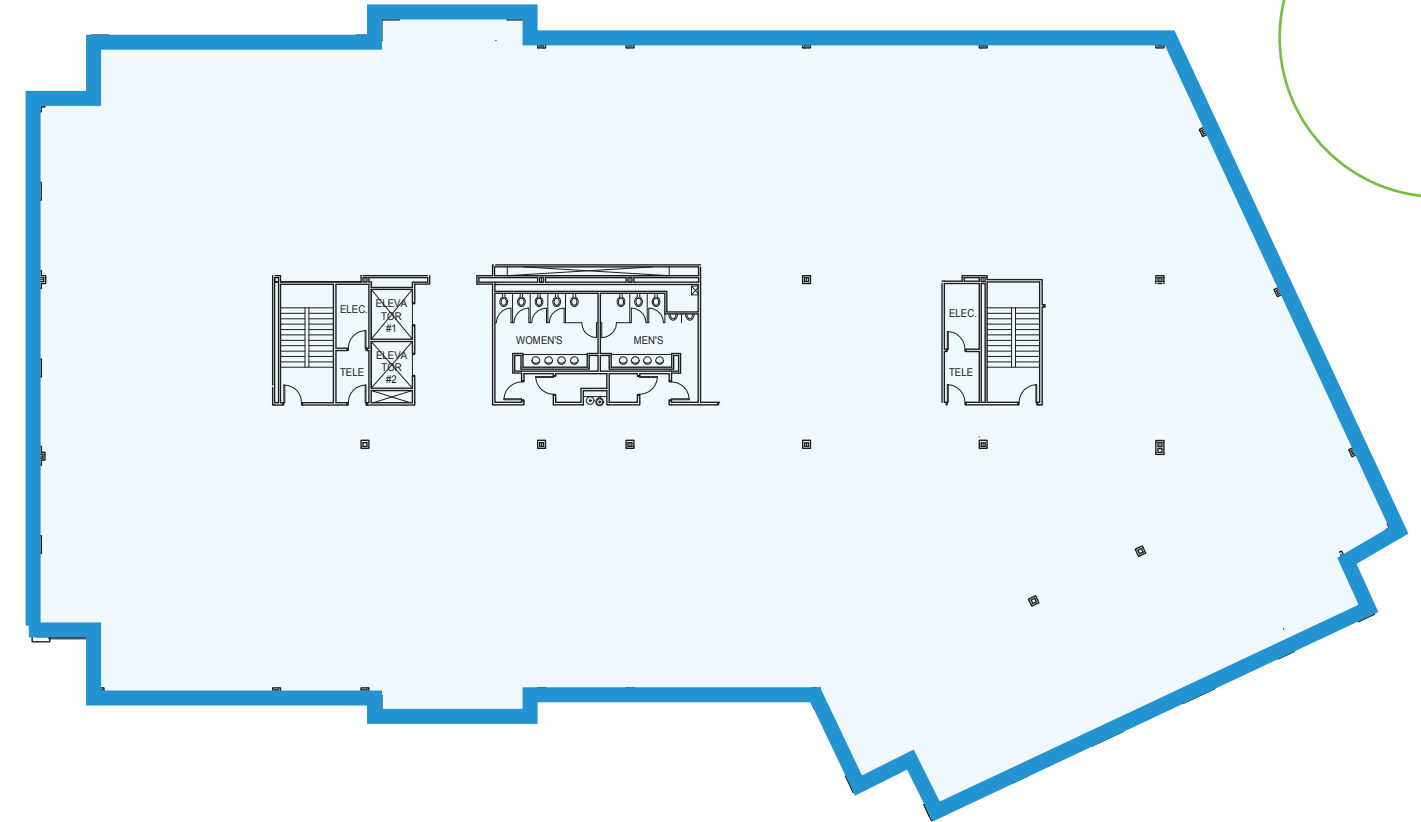
ADVANCED SECURITY AND SAFETY:

- Perimeter monitoring system by Datawatch Systems
- Fully addressable fire alarm system with voice communication
- Automatic fire sprinkler system for healthcare facility standards

MODERN CONNECTIVITY:

- Fiber optic cable by Verizon
- Cable service by Comcast

2ND FLOOR 25,318 SF



3RD FLOOR 25,451 SF



LOCATION OVERVIEW

EXTERIOR BUILDING SIGNAGE OPPORTUNITY



PRIME LOCATION

Positioned just off I-270 in Rockville, MD this medical condo is within the largest healthcare cluster in Montgomery County providing easy access for patients and medical professionals.



PRECISION MEDICAL CENTER

BUILT FOR INNOVATION



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