



OMEGA
MEDICAL
CENTER

15204 OMEGA DRIVE, ROCKVILLE, MD

**CLASS A
MEDICAL SPACE
FOR LEASE**

Scheer Partners
A Reputation for Results

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www.scheerpartners.com

Building Features

- Only 1 suite left - 7,746 SF available
- \$29.50 per square foot, Full Service
- Abundant visitor & doctor parking 200+ free surface parking spaces (3.1/ 1,000 SF)
- Easy access to Route 28, I-270, Shady Grove Rd, & Key West Ave

Building Renovations

- New common area finishes throughout
- New onsite food option - Monumental Markets
- New rear entrance

Additional Renovations **Coming Soon**

- Elevator cab upgrades
- Upgraded interior signage
- Exterior upgrades

Join this great tenant base!

- Potomac Pediatrics
- Siegel & Bosworth ENT
- Rockville Gynecology
- DaVita
- Care Soft Dental
- Lonza Donor Center
- Grant, Rifkin & Strauss



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Building Lobby



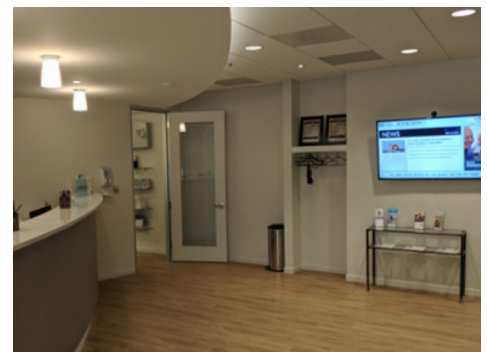
Rear Entrance



Monumental Markets

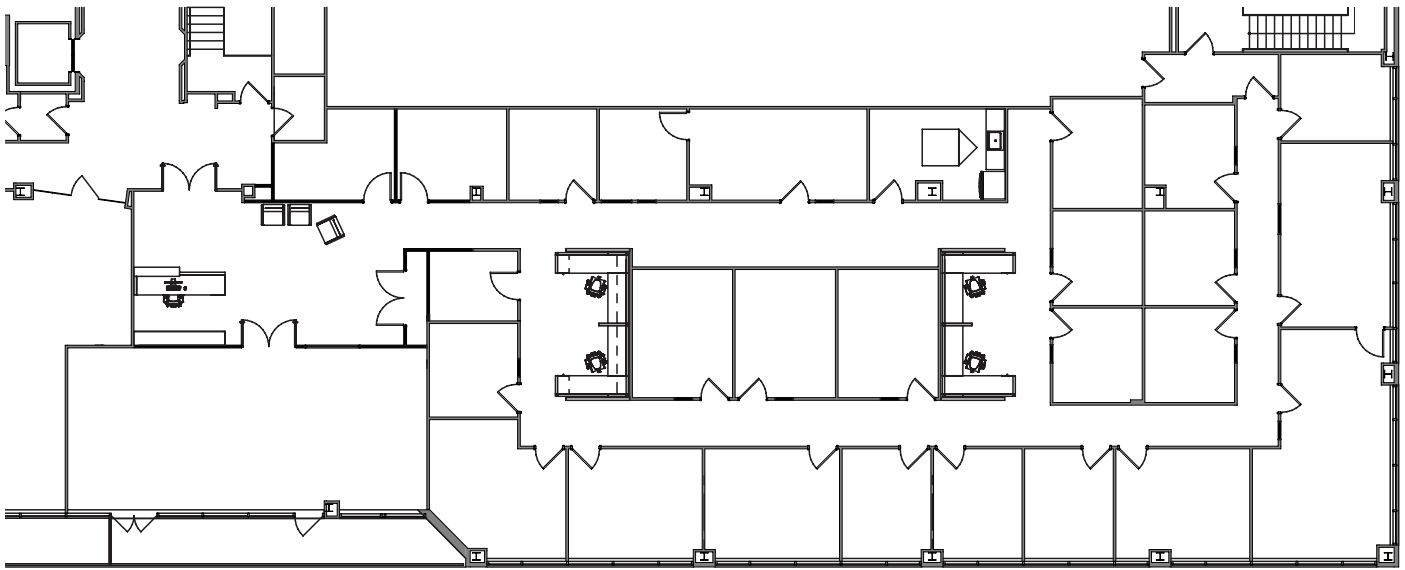


Tenant Suite



THIRD FLOOR

7,746 SF AVAILABLE – \$29.50 PSF, FULL SERVICE





LOCATION & AMENITIES

- 0.2 mile to National Cancer Institute
- 0.6 mile to I-270
- 0.7 mile to Shady Grove Adventist Hospital
- 1 mile to Crown Farm and Rio at Washingtonian
- 1.5 miles to I-CC (Route 200)
- 2.6 miles to Shady Grove Metro Station
- Over 40 restaurants within 1 mile

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