



LERNER ENTERPRISES

Washington's Address for Business®

Lerner Enterprises is pleased to announce the development of Falls Grove Plaza, a state-of-the-art 5-story mixed-use Class 'A' medical building.

Location

Rockville, Maryland
Direct access to I-270 only 1/4 mile away
Short drive to Shady Grove and Rockville Metro
5 minutes to I-495 Capital Beltway
Walk to Shady Grove Adventist Hospital, Falls Grove Hilton Garden Inn & Homewood Suites and to Falls Grove Village Center, a 150,000 sq. ft. retail center with grocery, banking, retail, restaurants, cafés and convenience services

Available

110,000 net rentable sq. ft.
Floor 1: 16,050 sq. ft.
Floor 2: 23,037 sq. ft.
Floors 3 - 5: 23,521 sq. ft.

Building Features

Designed for LEED® Gold Certification
Brick and ribbon glass window façade
30' x 40' typical bay
Ground floor banking/retail space fronting on Shady Grove Road
High-visibility signage opportunities
24-hour secured building and property management

Medical Features

Covered entrance drop-off and covered walkway from the parking garage to the building
Gurney capacity elevator
Optimum floor size for large medical requirements including abundant wet stacks
Back-up generator available
Tenant identification on monument sign facing Shady Grove Road

Site Features

Mature landscaping, sculpture plaza, lighting and outdoor seating terrace
3.7 per thousand parking ratio in a 412 space parking garage beside the building

Medical Leasing

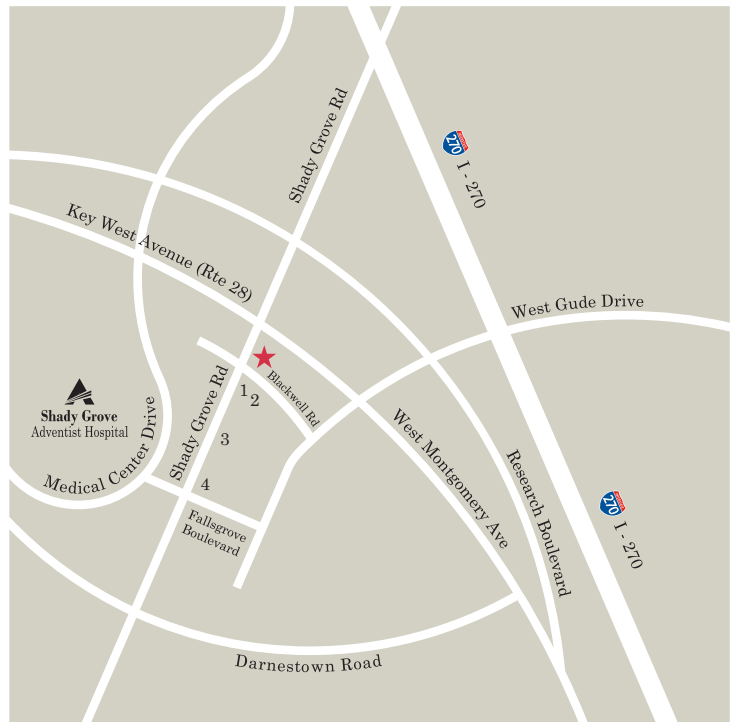


Nicholas M. Zuppas
Nick@gzrealty.net
301.370.8561 cell
301.961.1941 office

Retail Leasing

Lerner
301.692.2203
Lerner.com

FallsgroveOffice.com



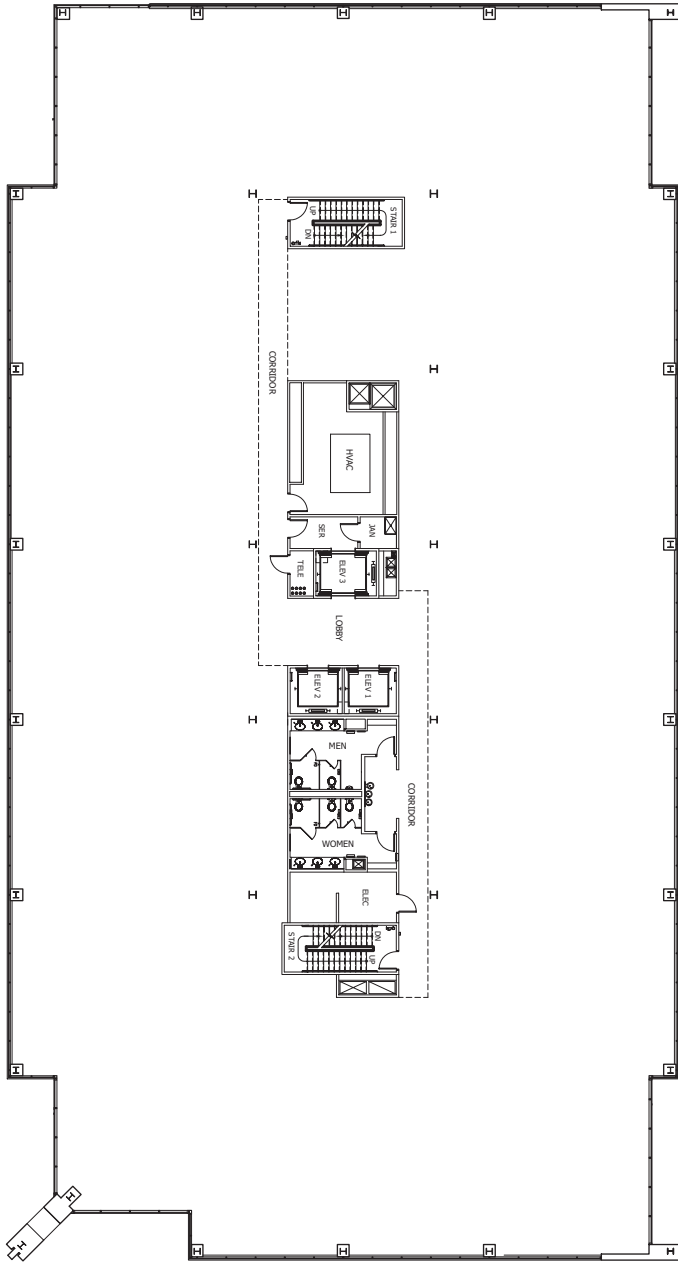
- 1 - Falls Grove Homewood Suites
- 2 - Falls Grove Hilton Garden Inn
- 3 - Falls Grove Village Office Center
- 4 - Falls Grove Village Retail Center

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors and omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



FALLSGROVE PLAZA

14995 Shady Grove Road



Typical Floor