



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)

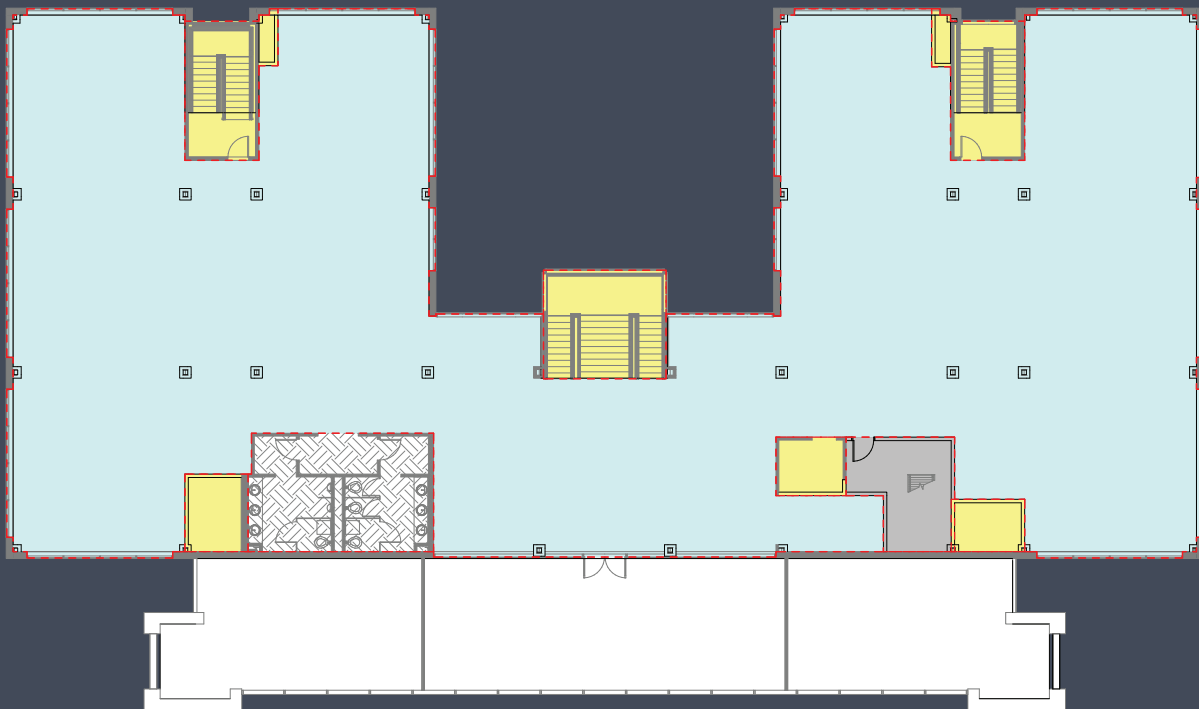


# STATE-OF-THE-ART R&D LAB FACILITY

(WITH TI AVAILABLE)

AVAILABLE IMMEDIATELY

## TYPICAL FLOOR PLAN



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