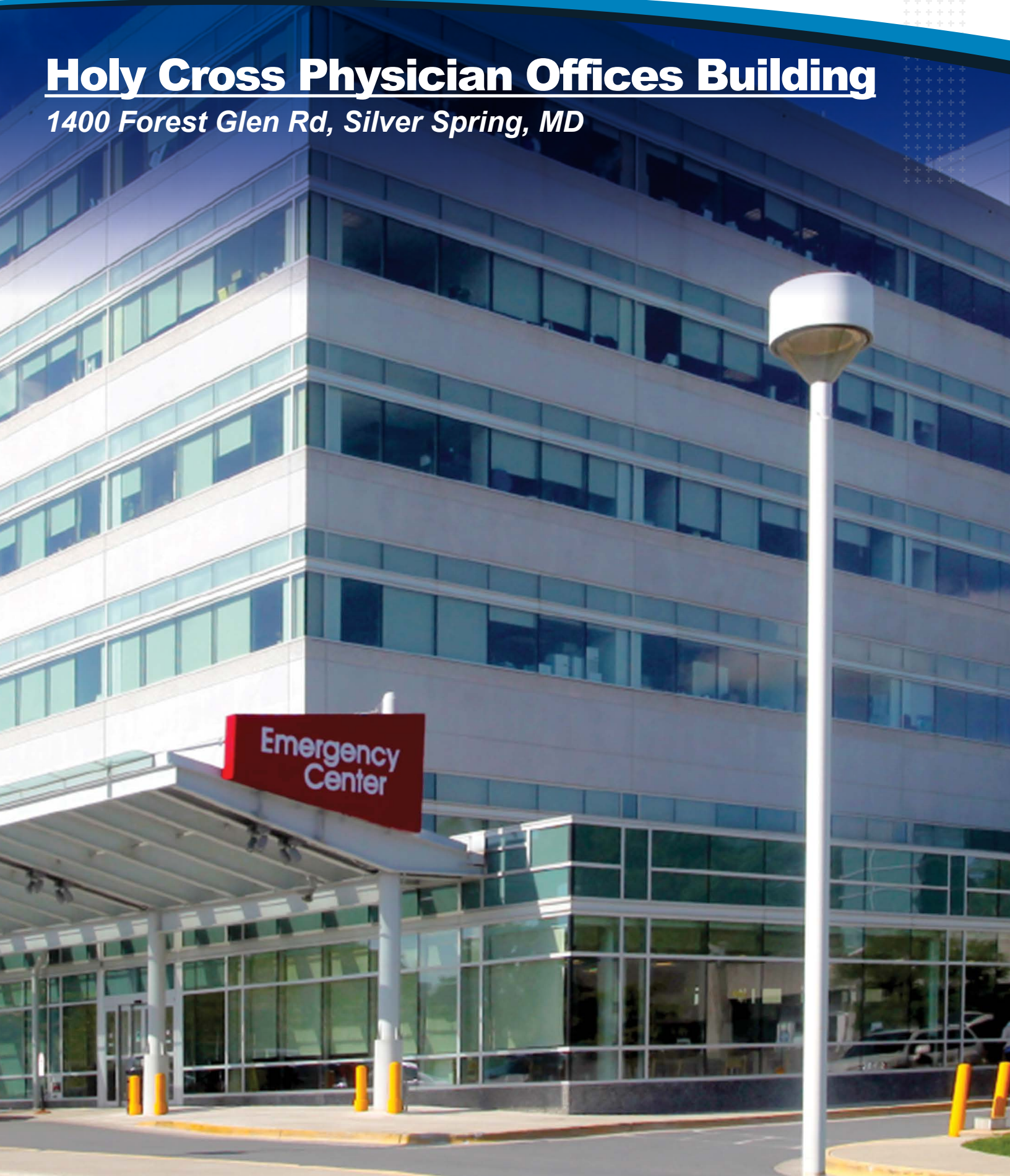


Holy Cross Physician Offices Building

1400 Forest Glen Rd, Silver Spring, MD



1400 Forest Glen Rd, Silver Spring, MD



Location

- The central location off of Forest Glen Road provides immediate access to the Capital Beltway (495), connecting the building to major arteries
- 0.2 Miles from the Forest Glen Metro Station (red line stop) – shuttle provided
- Ample structured parking provides direct access to the Physician Offices Building and the Hospital

- The Physician Offices Building consists of 69,000 SF of Class A On-Campus space across 5 floors, and sits directly above the Holy Cross Hospital Emergency Department
- The entrance to the main lobby of the Physician Offices Building is located on the fourth level/ top of the garage
- In addition to the Hospital's surface parking lot, the Physician Offices Building and Hospital share a 4-story parking garage
- Holy Cross is the largest Hospital Emergency Care provider in Montgomery and Prince George's County
- Holy Cross is a 449-bed hospital with more than 36,000 inpatients each year and is directly connected to the Physician Offices building
- Nationally recognized for high quality and innovative health care
- Offers a full range of inpatient and outpatient services

Building Amenities:



Adjacent to the Hospital providing convenient access for patients, providers & guests



16,000 SF Total Availability



With a diverse mix of primary and specialty care groups the building presents an opportunity to create a strong referral network



Suite size ranging from 1,344 SF up to 3,232 SF



Physicians can minimize travel time, allowing more time to focus on patients & take advantage of the benefits & synergies created from the interconnected campus

1400

**Forest Glen Rd
Silver Spring, MD**

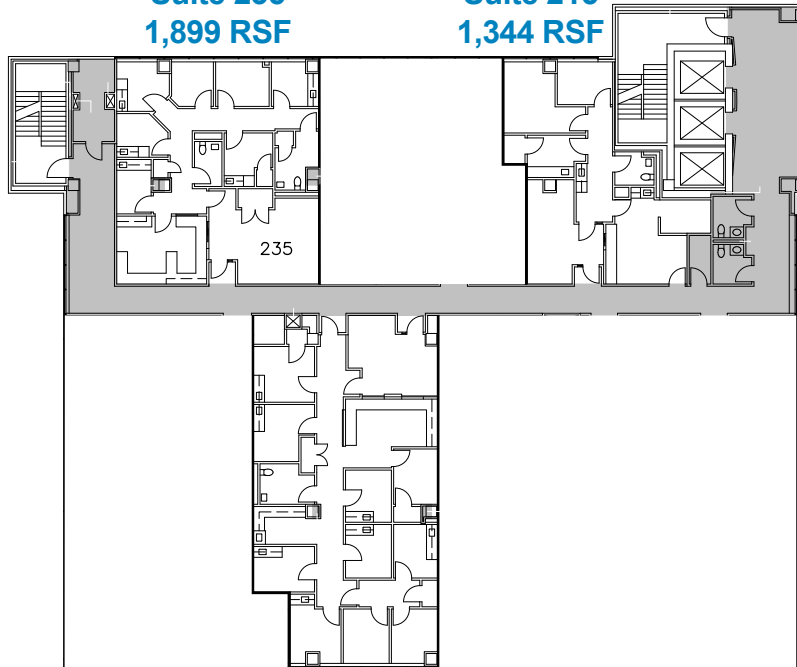
Up to 3,232 RSF



SECOND FLOOR

**Suite 235
1,899 RSF**

**Suite 215
1,344 RSF**



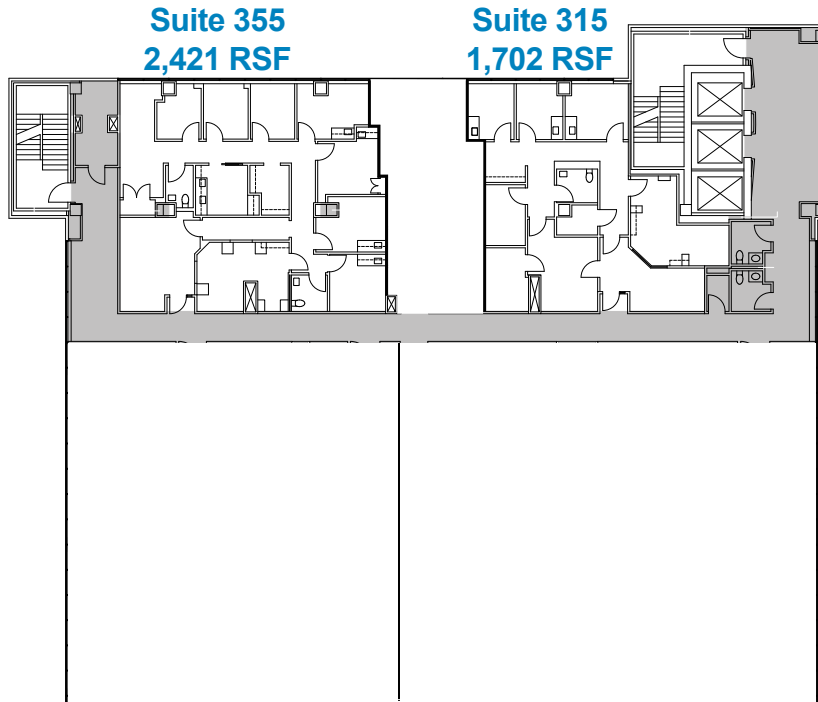
**Total Contiguous
Availability
2,782 RSF**

**Suite 210 (Medical Spec Suite)
2,782 RSF**

THIRD FLOOR

**Suite 355
2,421 RSF**

**Suite 315
1,702 RSF**



**Total Contiguous
Vacancy
2,421 RSF**

1400

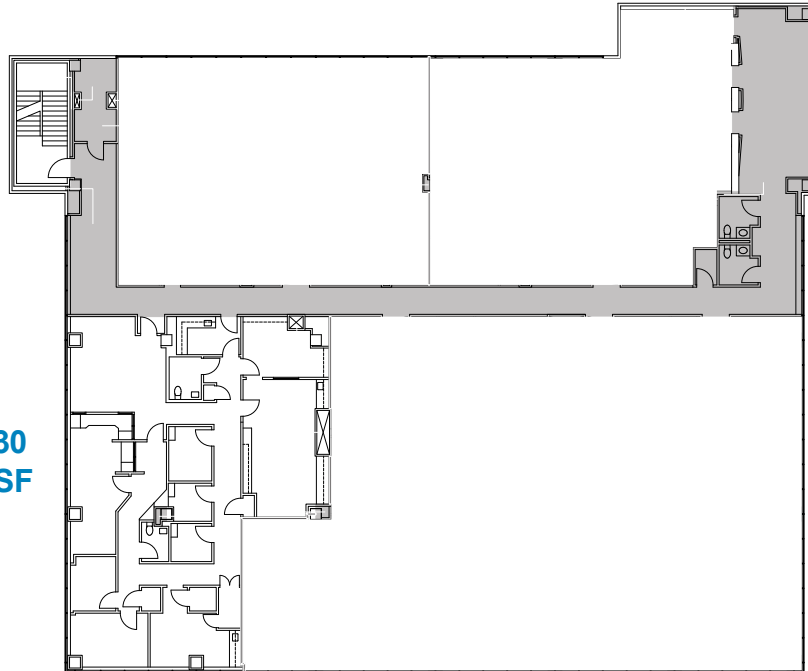
**Forest Glen Rd
Silver Spring, MD**

Up to 3,232 RSF



FOURTH FLOOR

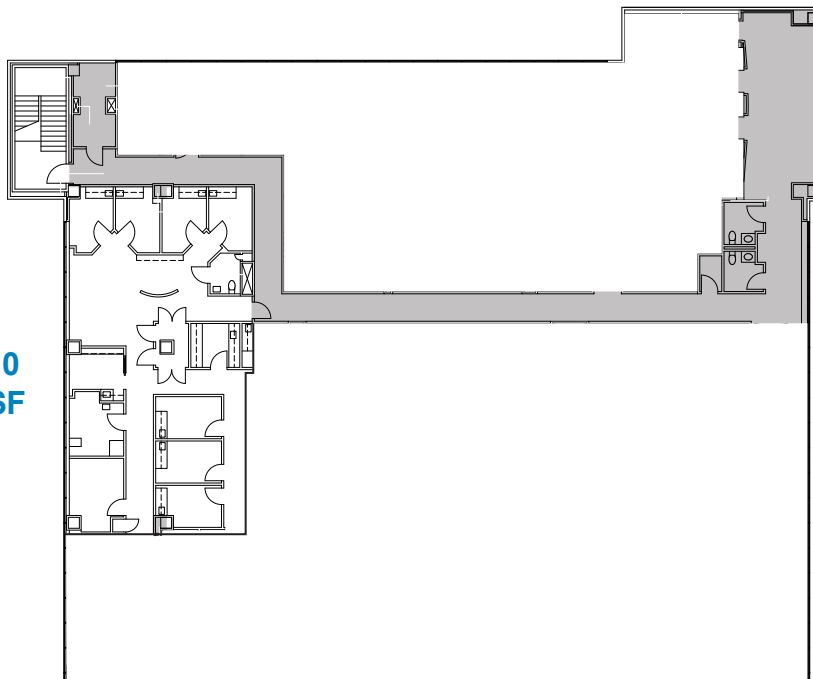
**Suite 430
3,232 RSF**



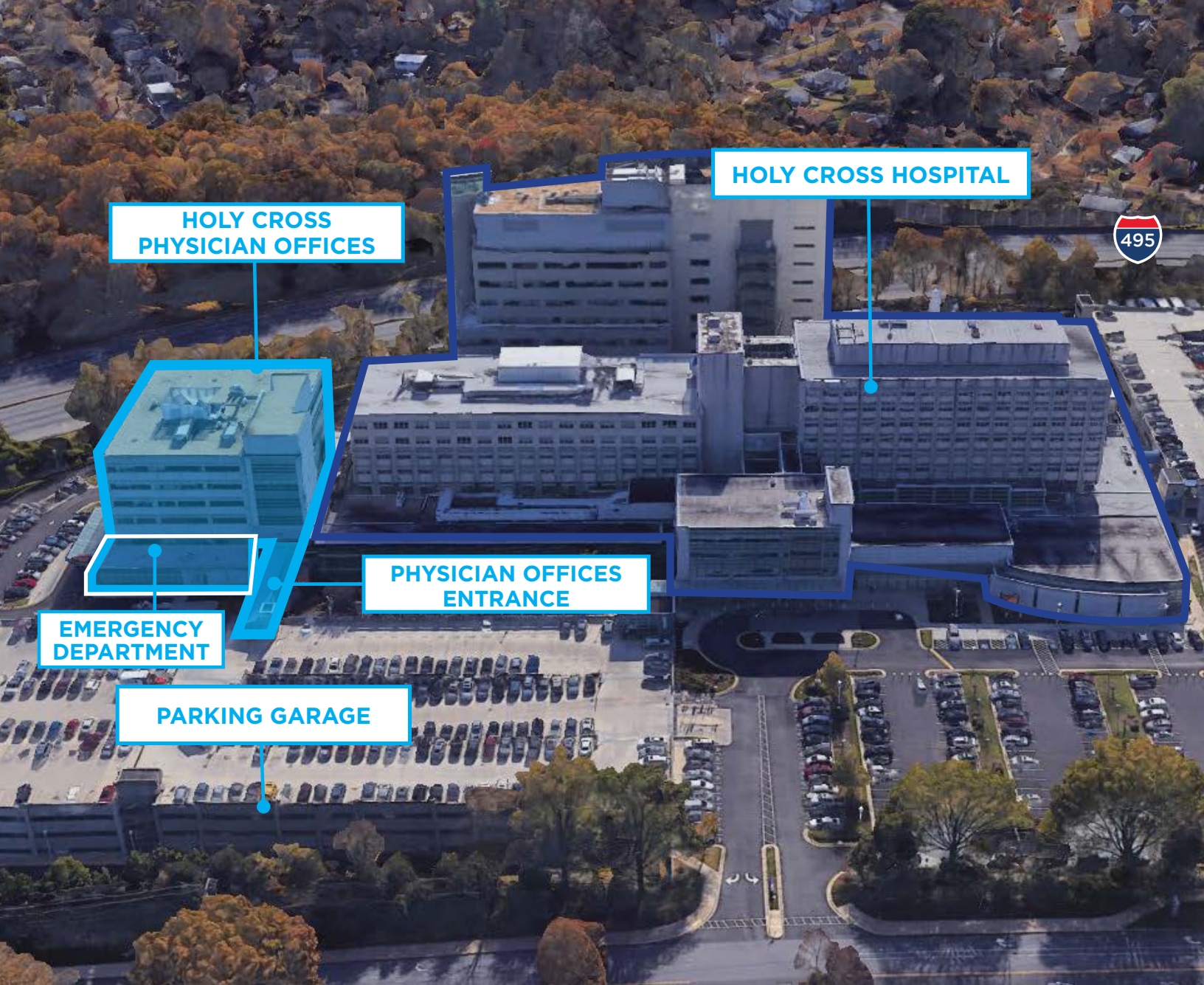
**Total Contiguous
Availability
3,232 RSF**

FIFTH FLOOR

**Suite 510
2,468 RSF**



**Total Contiguous
Vacancy
2,468 RSF**



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

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