



# MEDICAL OFFICE SPACE FOR LEASE

JOHNS HOPKINS  
OUTPATIENT CENTER

CHAMPLAIN  
BUILDING

PARKING GARAGE

CAMALIER  
BUILDING

2.4M SF FUTURE SENIOR  
LIVING DEVELOPMENT

## WHAT MATTERS TO YOU >

### LOCATION

CONVENIENTLY LOCATED OFF  
I-270 AND NEAR SUBURBAN AND  
SHADY GROVE HOSPITALS

### AMENITIES

ON-SITE RADIOLOGY,  
PHARMACY, LAB DRAW  
SERVICES, AND CAFÉ

## ROCK SPRING COURT

BETHESDA, MD 20817

### CAMALIER BUILDING

10215 FERNWOOD RD

### CHAMPLAIN BUILDING

6410 ROCKLEDGE DR

### ADDITIONAL FEATURES

- DMV's largest medical office complex
- Abundant surface, garage and off-street parking
- Over 600,000 square feet of physician referrals
- Built-out medical suites available from 1,000 SF - 23,000 SF
- Full service outpatient surgery center



3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814  
301.235.1300 // [gzrealty.net](http://gzrealty.net)

CONTACT US TODAY

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## Within 5-Mile Radius of Rock Spring Court

POPULATION

319,761

MEDIAN  
HOUSEHOLD  
INCOME

\$149k

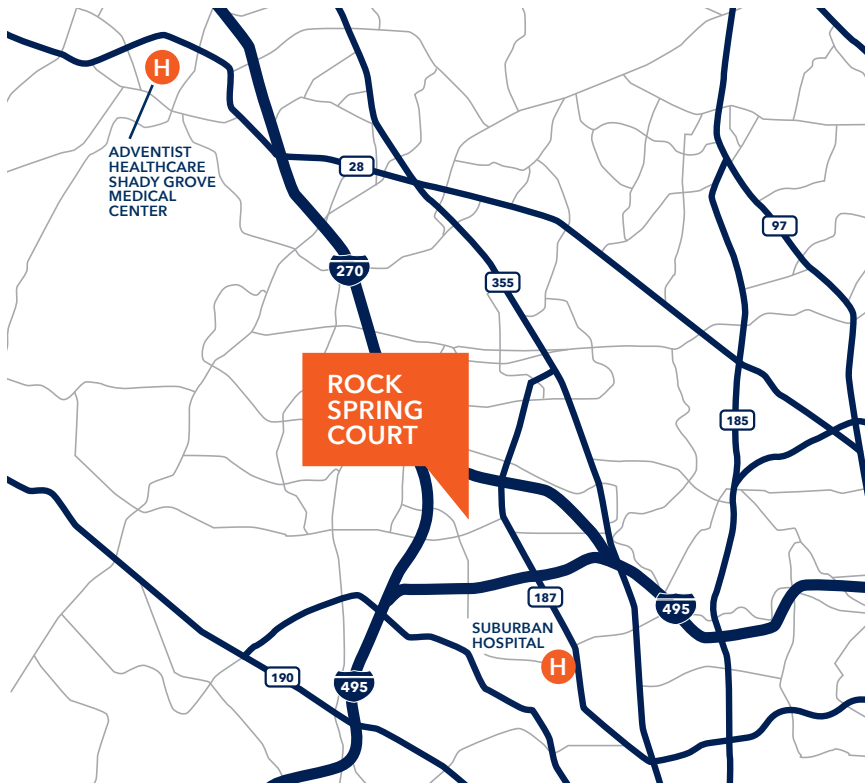
AGE 65+

17%

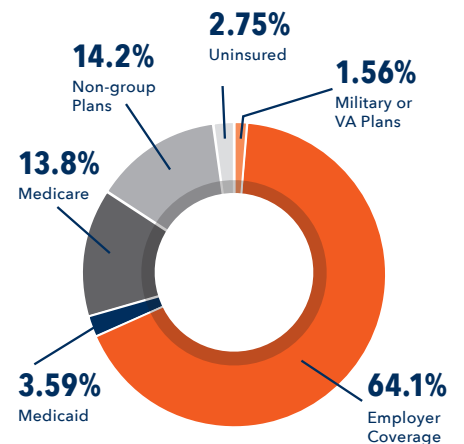
## Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO

1,137 to 1



## Bethesda Payer Mix



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