



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 the future Purple Line & Bethesda Metro (Red Line)
- Modernized common areas designed for medical practices
- Outdoor amenity space for staff & visitors

301-337-4700
www.scheerpartners.com



 Scheer Partners
A Reputation for Results

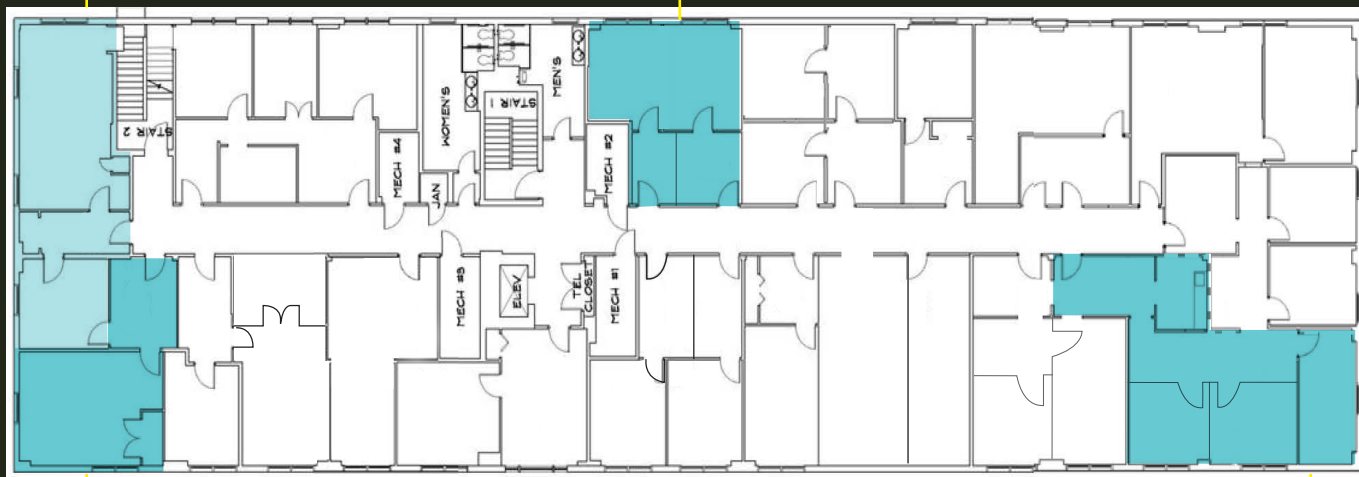
Floor Plans

6917 ARLINGTON ROAD

Second Floor

SUITE 200A
742 SF
\$2,350 / MO

SUITE 215
538 SF
\$1,743 / MO



SUITE 200
536 SF
\$1,787 / MO

SUITES 226
1,062 SF
\$3,540 / MO

Third Floor



SUITE 306
708 SF
\$2,360 / MO

SUITE 302
486 SF
\$1,620 / MO

SUITE 350
1,547 SF
\$5,160 / MO



Floor Plans

6931 ARLINGTON ROAD

Terrace Level

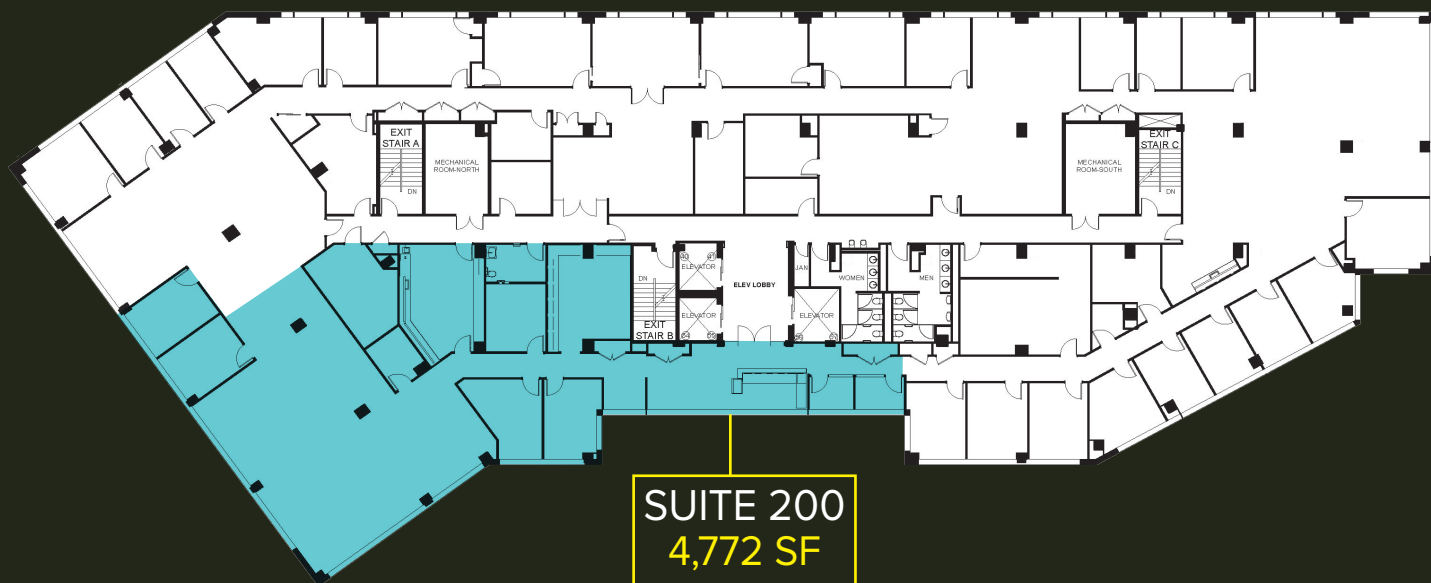
SUITE T-500
1,762 SF



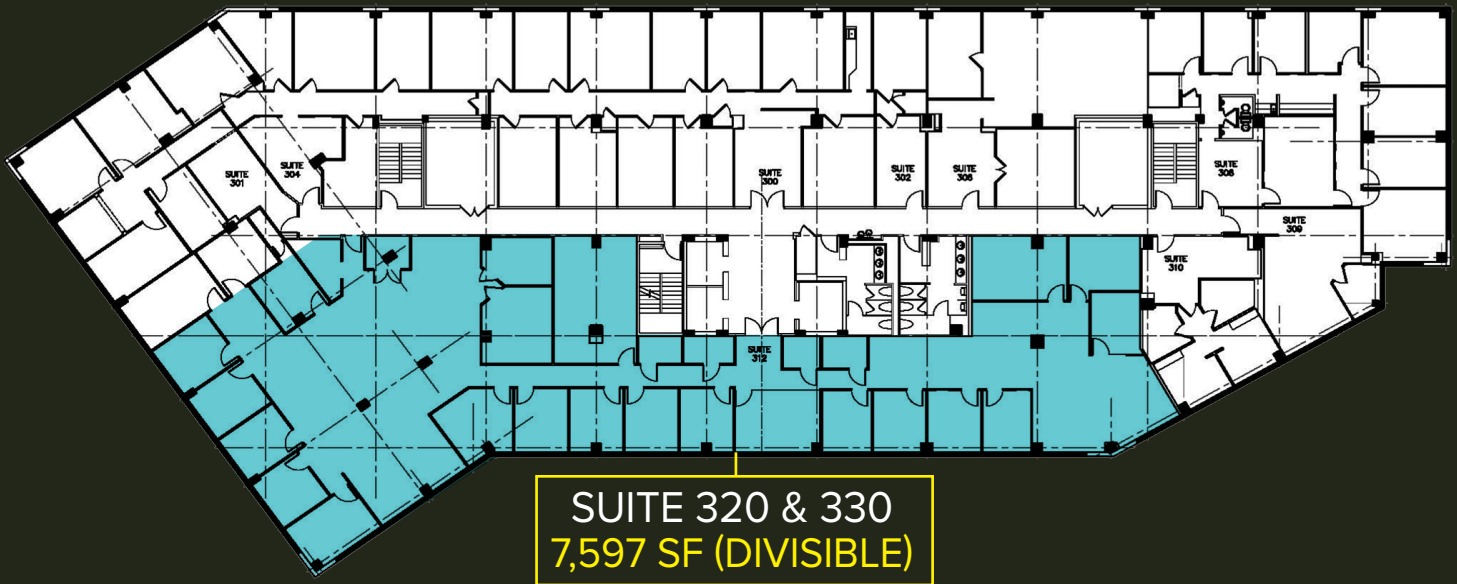
Overlooking the Capital Crescent Trail

Second Floor

SUITE 200
4,772 SF

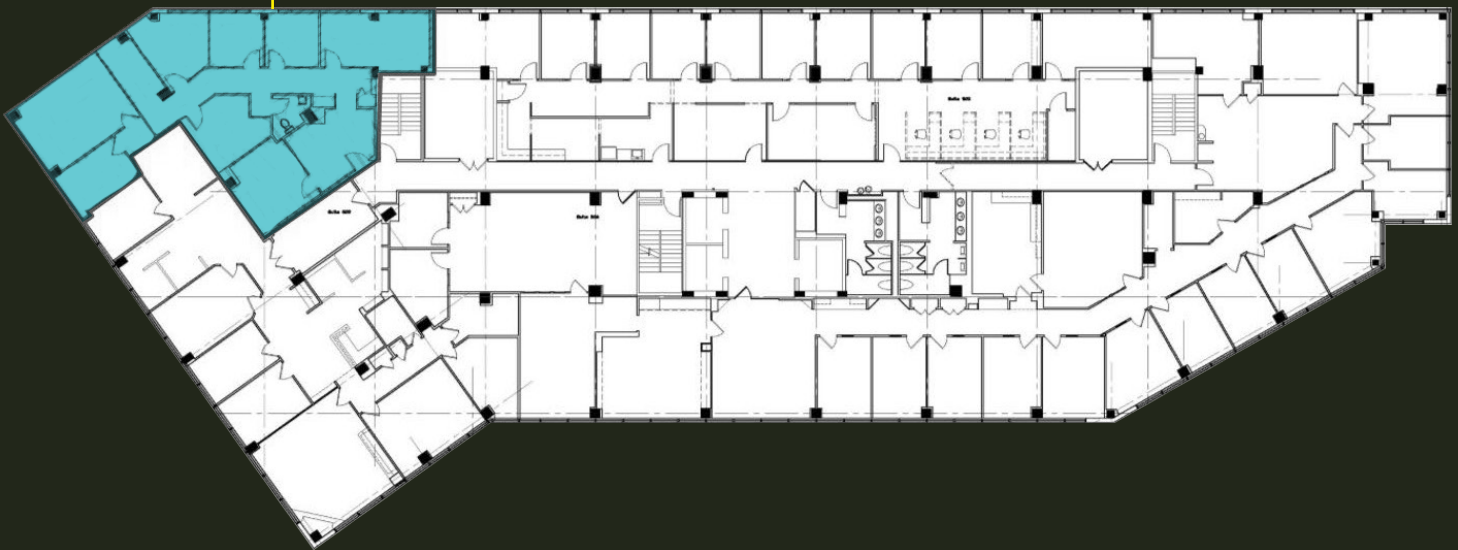


Third Floor



Fifth Floor

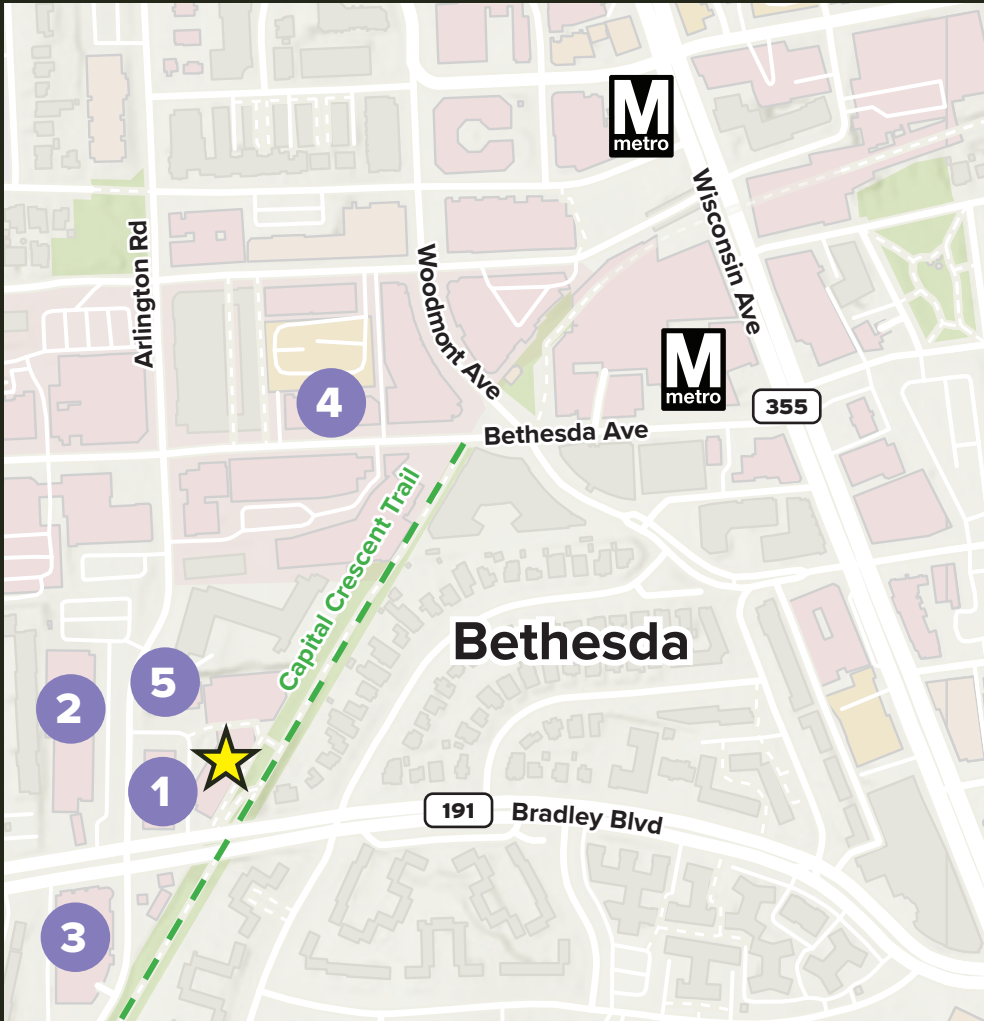
SUITE 530
2,275 SF



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



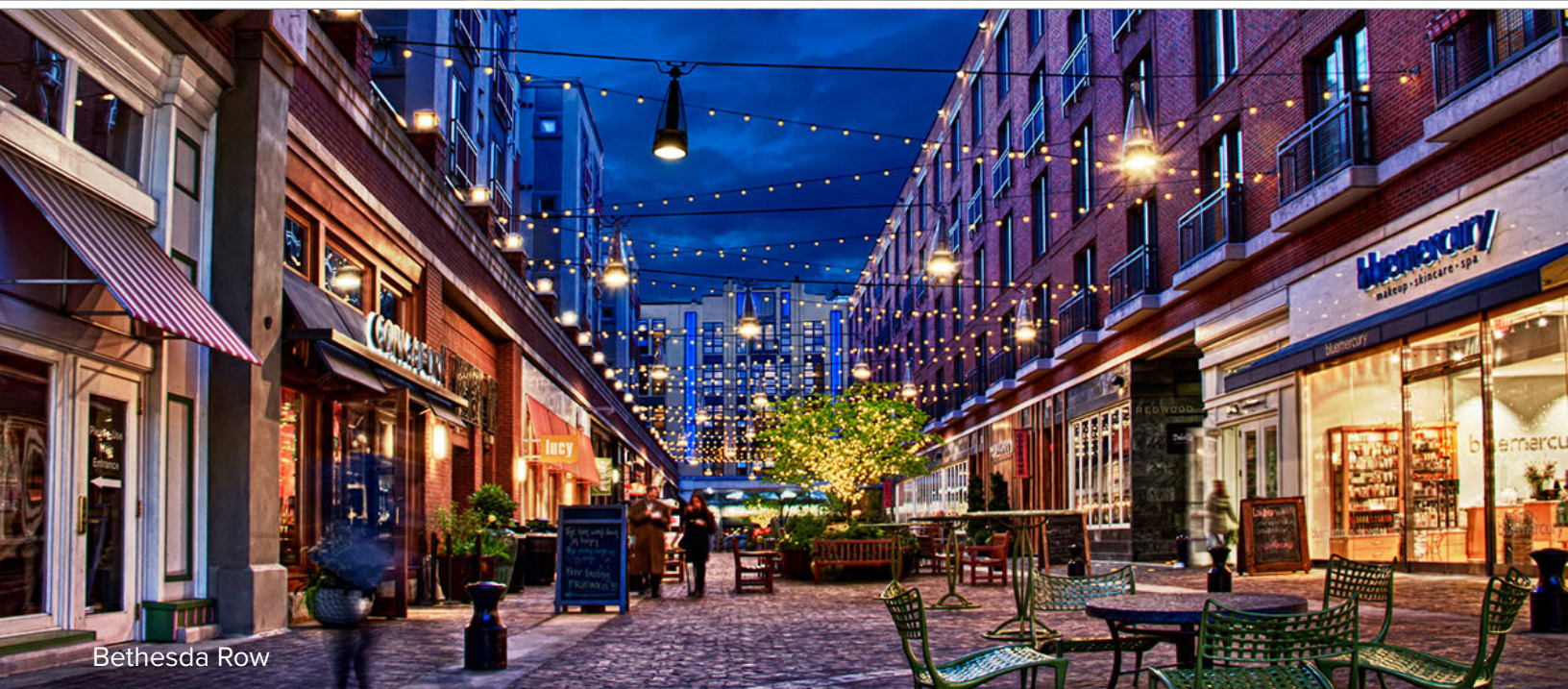
- Walking distance to pharmacies (CVS), banks, and Bethesda Row
- Close proximity to Bradley Shopping Center for patient convenience
- 7-minute drive to Washington, DC & 8 minutes to I-270 spur & I-495
- 2-minute walk to new Purple Line Station
- 4-minute drive to Wisconsin Avenue and River Road

- 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:

Nick Pugh

Senior Associate

202.683.7916

npugh@scheerpartners.com

15245 Shady Grove Rd, Suite 210 North, Rockville, MD 20850

301.337.4700

www.scheerpartners.com

 **Scheer Partners**
A Reputation for Results