

Renovations coming soon!

## 2301 RESEARCH

Medical and Office Tenants Welcome

Your Sign Here

### Move In Ready Medical Suites

- 94,000 SF, 3 story, Class B Medical Office Building
- Located 1.5 Miles from Shady Grove Adventist Hospital (15 minutes from Holy Cross Silver Spring and Germantown Hospitals)
- Ample Free Surface parking
- Name brand mix of healthcare providers, "built-in" referral sources
- Easily accessible from I-270, I-370 & Inter County Connector, Shady Grove Rd & Key West Ave
- Move-In Ready Medical Suites + Build-to-Suit Opportunities
- Public transit stops walking distance
- Building Face and Monument Signage available
- New Tenants eligible for up to \$8psf with Rockville and Montgomery County MOVE programs.

 [Rockville Link here](#)

 [Montgomery County Link here](#)

### Amenities and Highlights

- Newly renovated, state of the art conference room
- Avenue C—convenient grab and go food and beverage area with sit down area
- Convenient Patient Drop-Off area and awning
- Common Area and Exterior Renovations Coming Soon
- Updated electronic Tenant Directory



1.5 Miles from  
Shady Grove  
Adventist Hospital



Located in the heart  
of the I-270 Research  
Community and  
DNA Alley



Ample Free  
Surface Parking



Physician  
Community Built-In  
Referral Sources

**AVAILABILITY**

Contiguous up to  
7,247 RSF



**2ND FLOOR**

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

**CHAZ FEITEL:** 240.694.6109 | [chazfeitel@hprgrealty.com](mailto:chazfeitel@hprgrealty.com)

**LUKE POULOS:** 301.395.7108 | [lpoulos@hprgrealty.com](mailto:lpoulos@hprgrealty.com)

[HPRGrealty.com](http://HPRGrealty.com)



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