

SHADY GROVE MEDICAL CENTER

\$31.50 PSF | Flexible Term

- 74,670 SF, 4 Story, Class B Medical Office Building
- Located less than 1 mile from Shady Grove Adventist Hospital
- Surrounded by the cutting edge medical research community
- Locally managed by Guardian Realty
- Free, ample surface parking surrounding the Building
- Mix of brand name healthcare providers, "built-in" referral source
- Easy access to I-270, I-370, and Rte 28

Building Features

- Move-in ready medical suites
- Extensive lobby and common area upgrades
- Build-to-suit improvement packages
- Public transit bus stop directly in front of the building
- New Grab & Go Food Kiosk

Building Highlights



Less than 1 mile
from Shady
Grove Hospital



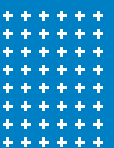
Proximity to
I-270 Research
Corridor



Convenient &
Free surface
parking



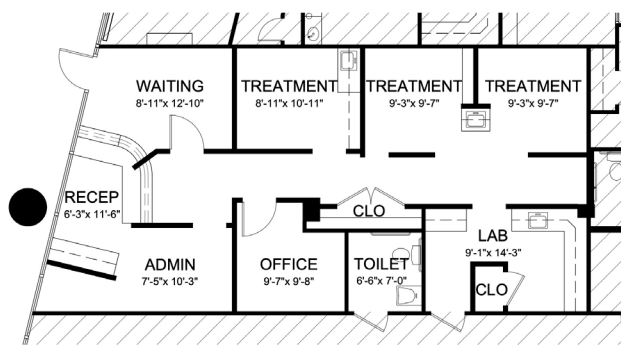
Physician
Community Built-In
Referral Sources



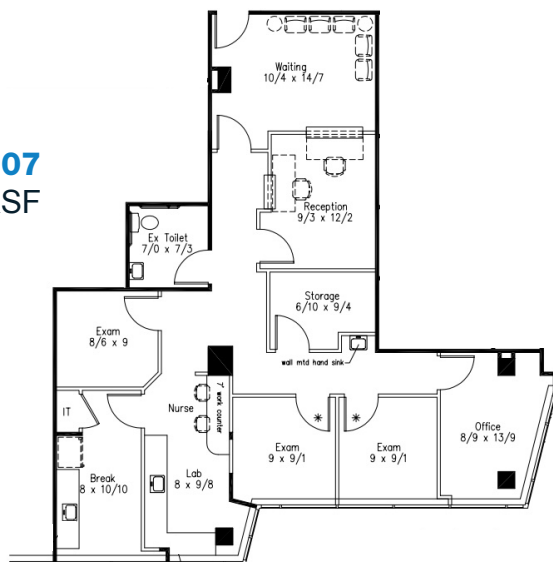


AVAILABILITY

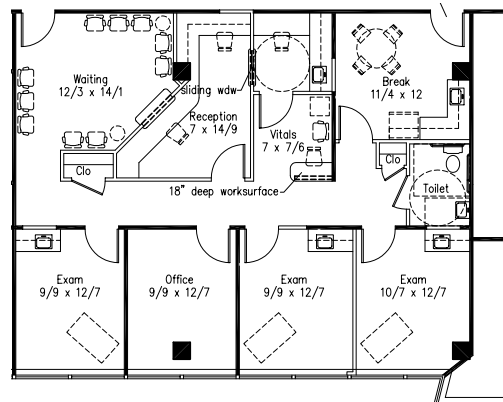
SUITE 105
1,090 RSF
Fully Built Out
Dental Space
with Direct
Entrance and
Signage



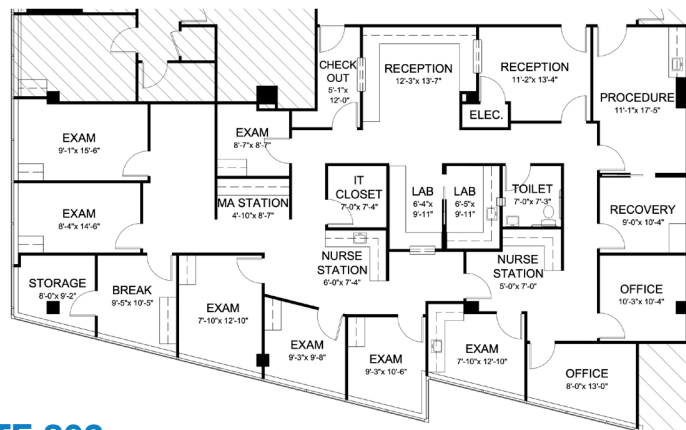
SUITE 207
1,510 RSF



SUITE 306
1,441 RSF



SUITE 302
3,495 RSF



HPRG HEALTH-PRO+
REALTY GROUP

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

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