

Renovations coming soon!

2301 RESEARCH

Medical and Office Tenants Welcome



**Move In Ready
Medical Suites**

- 94,000 SF, 3 story, Class B Medical Office Building
- Located 1.5 Miles from Shady Grove Adventist Hospital (15 minutes from Holy Cross Silver Spring and Germantown Hospitals)
- Ample Free Surface parking
- Name brand mix of healthcare providers, "built-in" referral sources
- Easily accessible from I-270, I-370 & Inter County Connector, Shady Grove Rd & Key West Ave
- Move-In Ready Medical Suites + Build-to-Suit Opportunities
- Public transit stops walking distance
- Building Face and Monument Signage available



Amenities and Highlights

- Newly renovated, state of the art conference room
- Avenue C—convenient grab and go food and beverage area with sit down area
- Convenient Patient Drop-Off area and awning
- Common Area and Exterior Renovations Coming Soon
- Updated electronic Tenant Directory



1.5 Miles from
Shady Grove
Adventist Hospital



Located in the heart
of the I-270 Research
Community and
DNA Alley



Ample Free
Surface Parking

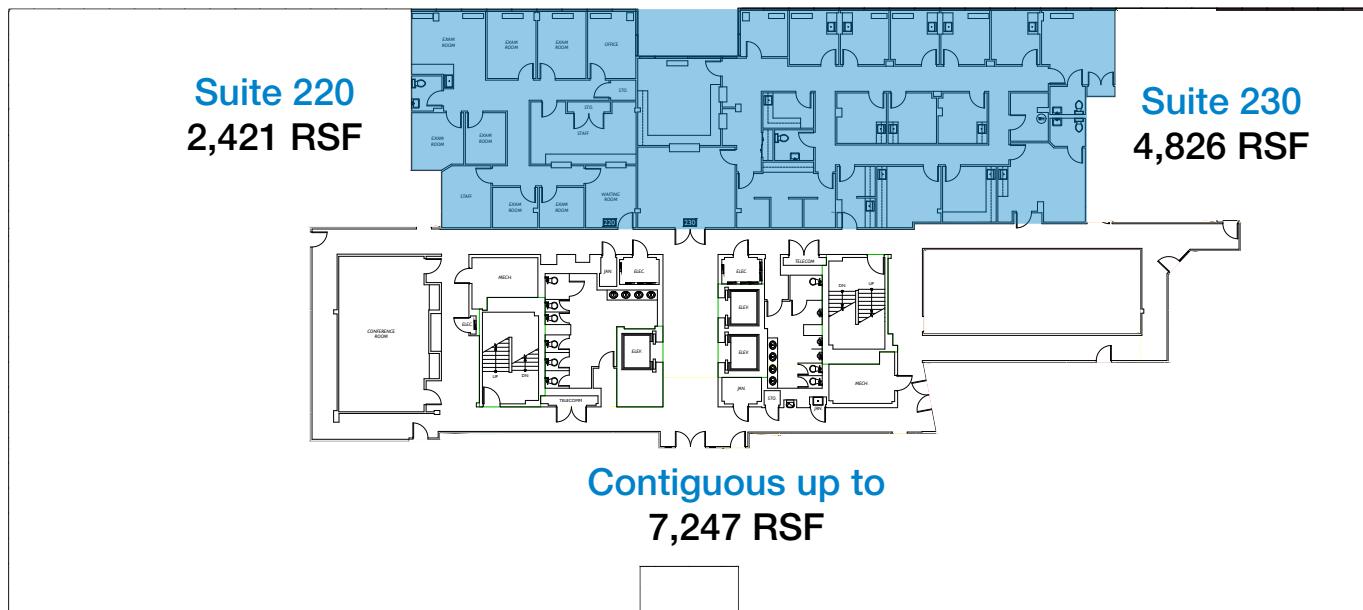


Physician
Community Built-In
Referral Sources



MEDICAL SPACE FOR LEASE

9135 Piscataway Road, Clinton, MD



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

CHAZ FEITEL: 240.694.6109 | chazfeitel@hprgrealty.com

LUKE POULOS: 301.395.7108 | lpoulos@hprgrealty.com

HPRGreaty.com



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