

# SHADY GROVE MEDICAL CENTER

**\$31.50 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



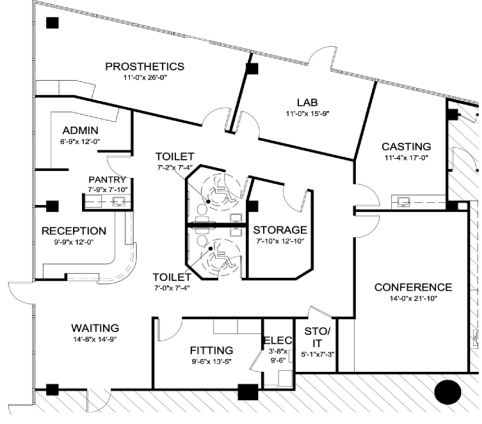




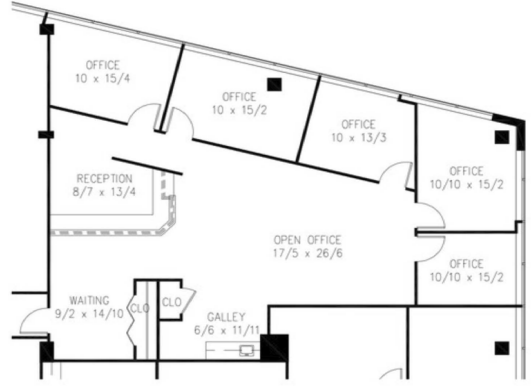
# Shady Grove, Maryland

## AVAILABILITY

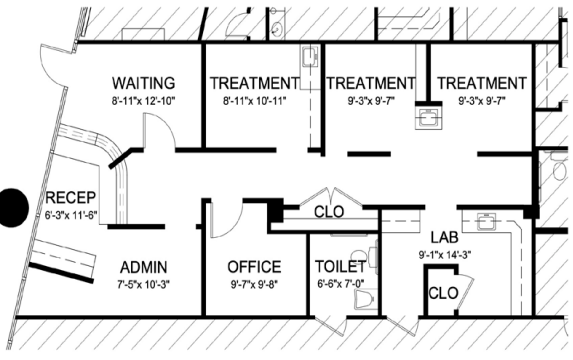
**SUITE 102**  
2,575 RSF



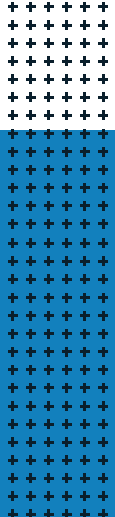
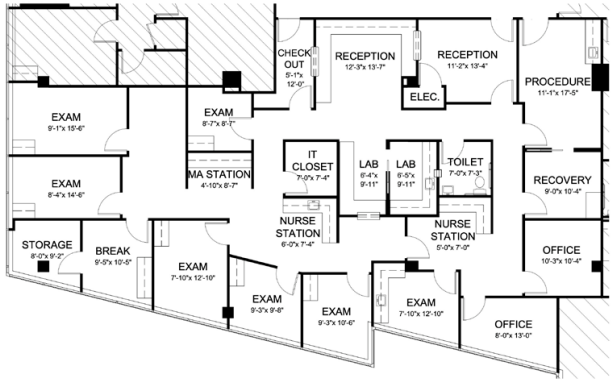
**SUITE 211**  
1,958 RSF



**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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