

MEDICAL & OFFICE SUITES FOR LEASE

@ THE INTERSECTION OF
ROUTE 355 & SHADY GROVE ROAD

SPEC SUITES COMING SOON



16220 Frederick Road, Gaithersburg, MD 20877

Available Office & Medical Office Space:

1,000 to 9,800 SF available

Office Rate: Mid-\$20s / SF, Full Service
(subject to other terms and concessions)

Office Term: 1-10 Years

Extensive office, retail, and lobby renovations completed

Onsite Retail Includes:

- ▶ Dunkin' Donuts/Baskin Robbins
- ▶ The UPS Store
- ▶ Qdoba Mexican Eats
- ▶ RISE Southern Biscuits and Righteous Chicken
- ▶ White Flint Florist
- ▶ Minerva Indian Cuisine
- ▶ Atlas Pharmacy
- ▶ Luxury Nails

COMING SOON: Buffalo Wild Wings

Property Features:

Easy access to I-270, I-370, and the ICC / MD-200

Less than 1 mile to Shady Grove Metro Station

Adjacent to multiple award-winning Comfort Inn

Next door to residential community *Farmstead District*,
delivering in 2025.

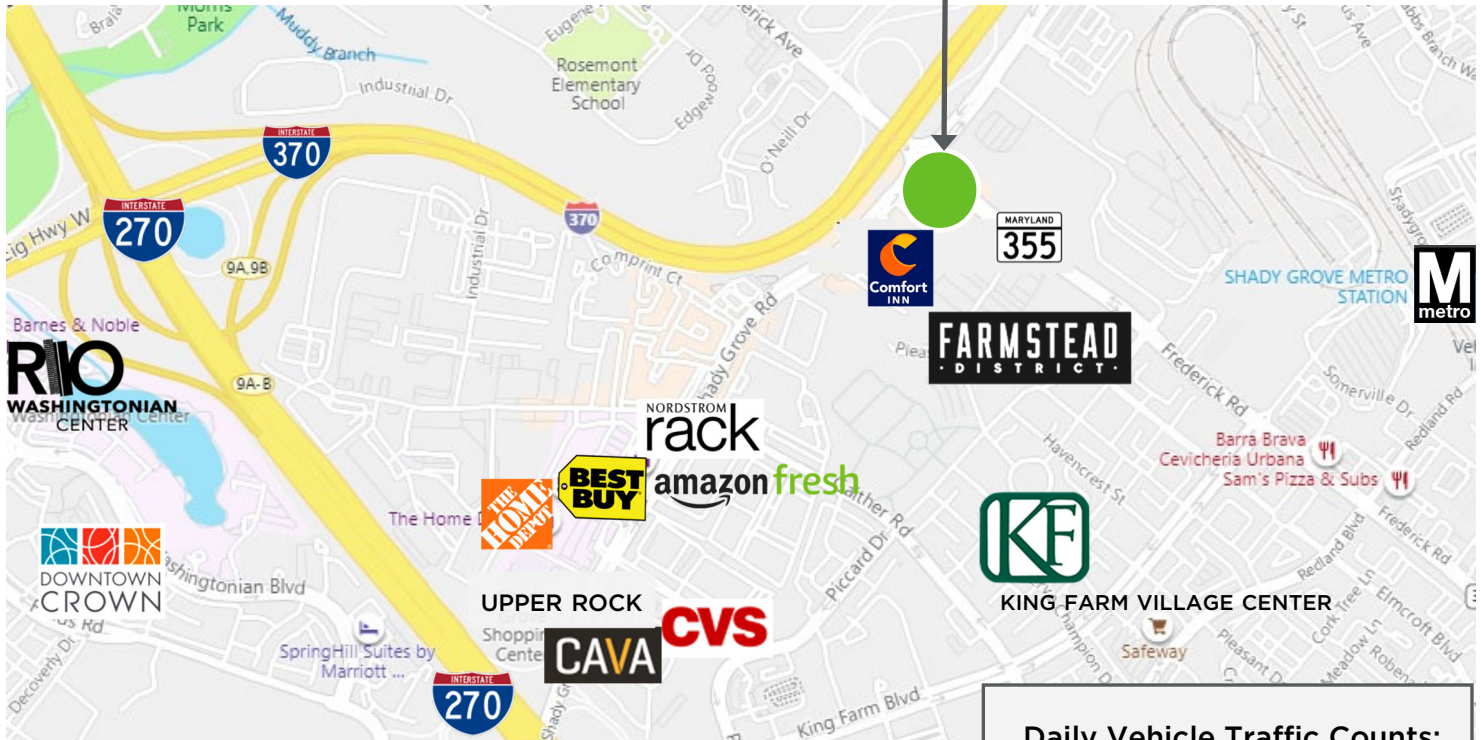
Turnkey Buildouts Available • Competitive Rental Terms • Ample Concessions • Owner Managed



For Leasing Opportunities Contact Craig Burton

Office: 301.795.1456 • Mobile: 240.286.7494 • CBurton@PromarkPartners.com

451 Hungerford Drive • Suite 700 • Rockville, MD 20850 • 301.795.1400 • PromarkPartners.com



★ Multiple award winning **Comfort Inn** adjacent to Rock Grove

Less than a mile to:

I-370/ICC 200

I-270

Shady Grove Metro Station

Upper Rock Circle with CAVA, CVS, MOM's Market, Firehouse Subs and more

270 CENTER w/Home Depot, Best Buy, Nordstrom Rack, Five Guys, Amazon Fresh, + more

Daily Vehicle Traffic Counts:

Shady Grove Road: 40,750

Frederick Road (355): 35,080

Map icon locations not to exact scale; for identification purposes only

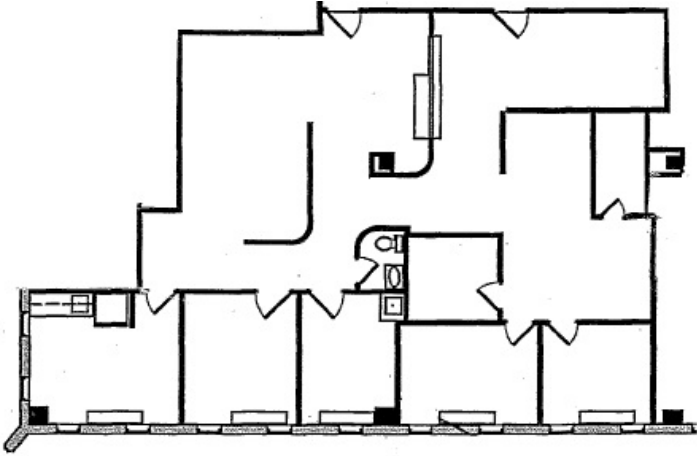
Convenient To:

King Farm Village Center with Safeway, Fontina Grille, Bota Nero Restaurant, Baja Fresh + more

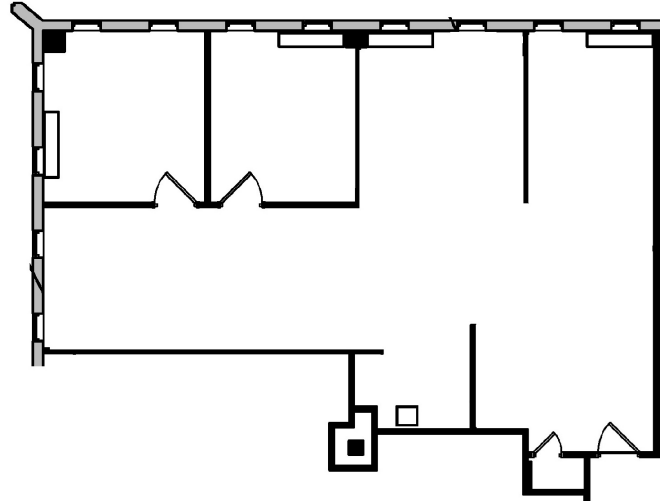
Downtown Crown with multiple restaurants and shops

RIO Washingtonian Center with movies, and multiple restaurants and shops

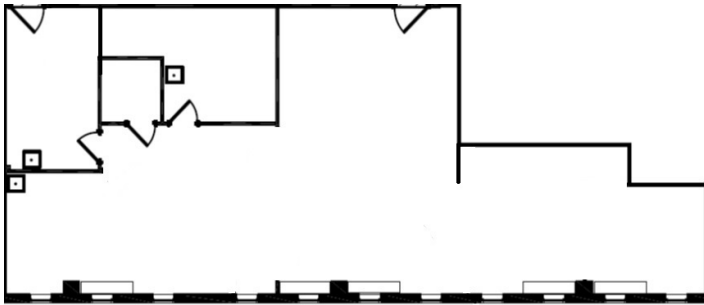
Suite 200 • 1,902 SF*



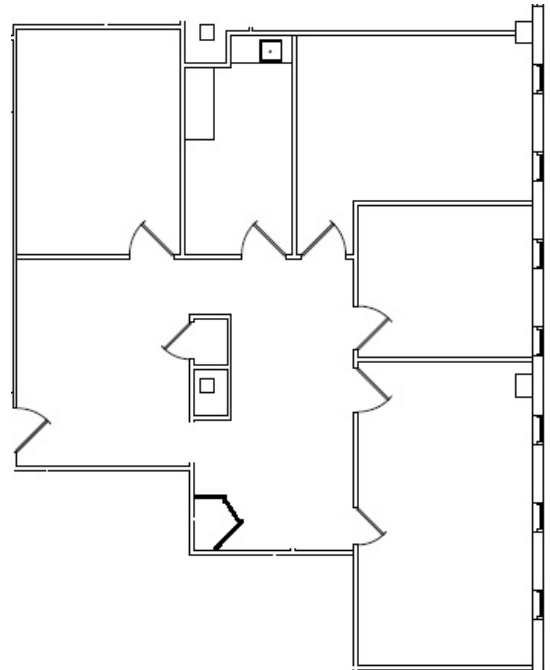
Suite 212 • 1,404 SF



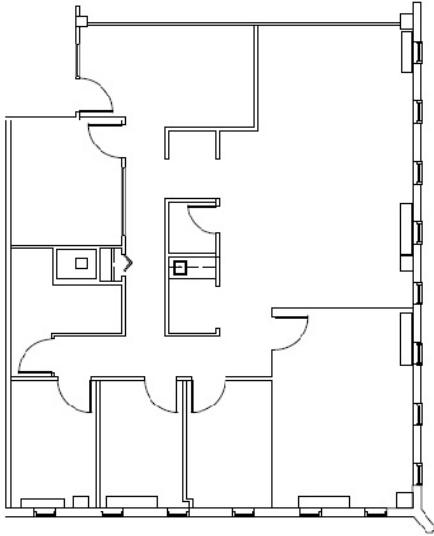
Suite 204 • 1,525 SF



Suite 300 • 1,554 SF

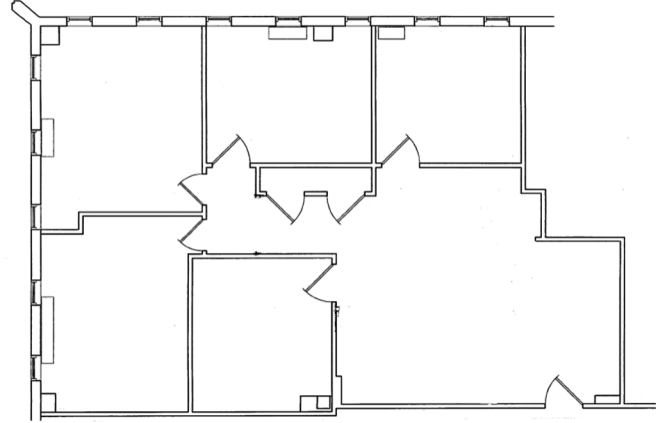


Suite 500 • 1,894 SF*



*Move-in ready

Suite 512 • 1,559 SF



Suite 502 • 6,365 SF; may be subdivided or expanded to 9,800 SF

