



15204 OMEGA DRIVE, ROCKVILLE, MD

CLASS A
MEDICAL SPACE
FOR LEASE

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 **Scheer Partners**
A Reputation for Results



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Building Features

- 1 suite left! 3,759 SF available
- \$29.50 per square foot, Full Service
- Abundant visitor & doctor parking 200+ free surface parking spaces (3.1/ 1,000 SF)
- Easy access to Route 28, I-270, Shady Grove Rd, & Key West Ave.

Building Renovations



New common area finishes throughout



New onsite food option - Avenue C Market



New rear entrance

Join this great tenant base!

- Lonza
- Potomac Pediatrics
- Siegel & Bosworth ENT
- Rockville Gynecology
- Care Soft Dental
- Center for Organizational Excellence
- Grant, Rifkin & Strauss
- DaVita

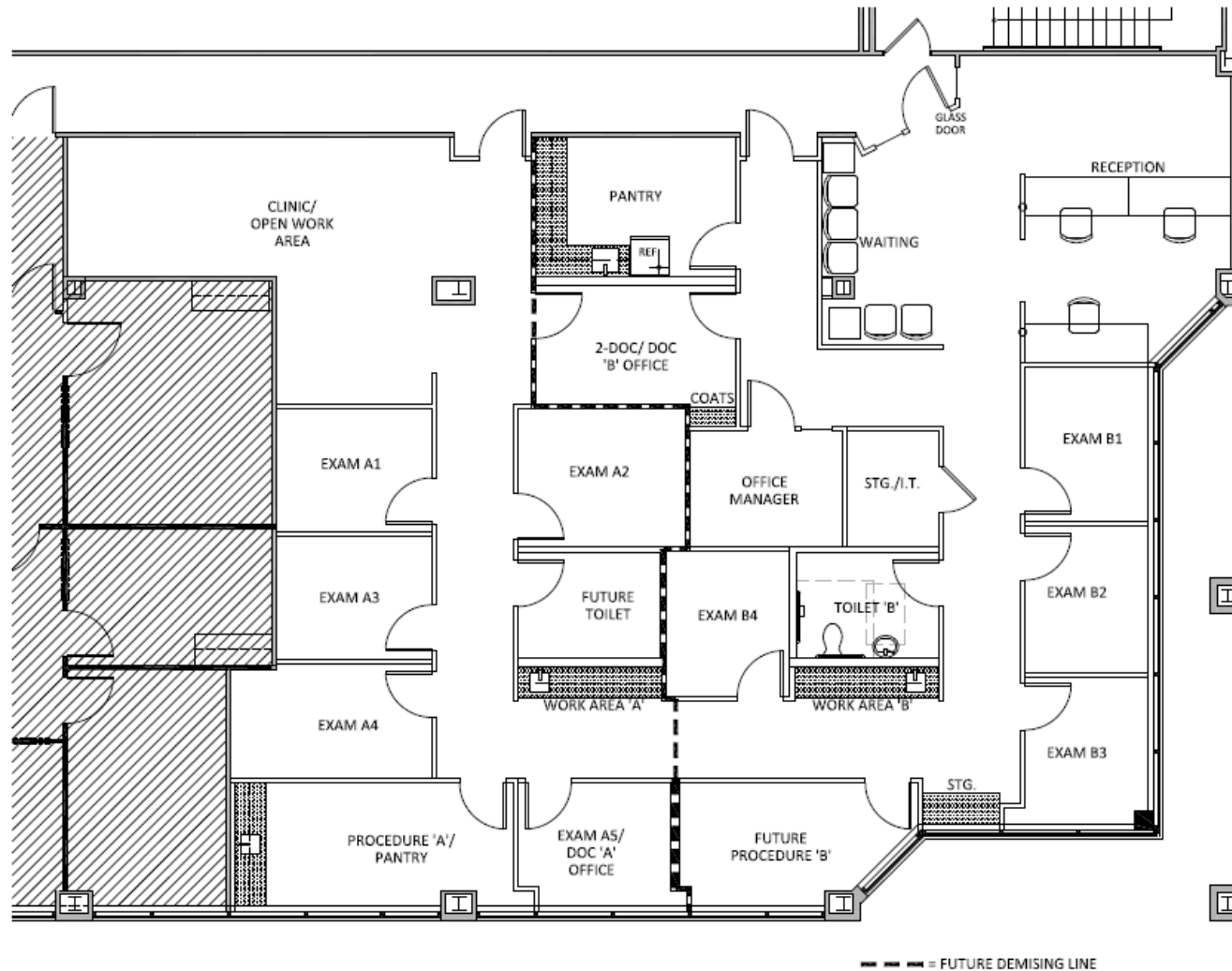


SECOND FLOOR - 3,759 SF
MEDICAL SPACE AVAILABLE
Hypothetical Plan

*currently in shell condition



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LOCATION & AMENITIES

- 0.2 mile to National Cancer Institute
- 0.6 mile to I-270
- 0.7 mile to Shady Grove Adventist Hospital
- 1 mile to Crown Farm and Rio at Washingtonian
- 1.5 miles to I-CC (Route 200)
- 2.6 miles to Shady Grove Metro Station
- Over 40 restaurants within 1 mile