

# SUBLEASE

Montgomery County, MD

FOREST GLEN MEDICAL CENTER  
9801 Georgia Avenue

WARNING: LOW CLEARANCE 10'

## FOREST GLEN MEDICAL CENTER

9801 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20902

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Adam Nachlas** | Senior Vice President  
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**Morgan Wimbrow** | Real Estate Advisor  
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# FOREST GLEN MEDICAL CENTER

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## AVAILABLE

Suite 2-21: 1,457 sf

## BUILDING SIZE

30,897 sf

## ZONING

CRT 2.5 (Commercial/Residential)

## TRAFFIC COUNT

62,211 AADT (Georgia Avenue)

## RENTAL RATE

\$20.00/sf, Full Service

## HIGHLIGHTS

- ▶ Fully built out first floor medical suite
- ▶ Direct Access off of I-97
- ▶ Sublet through November 2026
- ▶ On the Forest Glen Metro Stop - Red Line



STREET VIEW



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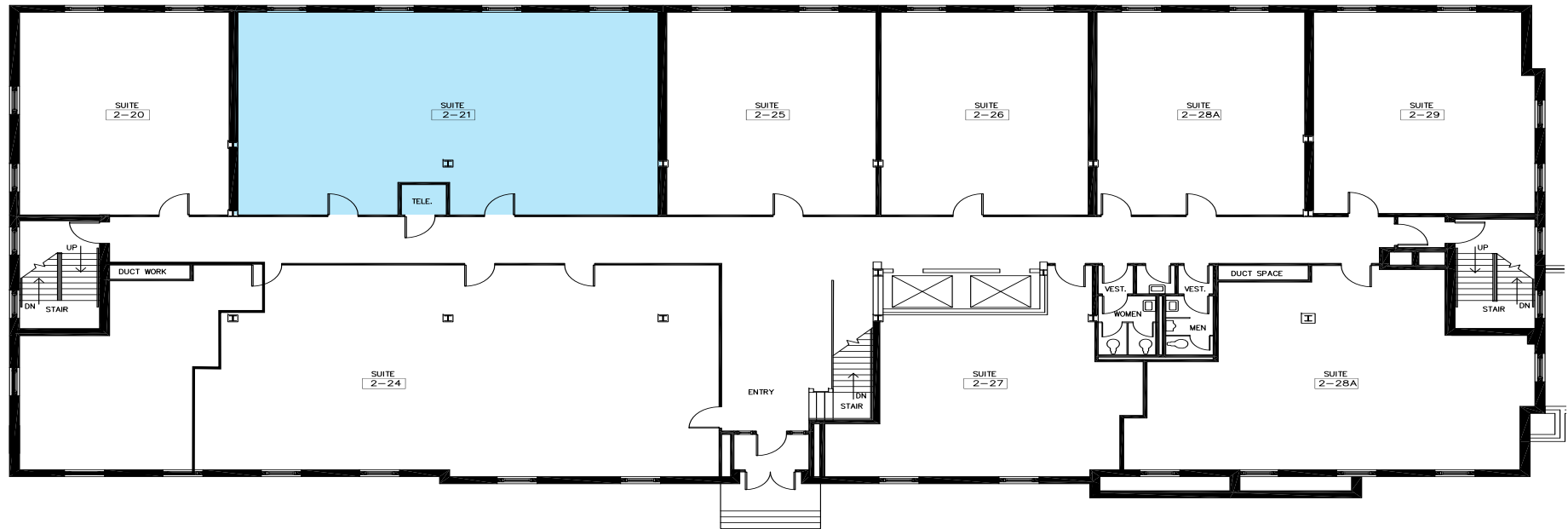
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# FLOOR PLAN - SUITE 2-21

9801 GEORGIA AVENUE | SILVER SPRING, MARYLAND 20902

1,457 SF  
AVAILABLE





**ADAM NACHLAS, SIOR**

SENIOR VICE PRESIDENT

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