

Woodmont Medical Plaza

*Downtown Bethesda's Newest
and Only Medical Office Building.
Most Affordable Space in the Market.*

**Bethesda's New Home For
Physicians and Healthcare**

Building Features

- 135,483 SF, 9 Story Class B medical office building
- Located less than 1 mile from Suburban Hospital & Outpatient Medical Centers
- Surrounded by the cutting edge medical research community of NIH and Walter Reed Medical Center
- Covered garage parking directly adjacent and connected to the Building
- Name brand mix of healthcare providers, "built-in" referral source
- Easy access to I-495, Wisconsin Ave, and Old Georgetown Rd
- Professionally owned and managed by Triumph Partners (Offices located on-site)
- Move-in ready medical suites
- Extensive lobby and common area upgrades
- Build-to-suit improvement packages
- Walkable to Bethesda Metro
- Public transit bus stop directly in front of the building
- New electronic tenant directory

Building Highlights



Less than 1 mile
from Suburban
Hospital



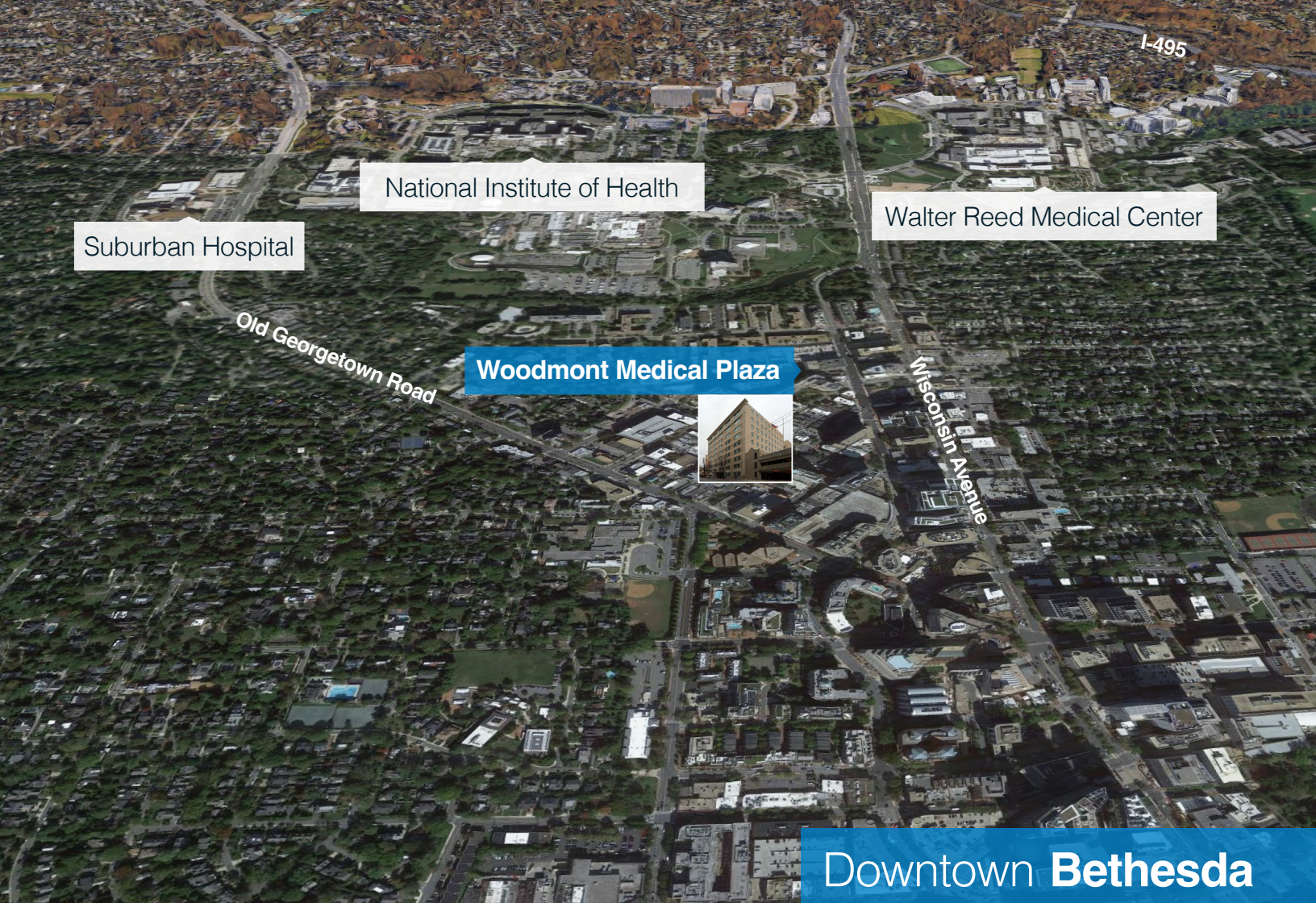
Proximity to NIH
and Walter Reed



Convenient
covered parking
garage



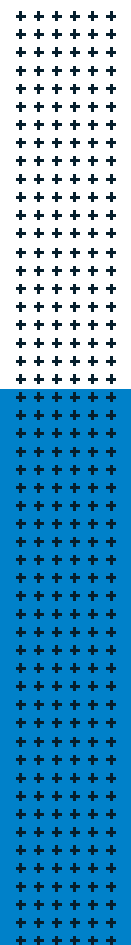
Physician
Community Built-In
Referral Sources



Downtown Bethesda

WOODMONT MEDICAL PLAZA AVAILABILITY

Suite 106	2,080 SF	Suite 440	1,220 SF
Suite 200	10,783 SF	Suite 500	5,086 SF
Suite 210	2,249 SF	Suite 600	4,469 SF
Suite 310	2,950 SF	Suite 900	5,358 SF
Suite 360	2,549 SF	Suite 960	2,415 SF
Suite 410	6,150 SF		



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

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Medical Plaza**

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