

9605 MEDICAL CENTER DRIVE

ROCKVILLE, MD 20850



5,136 SF - 19,046 SF

**AVAILABLE IMMEDIATELY FOR SUBLEASE
LEASE TERM THROUGH DECEMBER 2032**

Prime sublease opportunity in the heart of the Maryland lab market on Medical Center Drive.

Ability to scale from 5,136 SF - 19,046 SF to include lab, office, secure warehouse and freezer storage.

301-337-4700

www.scheerpartners.com



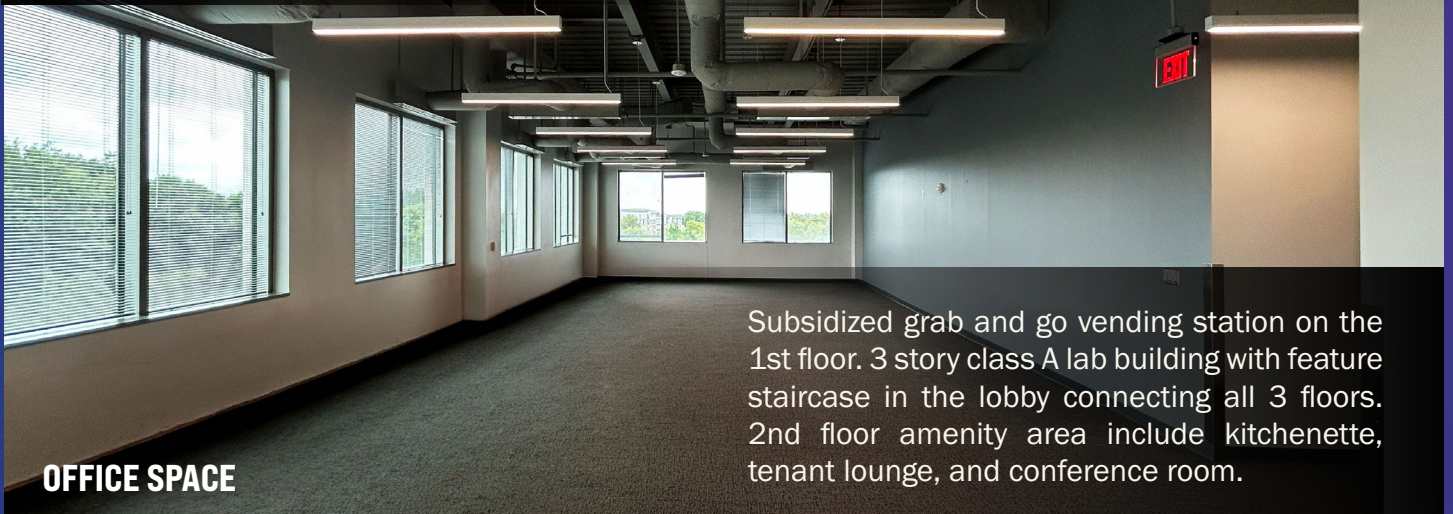
9605 Medical Center Dr.

408 surface parking spaces

Key West Ave

Scheer Partners
A Reputation for Results

WHERE SCIENCE MEETS WORKPLACE EXPERIENCE.



OFFICE SPACE

Subsidized grab and go vending station on the 1st floor. 3 story class A lab building with feature staircase in the lobby connecting all 3 floors. 2nd floor amenity area include kitchenette, tenant lounge, and conference room.



KITCHENETTE



LAB SPACE



TENANT LOUNGE



CONFERENCE ROOM

PURPOSE-BUILT FOR PRODUCTIVITY & COLLABORATION

5,136 SF - 19,046 SF

3RD FLOOR

SUITE 350

5,943 SF

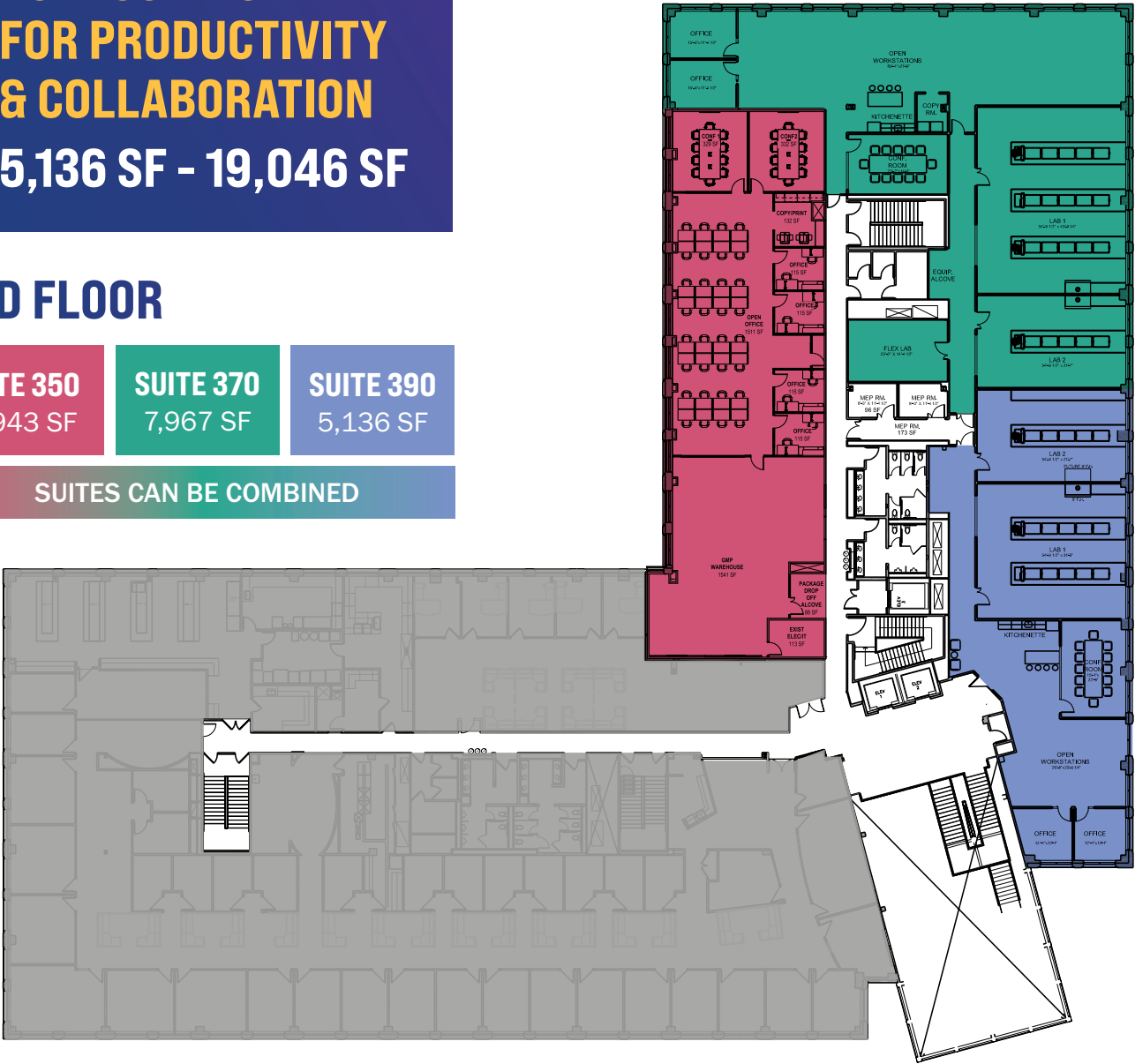
SUITE 370

7,967 SF

SUITE 390

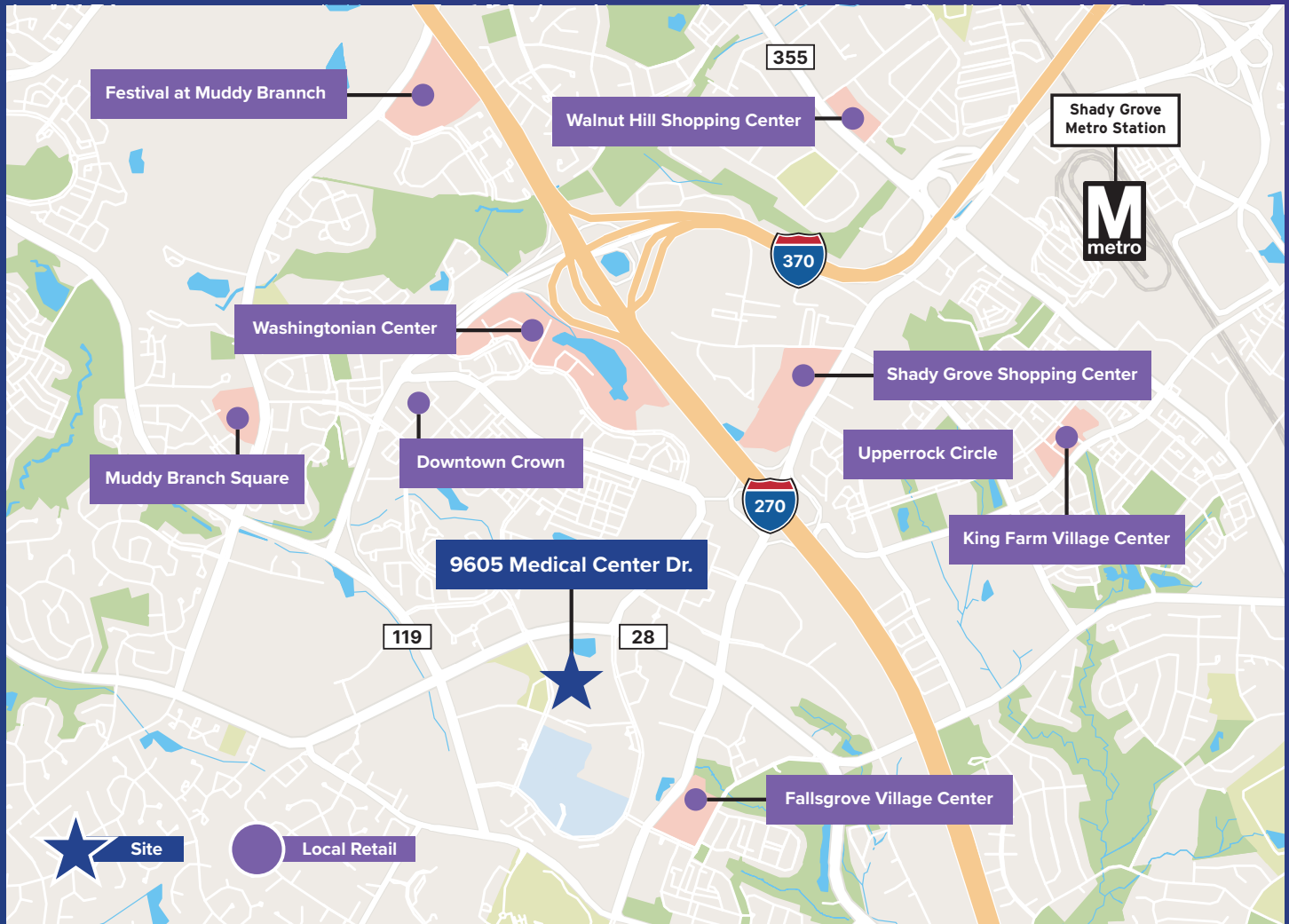
5,136 SF

SUITES CAN BE COMBINED



LOCATION HIGHLIGHTS

Ideally located just off I-270 and Shady Grove Road, 9605 Medical Center Drive offers exceptional regional accessibility with immediate access to Downtown Crown, Rio Lakefront, Fallsgrove Village Center, and Upper Rock's dining, shopping, and everyday conveniences.



FOR LEASING OPPORTUNITIES:

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FLEXIBLE LAB SPACE BUILT TO SCALE

301.337.4700

www.scheerpartners.com

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