



700 PROFESSIONAL

MEDICAL OFFICE

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NOW LEASING:

OPPORTUNITY



FLEXIBILITY

Medical

SUITE SIZES

1,200 - 33,904 SF

Office

FULL FLOOR

33,904 SF



EXECUTIVE SUMMARY

700 Professional Drive is a two-story 67,808 SF commercial office building situated on 8.89 +/- Acres in a beautiful “park-like” campus setting. This property is located on the corner of I-270 and the Watkins Mill Interchange (Exit 12) providing future tenant(s) with an opportunity for both convenience and sanctuary. Notably, this property is also in the middle of Montgomery County surrounded by amenities and development. The entire lower level is home to a brand-new state-of-the-art Adult Medical Daycare facility which offers future medical tenants the opportunity for great co-tenant synergy. There is “at grade” ingress/egress levels. Tenants can create their perfect suite with varying flexible size options which range as small as 1,300 SF all the way up to the entire 33,904 SF full floor on the upper level. Therefore, we would like to cordially invite all interested medical tenants to contact us for a tour and see why this is such an amazing opportunity for you and the future of your business... ***Welcome to 700 Professional Drive!***



Property overview

ADDRESS	700 Professional Dr. Gaithersburg, MD 20879
STORIES	2
RENTABLE AREA	67,808 SF
ZONING	MXD (Mixed Use Development) City of Gaithersburg
LAND AREA	8.89 +/- Acres (387,248 SF)
YEAR BUILT	1982
PARKING	224 SPACES (3.3 per 1000 RSF)
EV CHARGING STATIONS	4

LOAD CAPACITY	50 PSF
HVAC	6 total-3 roof, 3 ground
FIRE SURPRESSION	SPRINKLERS (WET)
CEILING HEIGHT	13' 8" floor-to-floor 11' 8' to bottom joist
WATER & SEWER	WSSC
POWER	PEPCO
FIBER	VERIZON, COMCAST
GAS	WASHINGTON GAS



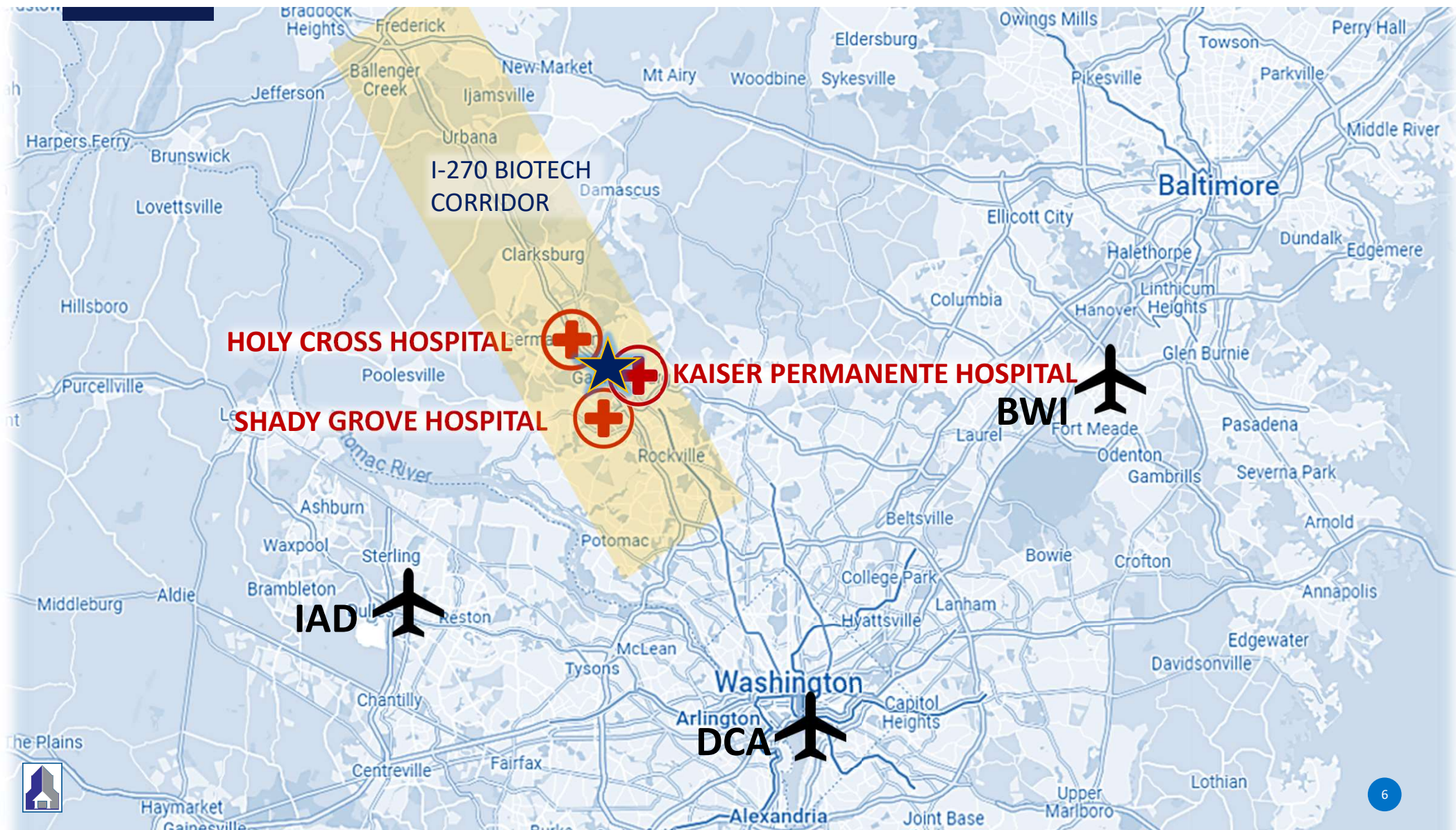
MEET YOUR NEW LOCATION



This remarkably convenient location is in the heart of Montgomery County MD and the I-270 Biotech Corridor.

Along with immediate access to I-270 and nearby amenities, it is also located close to Kaiser Permanente and in between Shady Grove and Holy Cross Germantown Hospitals.







I-270 BIOTECH CORRIDOR

The I-270 biotech corridor is just minutes north of Washington DC and extends from Rockville to north into Frederick, MD. This dynamic and thriving region reflects the potential and impact of life sciences. It is expected to continue growing and innovating well into the future.

- **ONE OF THE TOP BIOTECH HUBS IN THE US-** 500+ biotech firms, 2,000+ life science companies.
- **PROXIMITY TO FEDERAL LABORATORIES & AGENCIES-** The National Institutes of Health (NIH), is the biggest public funder of biomedical research in the world. NIH supports many biotech organizations through grants, contracts, and collaborations. National Cancer Institute • National Institute of Standards & Technology • US Department of Energy.
- **WORLD-RENOWNED MEDICAL UNIVERSITIES AND CENTERS-** Johns Hopkins University • Universities at Shady Grove • Montgomery College • UMBC
- **QUALITY WORKFORCE-** Maryland has a great education system combined with a talented and skilled workforce. The region boasts the highest concentration of adults with advanced degrees in the US and there are 31,000+ current and potential employees in the life sciences sector.
- **AVAILABLE VENTURE CAPITAL AND INVESTMENT-** The I-270 corridor attracts hundreds of millions of dollars in funding from both public and private sources.

You are in good company...

ECHOSTAR

NIST NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY U.S. DEPARTMENT OF COMMERCE

PROGRESSLABS

Adventist HealthCare

novavax

AstraZeneca

FedEx

KAISER PERMANENTE

LGC

EVIVE BIOTECH

BOLAND

altimmune



WATKINS MILL RD

BIONTECH

designDATA

270

VANDSTROM

emergent biosolutions

Tech Companies

- ActioNet
- Aecom
- Anchor Software, LLC
- AWS Convergence Tech Inc.
- Broadsoft, Inc.
- Comtech Telecommunications Corp.
- Daly Computers, Inc.
- Dataprise Inc.
- Digital Receiver Technology, Inc.
- DRS Technologies
- EF Johnson Technologies Inc.
- File Tek
- First Federal Corporation
- Heraeus Noblelight Fusion UV Inc.
- Hughes Communications, Inc.
- JDA Software Group, Inc.
- Lockheed Martin Corporation
- NCR
- OpenText GXS
- PCTEL RF Solutions
- Saint-Gobain Performance Plastics
- Teology Networks
- Thales Communications, Inc.
- TheraCom, LLC
- ViaStat, Inc.
- Vivia Solutions Inc.
- Xerox

Biotech Companies

- Advanced Bioscience Lab Inc.
- American Type Culture Collection
- Amplimmune INC
- Bio Reliance Group
- Biomedical Research Institute
- Canon U.S. Life Sciences, Inc.
- Covance Inc.
- Digital Infuzion
- Emergent BioSolutions Inc.
- Fisher Bio Services Inc.
- GeneDx
- GlaxoSmithKline
- GlycoMimetics, Inc.
- Intrexon
- KPL, Inc.
- Leadiant Biosciences
- MacroGenics, Inc.
- Medimmune / AstraZeneca
- MRIGlobal
- Novavax, Inc.
- OpGen, Inc.
- Qiagen
- Senseonics
- Tasly Pharmaceuticals, Inc.
- Tetracore, Inc.

Amenities Overview



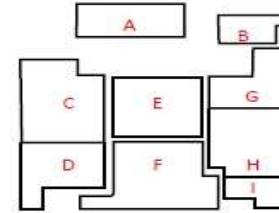
- RESTAURANTS
- CALIFORNIA TORTILLA
- DOGFISH ALE HOUSE
- WOODLANDS
- MIYAJI KEBAB
- TACO BAMBA
- EINSTEIN BAGELS
- FIVE GUYS
- SILK ROAD CHOYHONA
- POLLO CAMPERO
- MCDONALDS
- OKEY POKE
- FIREBIRDS
- BARKING MAD
- HOT POT HERO
- CHIPOTLE
- SARDI'S POLLO A LA BRASA
- IXTAPALAPA TAQUERIA
- CHENNAI HOPPERS
- PHO NAM NAM
- CORNER PIZZA & SUBS
- ELA MESA TASTE OF GREECE
- CALIFORNIA TORTILLA
- CHICK-FIL-A
- PANERA BREAD
- FIREHOUSE DELI
- THE HABIT BURGER
- POTBELLY
- THE HALAL GUYS
- & PIZZA
- QUICKWAY JAPANESE
- HIBACHI
- ...and many more!

LEASING OPTION 1

UPPER LEVEL FULL FLOOR TENANT 33,904 SF



Upper Level
Medical Offices

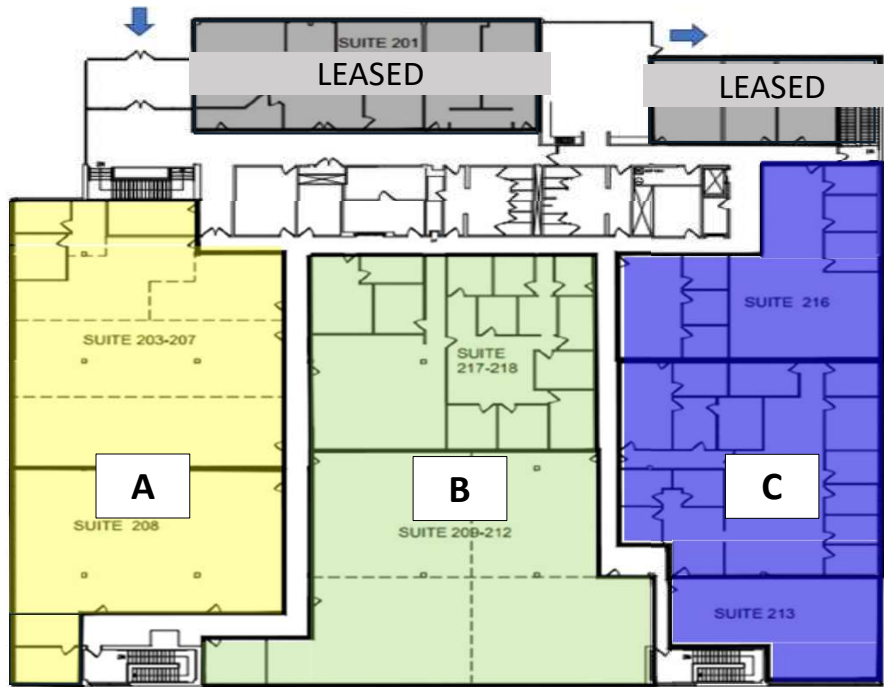


Zone	Suite	Square foot	
A	201	2,954	
B	202	1,363	
C	203-207	5,318	Open area
D	208	3,430	Open area
E	217-218	4,315	
F	209-212	6,093	Open area
G	216	3,003	
H	215	4,268	
I	213	1,406	Open area



LEASING OPTION 3

3 TENANTS

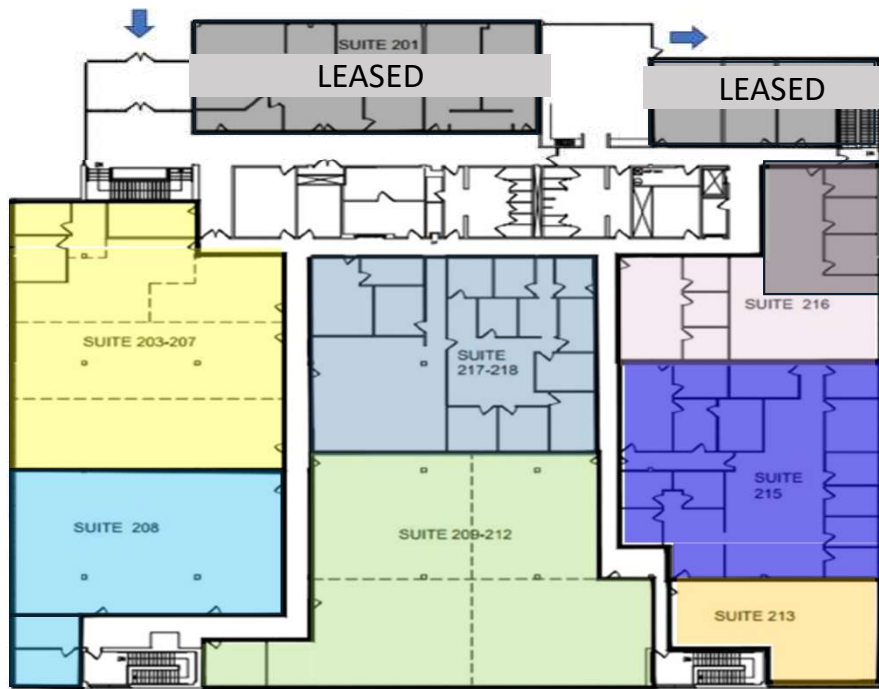


Tenant	Suite(s)	Square Feet
Ten... ..	LEASED	
Te... ..	LEASED	
Tenant A	203-208	8,748
Tenant B	212 & 218	10,408
Tenant C	213-216	8,677

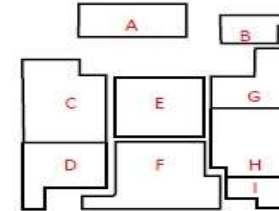


LEASING OPTION 4

MULTIPLE TENANTS



Upper Level
Medical Offices



Zone	Suite	Square foot	
A	201	3,054	LEASED
B	216	3,003	
C	203-207	5,318	Open area
D	208	3,430	Open area
E	217-218	4,315	
F	209-212	6,093	Open area
G	216	3,003	
H	215	4,268	
I	213	1,406	Open area





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