



Medical Suites Available!

COMMUNITY MEDICAL BUILDING



Ready-to-Go Medical Suites

\$35.00 RSF

Randolph Medical Center

4701 Randolph Road | Rockville, Maryland

- Conveniently located medical office building
- Surrounded by 6,805 households within a 1 mile radius, with virtually no competition
- Convenient access to patients coming from Silver Spring, Wheaton, Rockville & Bethesda
- Abundant free parking (5.0/1,000)
- 7:00 AM - 7:00 PM building hours
- Excellent medical tenant mix for referrals
- Numerous retail and amenities a short drive away

4701 Randolph Road | For Lease

Common Areas

New finishes just delivered in 2026!



Lobby



Second Generation medical suites



Medical offices with in suite restrooms

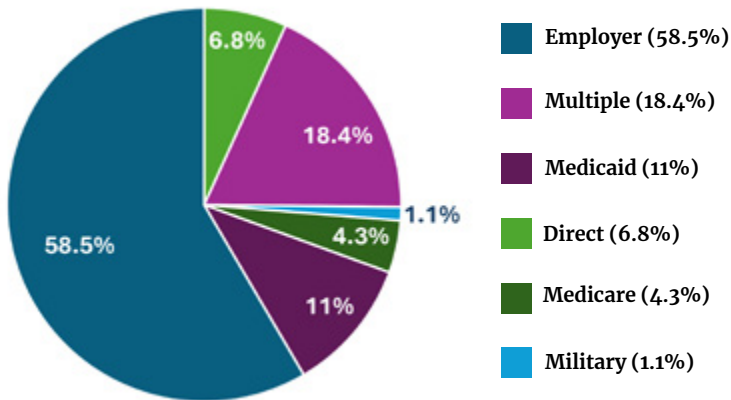
Demographics

Top Hospitals by Market Share - Financial Analysis



	4	6.3
Distance (miles)		
Charges for Zip 20852	\$13,772,795	\$4,062,865
Market Share Zip 20852	40%	12%
CMS#	210022	210057
FY End Date	6/30/2024	12/31/2024

Insurance Mix



Density Metrics



	1 MILE		3 MILES		5 MILES	
	VALUE	INDEX	VALUE	INDEX	VALUE	INDEX
Median Household Income	\$100,691	0.87	\$131,989	1.05	\$147,630	1.15
MOB SF	68,501	0.19	1,101,604	1.40	1,959,653	1.25
MOB SF / per capita insured	2.7	0.10	6.6	0.83	5.5	0.86
MOB SF/ Doc	1,022.4	0.45	1,030.5	0.70	631.5	0.47
Docs / 1000	2.3	0.18	5.7	1.04	8.0	1.72

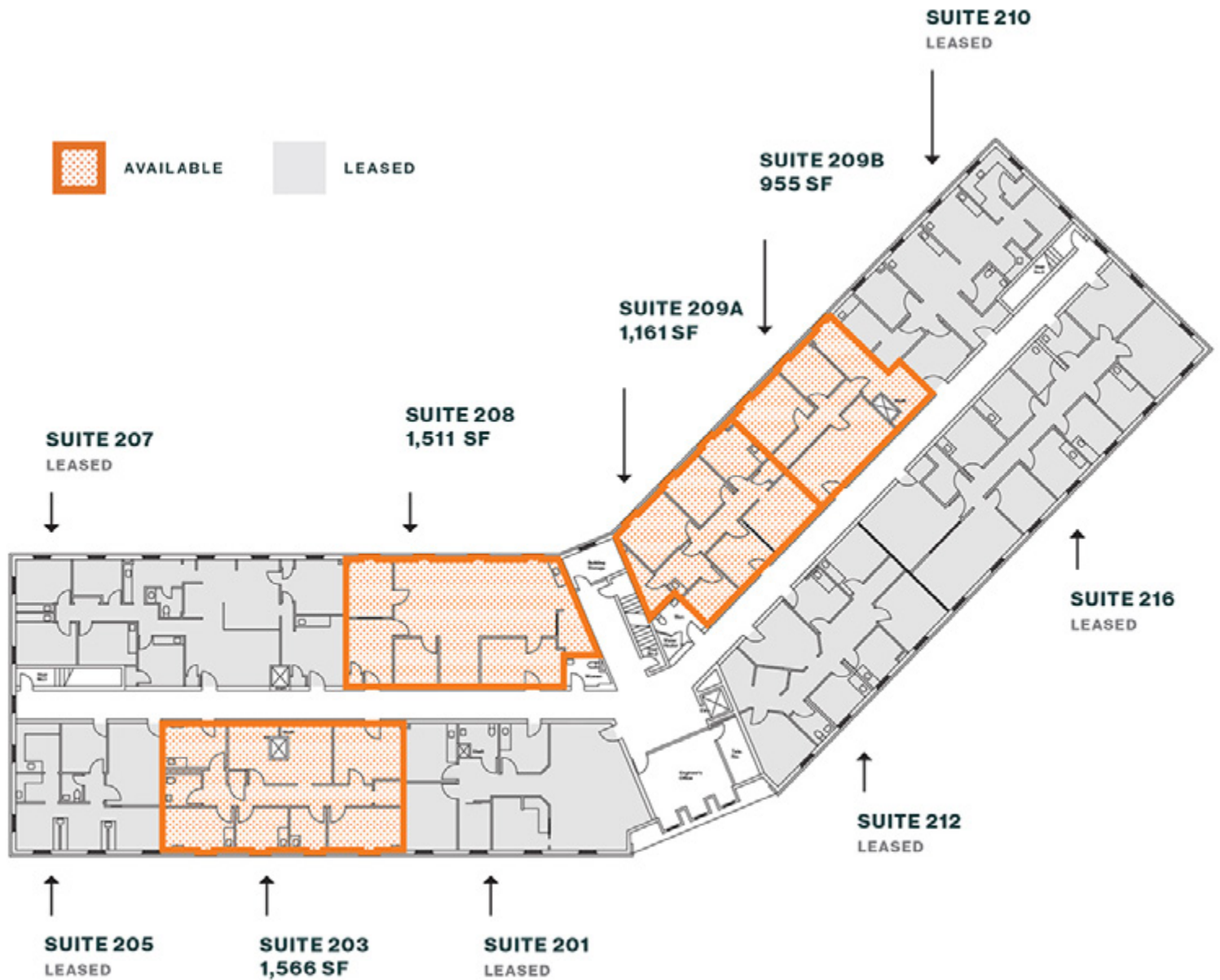
Comparison Group: Avg of MOBs in Washington-Arlington-Alexandria, DC-VA-MD-WV

SOURCE: Revista

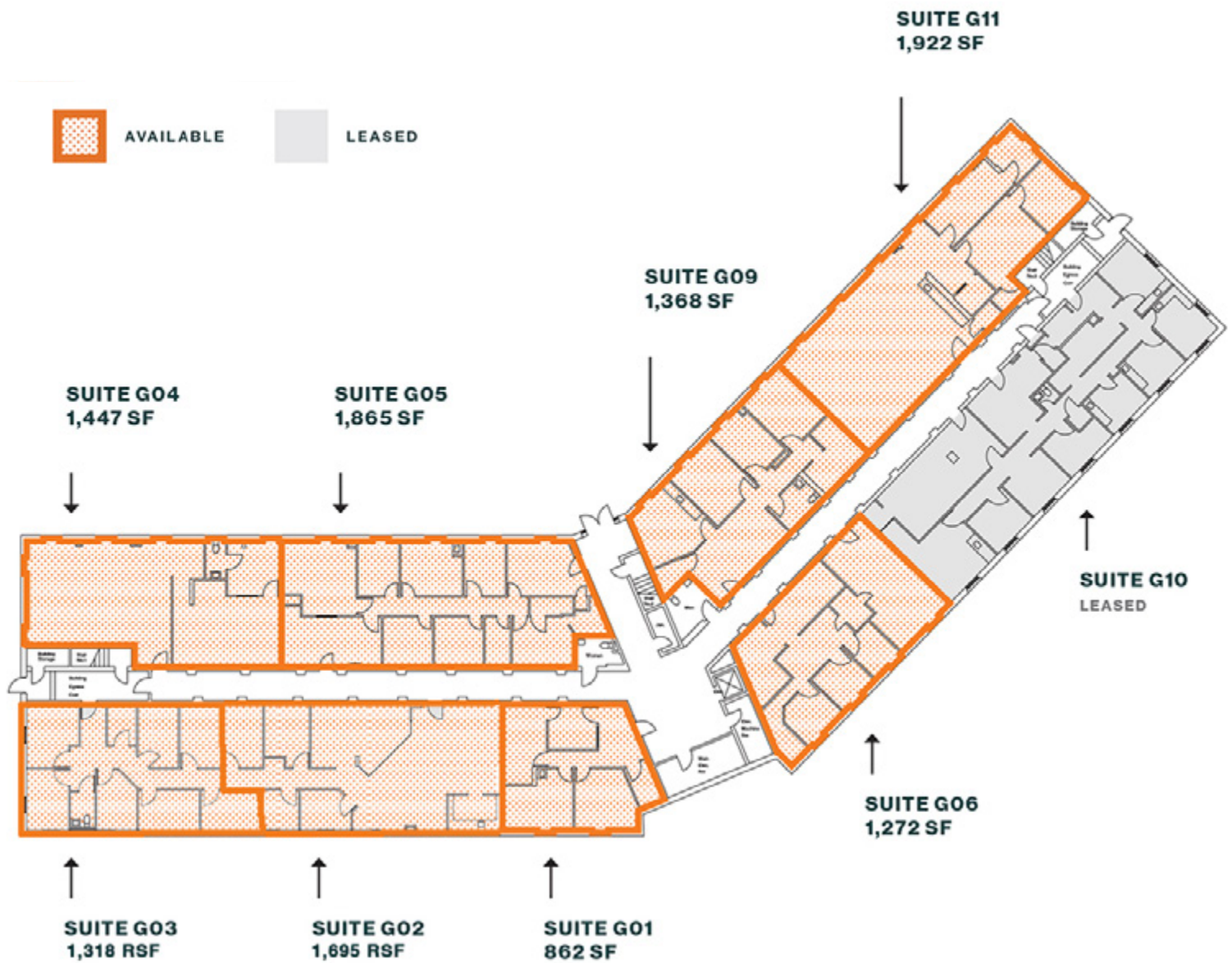
1st Floor



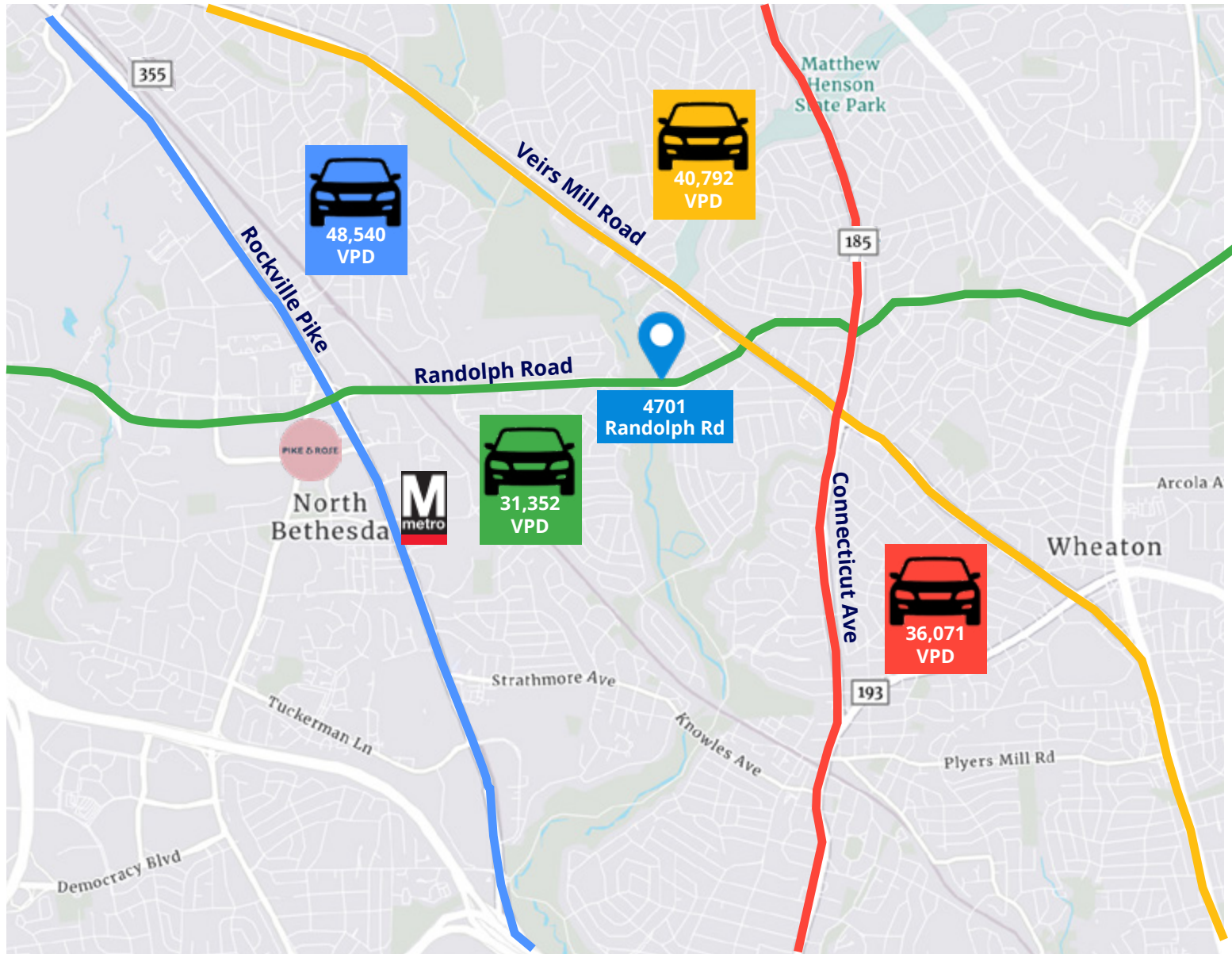
2nd Floor



Ground Floor



Location/Access



1.5 miles from
Route 355



5 miles from
I-270



2 miles from White Flint
Metro Station (Red Line)



1 mile from Route 586
(Veirs Mill Road)

CONTACT US

Nate Crowe

Senior Vice President

+1 202 534 3623

nate.crowe@colliers.com

Katie Datin

Senior Vice President

+1 202 534 3614

katie.datin@colliers.com

Colliers

1625 Eye Street, NW
Washington, DC 20006

colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com