



Medical Space For Lease

6917 & 6931 Arlington Road, Bethesda, Maryland 20814

Join the 10,000 SF
State of the Art Chevy
Chase Surgery Center,
the CVS Pharmacy and
the Growing List of
Over 50,000 SF of
Medical Tenants



Key Highlights

- Prime medical space at the intersection of Bradley Blvd & Arlington Rd.
- Convenient ground-level access for patients and staff
- Ample on-site parking (3.0/1,000 SF ratio) for patients and staff
- Immediate access to the Capital Crescent Trail
- Minutes from Bethesda Metro (Red Line) & the future Purple Line
- Modernized common areas designed for medical practices
- Outdoor amenity space for staff & visitors

301-337-4700
www.scheerpartners.com



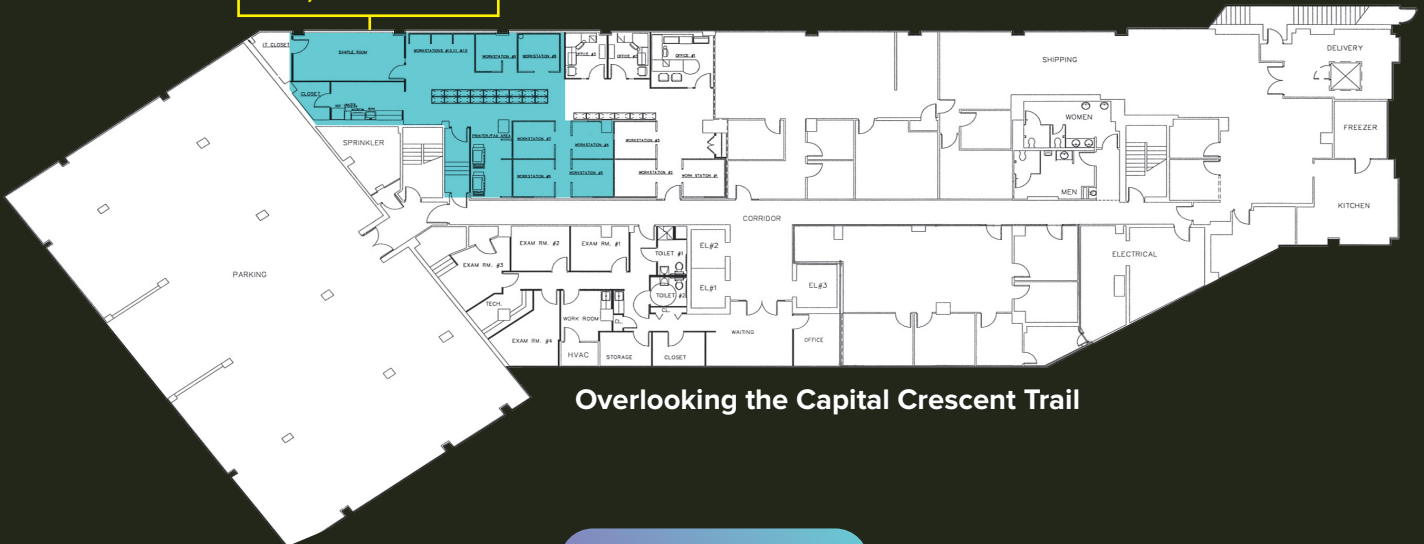


Floor Plans

6931 ARLINGTON ROAD

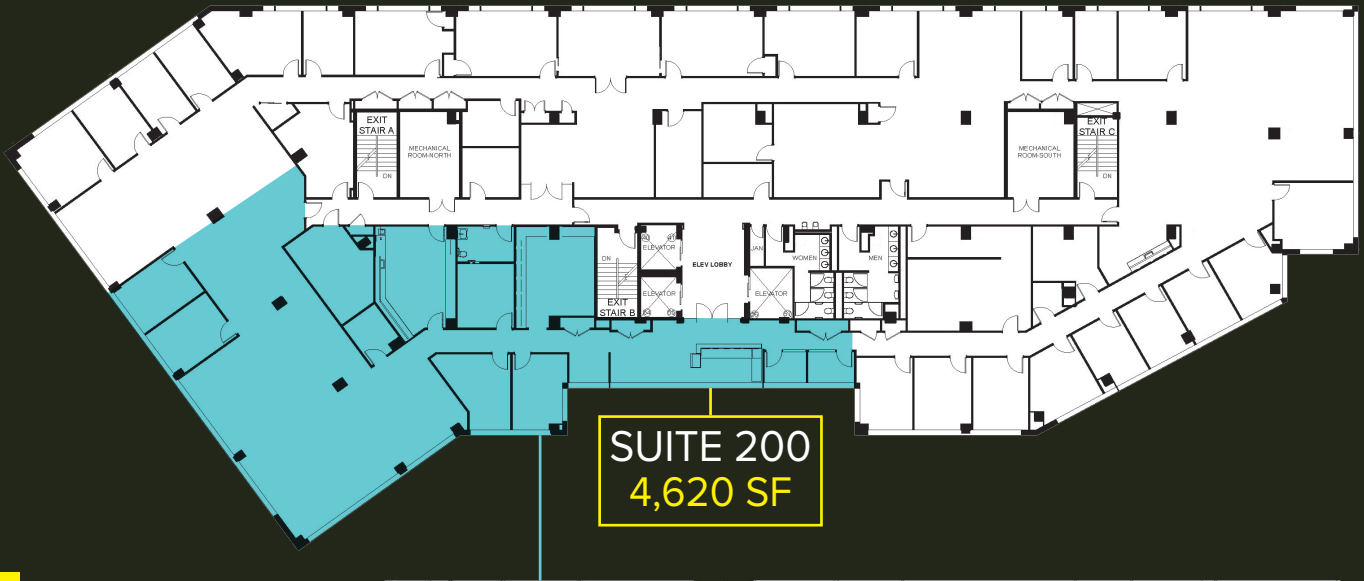
SUITE T-500
1,595 SF

Terrace Level



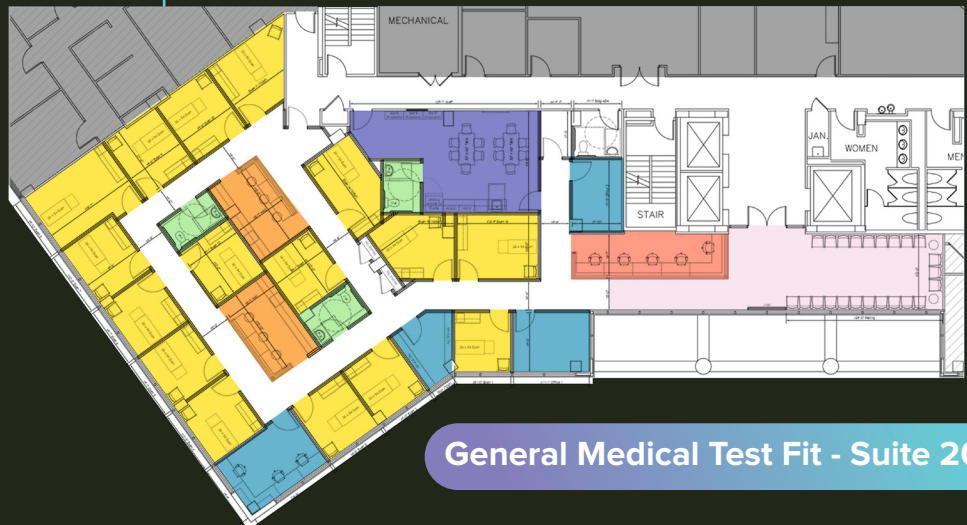
Overlooking the Capital Crescent Trail

Second Floor



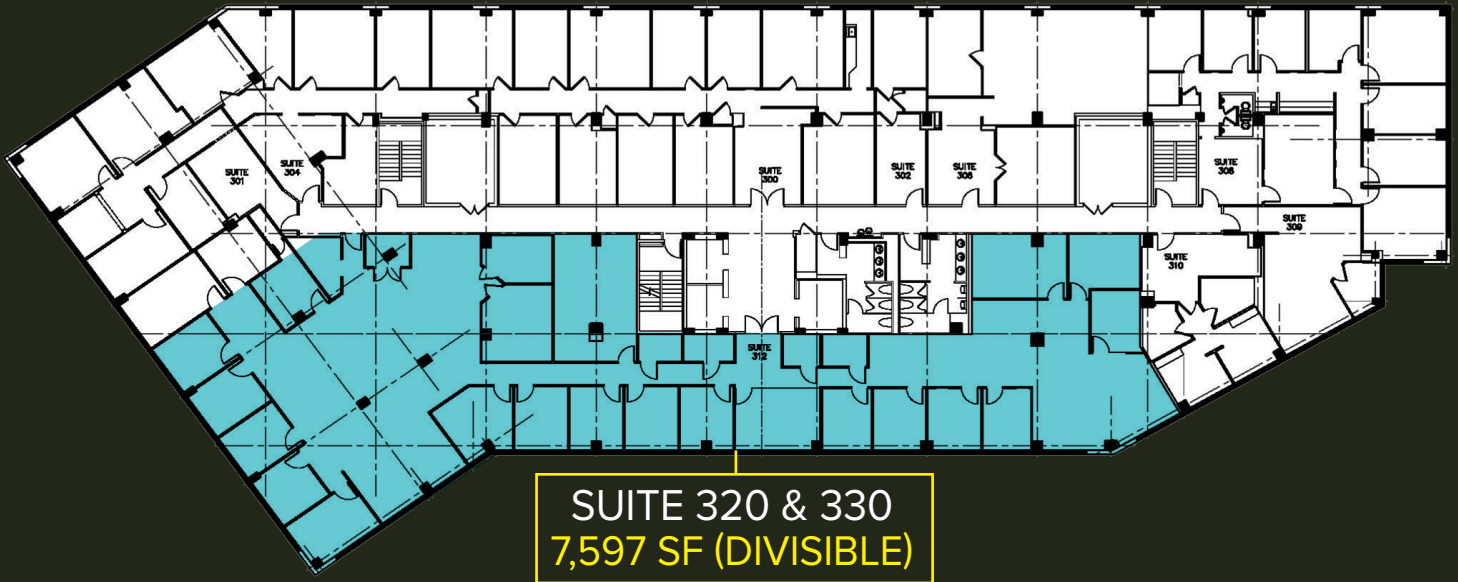
SUITE 200
4,620 SF

- Exam Room (16)
- Office (4)
- Private Bathroom (3)
(ADA compliant)
- Nurse Stations (2)
- Reception
- Break Room
- Waiting Room



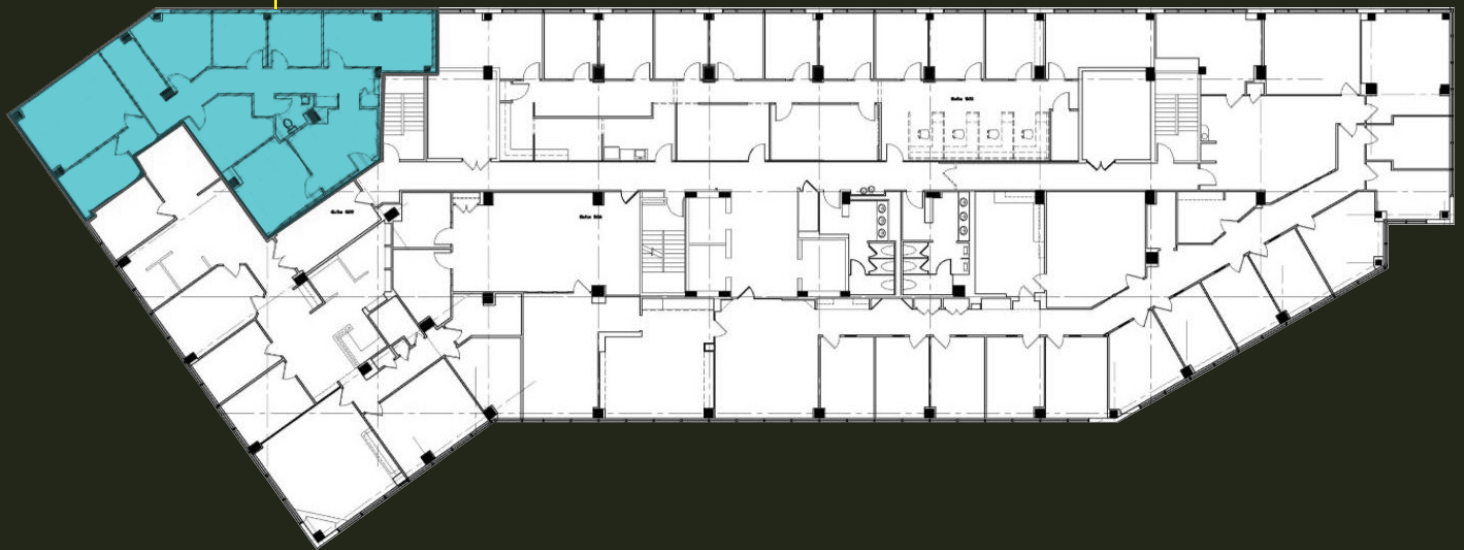
General Medical Test Fit - Suite 200

Third Floor



SUITE 530
2,275 SF

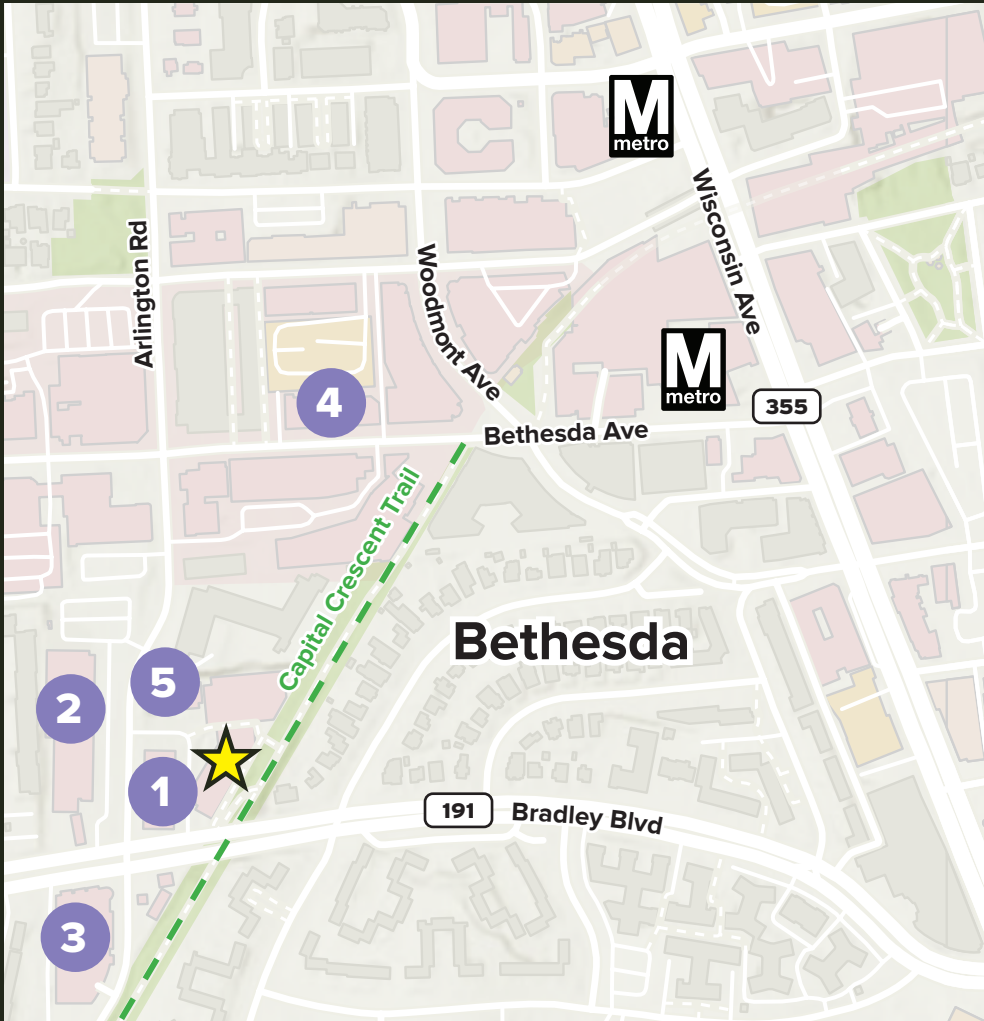
Fifth Floor



Join Crescent Gateway's Growing List of Medical Tenants

- Chevy Chase Pediatric Center
- Bethesda Chevy Chase Surgery Center
- The Neurology Center
- Positive Development Service
- Eating Recovery Center
- Roda Mental Health & Wellness
- South Atlantic Hearing Miracle Ear
- Pulse Fitness
- Maryland Cognitive Behaviors Treatment Center
- Prime Spine Wellness
- Lungevity Foundation
- Little Bellies Washington DC
- International Psychology Institute
- **And Many More!**

Local Amenities



- Walking distance to pharmacies (CVS), banks, and Bethesda Row
- Close proximity to Bradley Shopping Center for patient convenience
- 7-minute drive to Washington, DC & 8 minutes to I-270 spur & I-495
- 2-minute walk to new Purple Line Station
- 4-minute drive to Wisconsin Avenue and River Road

1 Crescent Gateway Retail

- CVS
- FVC Bank
- Now Massage Boutique

2 Bradley Shopping Center

- Walgreen's Pharmacy
- Liberty Gas Station
- Bradley Cleaners
- Bradley Barber Shop
- Voorthuis Opticians
- Strosnider Hardware
- Loyal Companion
- Bradley Food & Beverage

3 Safeway

4 Bethesda Row

- Uncle Julio's
- Apple
- Custom Ink
- Lululemon
- New Balance
- Nike
- Cava
- Five Guys
- Poke Dojo
- Georgetown Cupcake
- Giant
- Landmark Theaters
- Hair Cuttery
- Equinox
- Williams Sonoma
- Lens Crafters
- Sweetgreen

5 AJI Nippon Restaurant





Bradley Shopping Center



Bethesda Row



Safeway



For Inquires, Please Contact:

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 **Scheer Partners**
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