

9601

Blackwell Road

SHADY GROVE MEDICAL PAVILION

CADDIS
HEALTHCARE REAL ESTATE



FOR LEASE

CLASS A MEDICAL OFFICE

9601 Blackwell Road | Rockville, MD

BUILDING FEATURES

- Building signage opportunity
- Physicians lounge & dedicated physicians parking area
- On-site property management, engineering, pharmacy, and deli
- Direct access to Shady Grove Adventist Hospital & Falls Grove Shopping Center
- Parking ratio of 3.8 spaces / 1,000 square feet
- Electric car charging stations





Lobby



Private physicians lounge



Private physicians lounge



Electric Vehicle Charging Stations

DEMOGRAPHICS

	1 mile	5 miles	10 miles
Pop. 2019	15,087	296,560	787,322
Age 45+	5,732	120,169	335,317
Age 45+ %	38.0%	41.9%	42.6%
Proj. Pop. increase 2019-2029	5.5%	11.61%	9.73%
Avg. Household Size	2.2	2.7	2.7

PATIENT ENCOUNTERS – 5 MILE RADIUS

	2017	2022	2027
Volume	418,496	486,019	523,528

CURRENT TENANTS

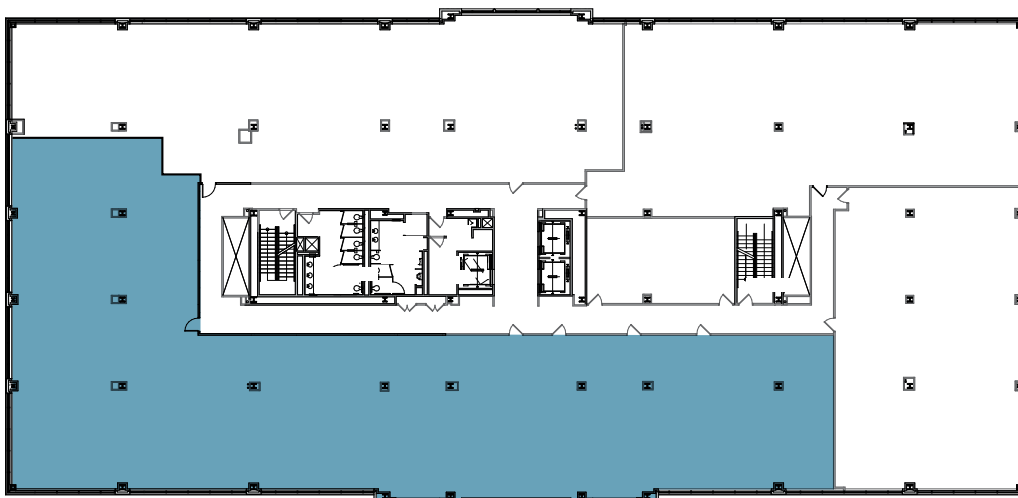
- Adventist Healthcare Imaging
- Aesthetic & Dermatology Center
- Ambulatory Care Pharmacy
- Greater Washington Maternal-Fetal Medicine
- Schreiber Allergy
- Shady Grove Fertility
- Shady Grove Orthopaedics
- The LASIK Vision Institute
- Doctors First
- Jennifer M. Beitler, DDS
- Wonder Years Pediatrics

AVAILABLE SPACE

Second Floor | 6,309 SF | \$32.00 PSF / Full Service



Third Floor | 11,751 SF | \$32.00 PSF / Full Service



CADDIS
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Caddis is a national owner and operator of medical office buildings that provides first class services to healthcare systems and medical groups; and focuses on ensuring that our buildings benefit patients, staff, and practices.

caddis.com

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FOR MORE INFORMATION VISIT
9601BLACKWELL.COM

NEIGHBORHOOD AMENITIES & ACCESS



.5 MILES



.5 MILES



.5 MILES



2 MILES



2 MILES



3 MILES

LOCATION



Falls Grove Village Center

Chipotle Mexican Grill
Jersey Mike's Subs
Krispy Kreme
Mamma Lucia
Panera Bread
Safeway Food & Drug
Starbucks

Downtown Crown

&pizza
Coastal Flats
Harris Teeter
La Madeleine
Lululemon
Paladar
Ruth's Chris
Starbucks
Ted's Bulletin

RIO Washingtonian

Barnes & Noble
California Pizza Kitchen
Copper Canyon Grill
Corner Bakery
Dave & Buster's
Dick's Sporting Goods
Target
Uncle Julio's

FOR MORE INFORMATION CONTACT

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