



# MEDICAL OFFICE SPACE FOR LEASE

MEDICAL PLAZA 1 | 9715 Medical Center Drive • Rockville, Maryland



Located in the 300-Acre MoCo 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

## PROPERTY INFORMATION:

**BUILDING SIZE:** 67,000 SF; 5 stories

### AVAILABLE SPACE:

- Suites ranging from 700 to 7000+ SF
- Spec suites available

### RATE & ALLOWANCES:

- Rental rates starting at \$29 PSF
- Generous concessions, including tenant buildout allowance and free rent

**TERM:** 1-10 years

### PARKING:

- 4.0/1,000 RSF
- Free surface parking for tenants
- Free 3-hour visitor parking

## PROPERTY FEATURES:

- Available for immediate occupancy
- Connected to Shady Grove Adventist Hospital via enclosed walkway
- 1 block walk to Fallsgrove Village Center
- Short ride to RIO/Washingtonian Center and Crown Farm Town Center

- Onsite Deli
- Onsite Pharmacy
- Owner Managed



## For Leasing Opportunities Contact:



Craig Burton • Office: 301.795.1456 • [CBurton@PromarkPartners.com](mailto:CBurton@PromarkPartners.com)



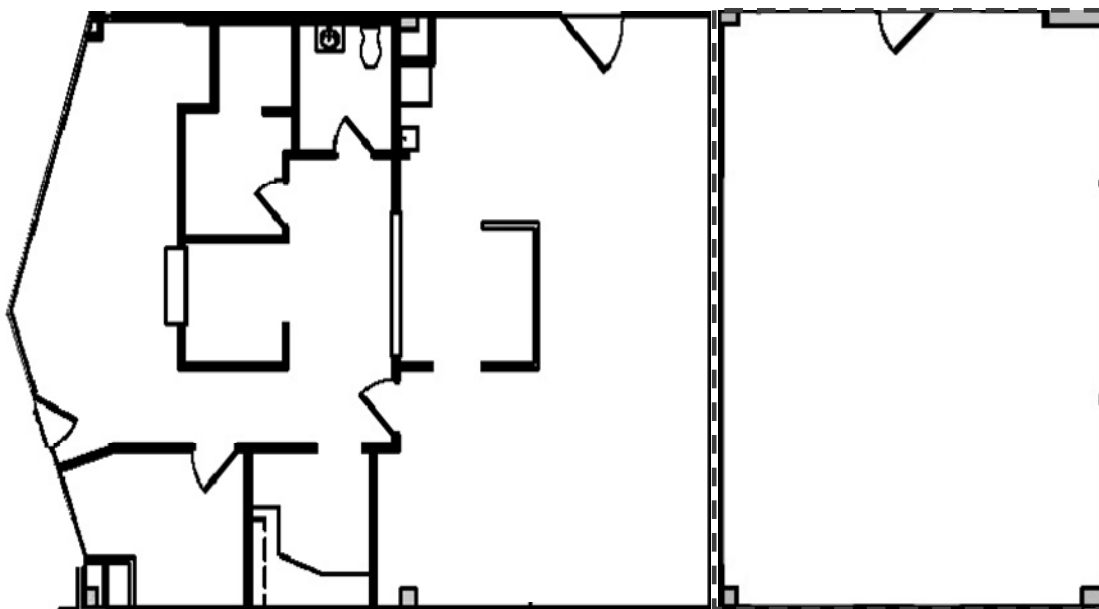
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## • FLOOR PLAN SAMPLING

Suite 102 - 1,498 SF

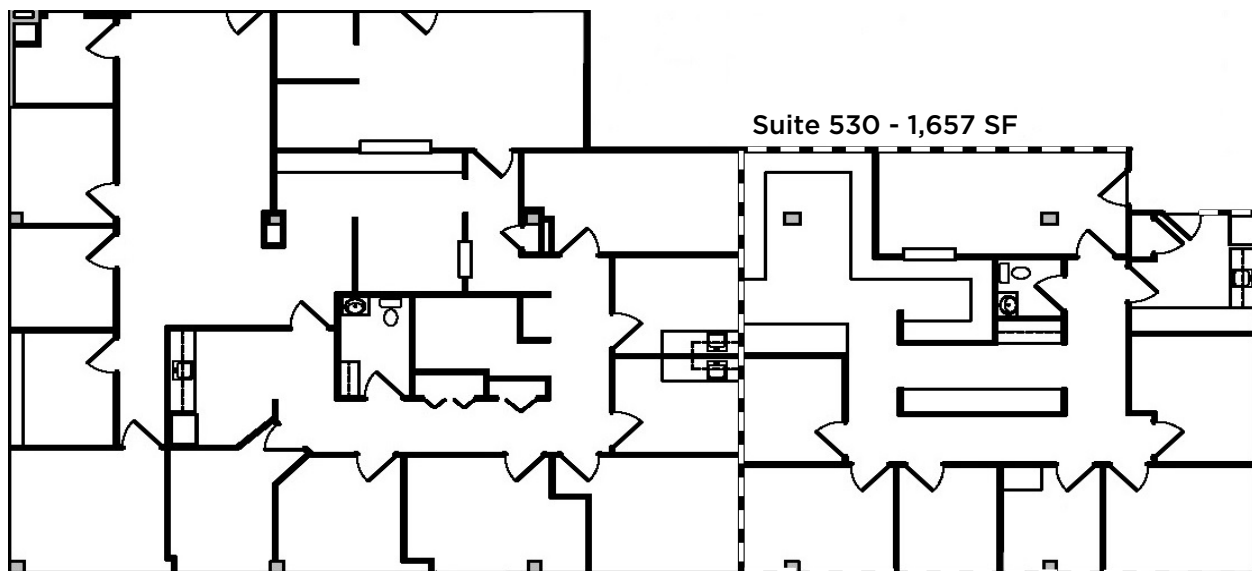
Suite 112 - 738 SF



Available for a contiguous 2,236 SF

Suite 528 - 3,086SF

Suite 530 - 1,657 SF



Available for a contiguous 4,743 SF