

SHADY GROVE MEDICAL CENTER

\$28.50 PSF | Flexible Term

Building Features

- 74,670 SF, 4 Story, Class B Medical Office Building
- Located less than 1 mile from Shady Grove Adventist Hospital
- Surrounded by the cutting edge medical research community
- **Participating in Montgomery County's MOVE Program. New Tenants eligible for \$8 psf grant. <https://www.montgomerycountymd.gov/business/programs/move-grant.html>**
- Free, ample surface parking surrounding the Building
- Mix of brand name healthcare providers, "built-in" referral source
- Easy access to I-270, I-370, and Rte 28
- Move-in ready medical suites
- Extensive lobby and common area upgrades
- Build-to-suit improvement packages
- Public transit bus stop directly in front of the building
- New Grab & Go Food Kiosk

Building Highlights



Less than 1 mile from Shady Grove Hospital



Proximity to I-270 Research Corridor



Convenient & Free surface parking



Physician Community Built-In Referral Sources





Shady Grove Hospital

RIO Lakefront Retail Center

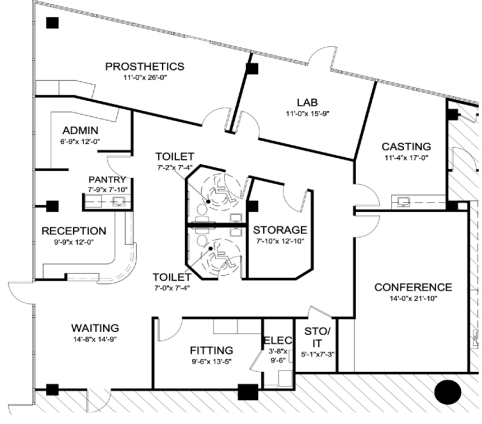
Shady Grove Medical Center

Fallsgrove Retail

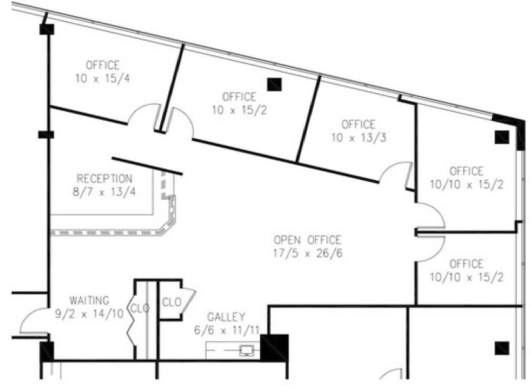
Shady Grove, Maryland

AVAILABILITY

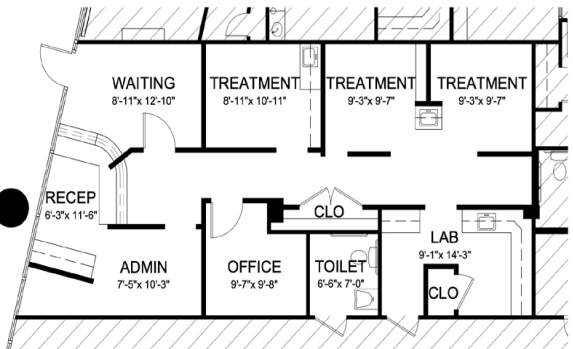
SUITE 102
2,575 RSF



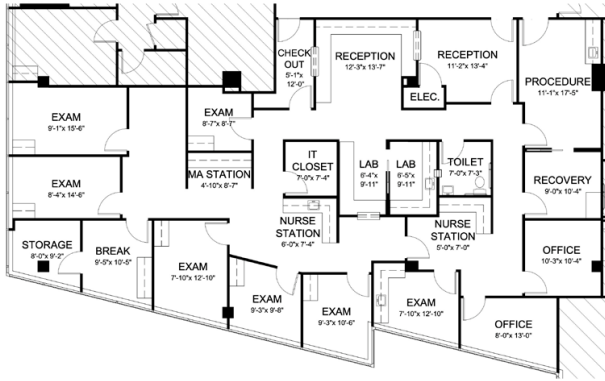
SUITE 211
1,958 RSF



SUITE 105
1,090 RSF
Dental Space



SUITE 302
3,495 RSF



For more information or to schedule a property tour, please contact:



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