



LIFE SCIENCE FACILITY AVAILABLE  
FOR SUBLEASE

# 9603 MEDICAL CENTER DRIVE

ROCKVILLE, MD

47,395 RSF AVAILABLE IMMEDIATELY  
SUBLEASE EXPIRES 2/28/2038



# NEARBY AMENITIES



KING FARM

WASHINGTONIAN/  
CROWN FARM

SHADY GROVE

FALLS GROVE

- |                      |                          |                      |                         |
|----------------------|--------------------------|----------------------|-------------------------|
| Nick's Chophouse     | Cafe Deluxe              | Harris Teeter        | L J's Express           |
| Thai Farm Inc        | Guapo's                  | Red Lobster          | That's Amore Restaurant |
| King Farm Grill      | Chop't                   | Pho Nam Restaurant   | Subway                  |
| Subway               | Uncle Julio's            | The Melting Pot      | Sandwiches & Such       |
| Eastern Carry Out    | Corner Bakery Cafe       | Nordstrom Rack       | Research Center Deli    |
| Fontina Grill        | Starbucks                | Best Buy             | New York Deli           |
| Juanita's Restaurant | Copper Canyon Grill      | Men's Warehouse      | Shady Grove Pharmacy    |
| Pampanguena Cafe     | Target                   | Office Depot         |                         |
| Dunkin Donuts        | Barnes & Noble           | MOM's Organic Market |                         |
| Carvings             | Kohl's                   | CAVA                 |                         |
| Safeway              | White House Black Market | Firehouse Subs       |                         |
| 7-Eleven             | JoS A. Bank              | CVS Pharmacy         |                         |
| Starbucks            | Ann Taylor               |                      |                         |

- **Zoning** - LSC - 1.5H-150 T (Life Science Center Zone)
- **Year built** - 1988
- **Stories** - 3 above grade (1 below grade partial basement)
- **Floor sizes** - 1st floor - 16,922 BRSF  
2nd floor - 14,417 BRSF  
3rd floor - 12,342 BRSF  
Basement - 3,714 BRSF  
Total - 47,395 BRSF
- **Parking** - The building provides a parking ratio of 2.5/1,000 SF leased
- **Structural system** - The building is steel framed & poured concrete floor slabs on steel form decks
- **Roof** - New main roof for this building & the small sections of lower second floor roof are aggregate ballasted built-up applications with interior roof drains.
- **Elevators** - New expanded 4,000 lb cacapity personnel / freight elevator
- **Windows** - Extensive window line
- **Generator** - New emergency Generator
- **Loading dock** - New loading dock
- **Outdoor space** - Outdoor deck for tenant use ( accessed from the 2nd floor)



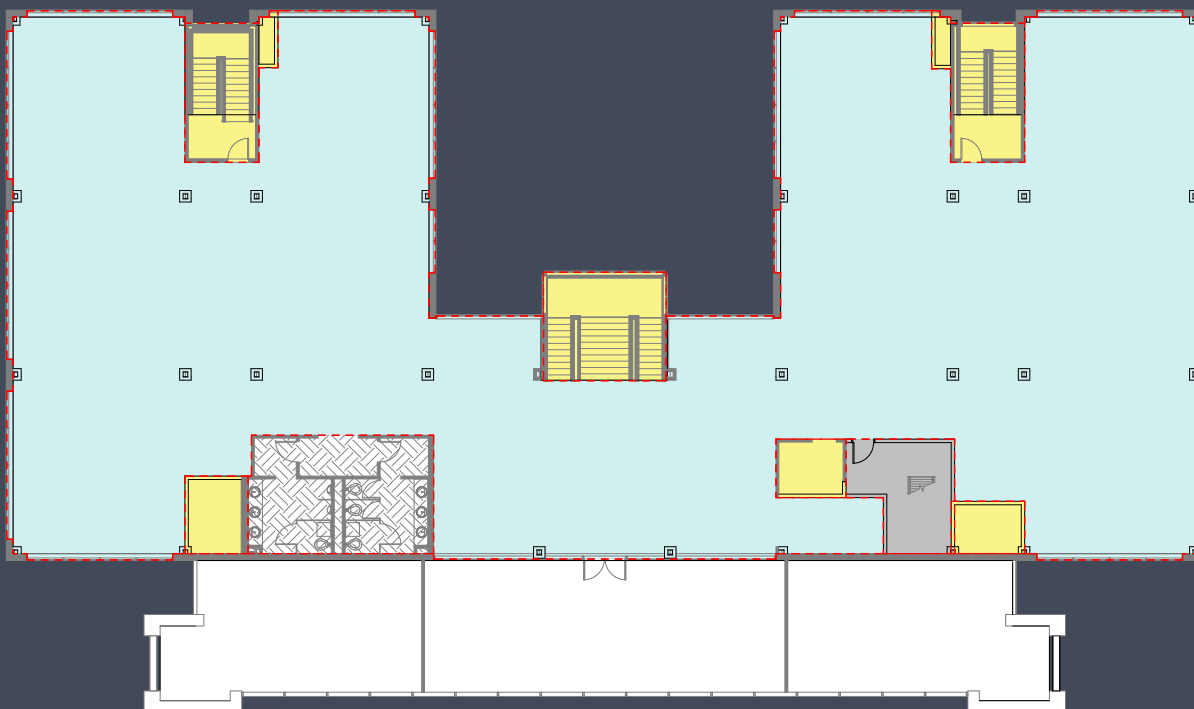


# STATE-OF-THE-ART R&D LAB FACILITY

(WITH TI AVAILABLE)

AVAILABLE IMMEDIATELY

## TYPICAL FLOOR PLAN



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