



LIFE SCIENCE FACILITY AVAILABLE  
FOR SUBLEASE

# 9603 MEDICAL CENTER DRIVE

ROCKVILLE, MD

47,395 RSF AVAILABLE IMMEDIATELY  
SUBLEASE EXPIRES 2/28/2038

# NEARBY AMENITIES



## KING FARM

Nick's Chophouse  
 Thai Farm Inc  
 King Farm Grill  
 Subway  
 Eastern Carry Out  
 Fontina Grill  
 Juanita's Restaurant  
 Pampanguena Cafe  
 Dunkin Donuts  
 Carvings  
 Safeway  
 7-Eleven  
 Starbucks

## WASHINGTONIAN/ CROWN FARM

Cafe Deluxe  
 Guapo's  
 Chop't  
 Uncle Julio's  
 Corner Bakery Cafe  
 Starbucks  
 Copper Canyon Grill  
 Target  
 Barnes & Noble  
 Kohl's  
 White House Black Market  
 JoS A. Bank  
 Ann Taylor

## SHADY GROVE

Harris Teeter  
 Red Lobster  
 Pho Nam Restaurant  
 The Melting Pot  
 Nordstrom Rack  
 Best Buy  
 Men's Warehouse  
 Office Depot  
 MOM's Organic Market  
 CAVA  
 Firehouse Subs  
 CVS Pharmacy

## FALLS GROVE

L J's Express  
 That's Amore Restaurant  
 Subway  
 Sandwiches & Such  
 Research Center Deli  
 New York Deli  
 Shady Grove Pharmacy

- **Zoning** - LSC - 1.5H-150 T (Life Science Center Zone)
- **Year built** - 1988
- **Stories** - 3 above grade (1 below grade partial basement)
- **Floor sizes** - 1st floor - 16,922 BRSF  
2nd floor - 14,417 BRSF  
3rd floor - 12,342 BRSF  
Basement - 3,714 BRSF  
Total - 47,395 BRSF
- **Parking** - The building provides a parking ratio of 2.5/1,000 SF leased
- **Structural system** - The building is steel framed & poured concrete floor slabs on steel form decks
- **Roof** - New main roof for this building & the small sections of lower second floor roof are aggregate ballasted built-up applications with interior roof drains.
- **Elevators** - New expanded 4,000 lb capacity personnel / freight elevator
- **Windows** - Extensive window line
- **Generator** - New emergency Generator
- **Loading dock** - New loading dock
- **Outdoor space** - Outdoor deck for tenant use ( accessed from the 2nd floor)



# STATE-OF-THE-ART R&D LAB FACILITY

(WITH TI AVAILABLE)

AVAILABLE IMMEDIATELY

## TYPICAL FLOOR PLAN



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