

9810

DARNESTOWN RD

ROCKVILLE, MD

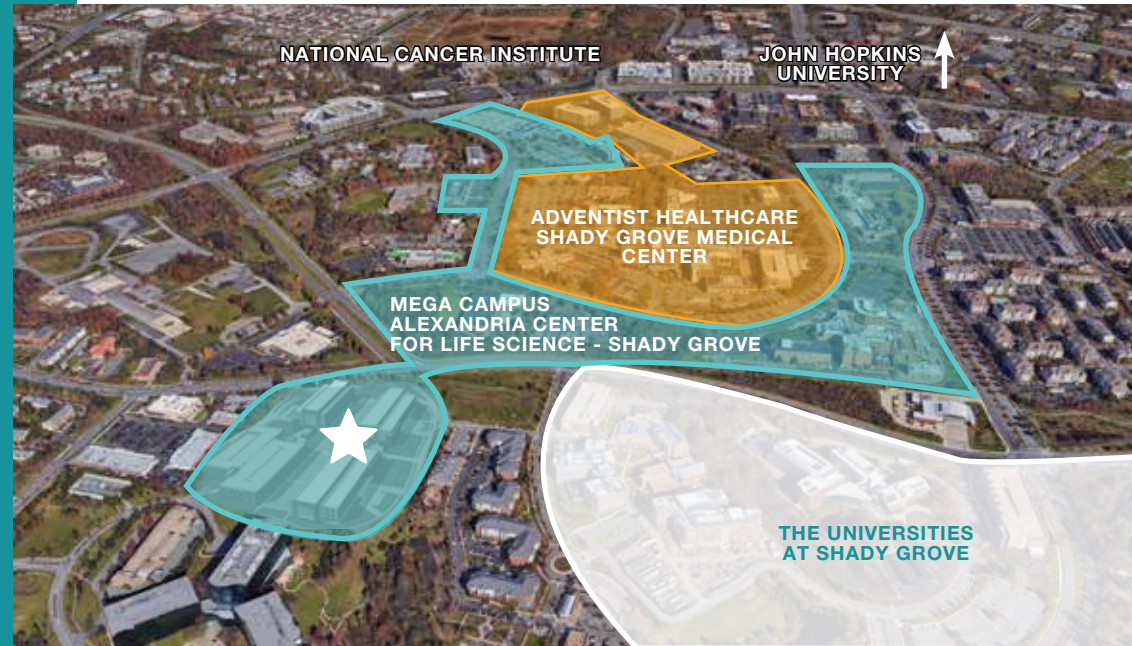
CUSHMAN &
WAKEFIELD

LONG TERM SUBLEASE
THROUGH APRIL 30, 2040

BRAND NEW 195,000 SF LIFE SCIENCE BUILDING
IN THE EPICENTER OF MARYLAND'S SHADY GROVE LIFE SCIENCE CENTER

PROPERTY HIGHLIGHTS

- Brand-new, purpose-built lab shell developed by ARE - Alexandria Real Estate Equities
- Prime location in Maryland's most premier life sciences cluster
- Adjacent to the University of Maryland at Shady Grove and Adventist Hospital
- Retail Amenities include Falls Grove, Travillah Square and Traville Village Center
- Immediate life science neighbors: GSK and MilliporeSigma
- Part of a highly amenitized campus, that includes:
 - » Outdoor meeting spaces
 - » Access to a 1,260-space parking area
 - » Walkable retail



BUILDING SPECIFICATIONS

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CONSTRUCTION TYPE AND USE	Type IB non-combustible building for commercial business and research use
FIRE PROTECTION	Automatic fire protection system per NFPA 13 and 14
FLOOR PLATE	~32,000 SF
FLOOR-TO-FLOOR HEIGHT	Level 1: 18' clear Levels 2-4: 13' clear Level 5: 13.5' clear Level 6: 13' clear Penthouse: 11' clear
CEILING HEIGHT	As preferred, 10' Typical Increased ceiling heights can be provided in localized areas as needed
LOAD CAPACITY	100 lbs./sf Typical 200 lbs./sf can be provided for structural bays as needed
ROOF ACCESS	Service elevator and stair
PLUMBING	Shell includes water sized for lab functions and segregated lab waste system to comply with WSSC
ELECTRICAL SYSTEM	277/480V, 3-phase service, 20 W/sf available for tenant use

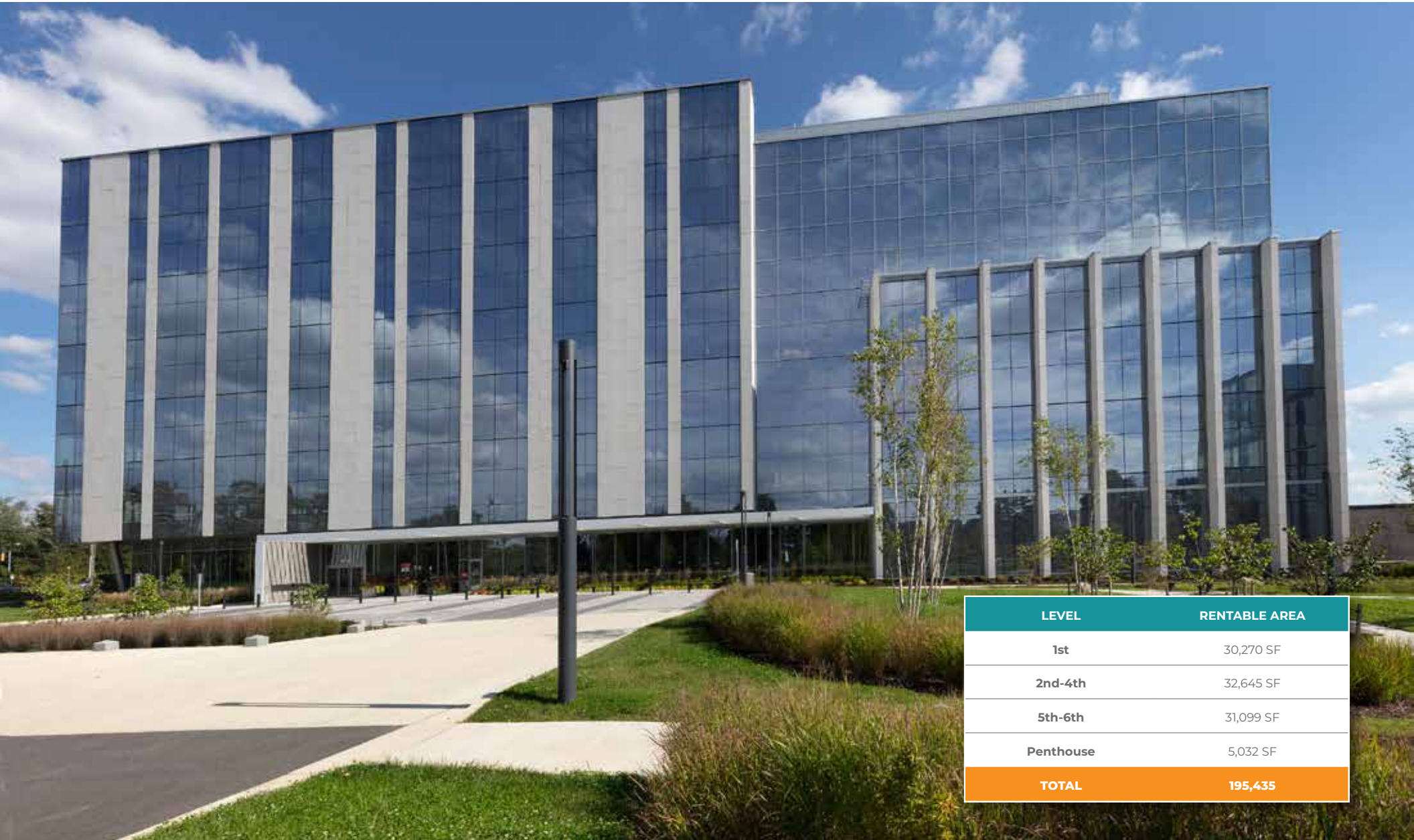
EMERGENCY POWER	2 MW diesel-fired generator
NATURAL GAS	Available in the building
SUSTAINABLE DESIGN	Fitwel certifications and targeting USGBC LEED® Gold
ELECTRIC CHARGING STATIONS	Available for low-emission vehicles
PASSENGER ELEVATORS	Three 3500-lb.-capacity elevators with 200 fpm rated speed
SERVICE ELEVATOR	One 5000-lb.-capacity elevator with 150 fpm rated speed
LOADING DOCK	One interior truck bay; dumpster and recycling available
SECURITY	Card access control
CARD ACCESS	Main entrance; optional at elevator for single-floor tenant
HVAC	To be custom designed

AVAILABILITIES

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LEVEL	RENTABLE AREA
1st	30,270 SF
2nd-4th	32,645 SF
5th-6th	31,099 SF
Penthouse	5,032 SF
TOTAL	195,435

FLOOR PLANS

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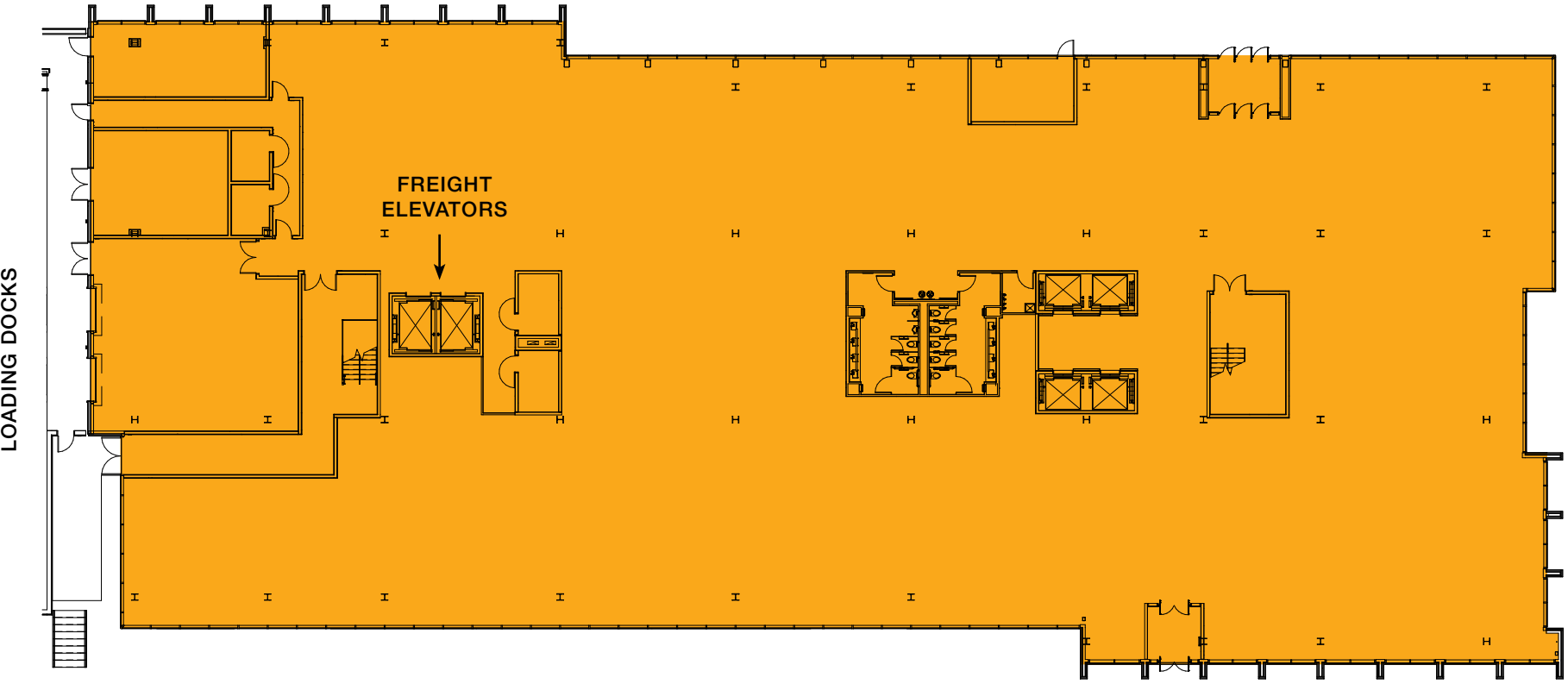
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LEVEL 1

30,270 SF

18 ft clear; 20 ft to deck



FLOOR PLANS

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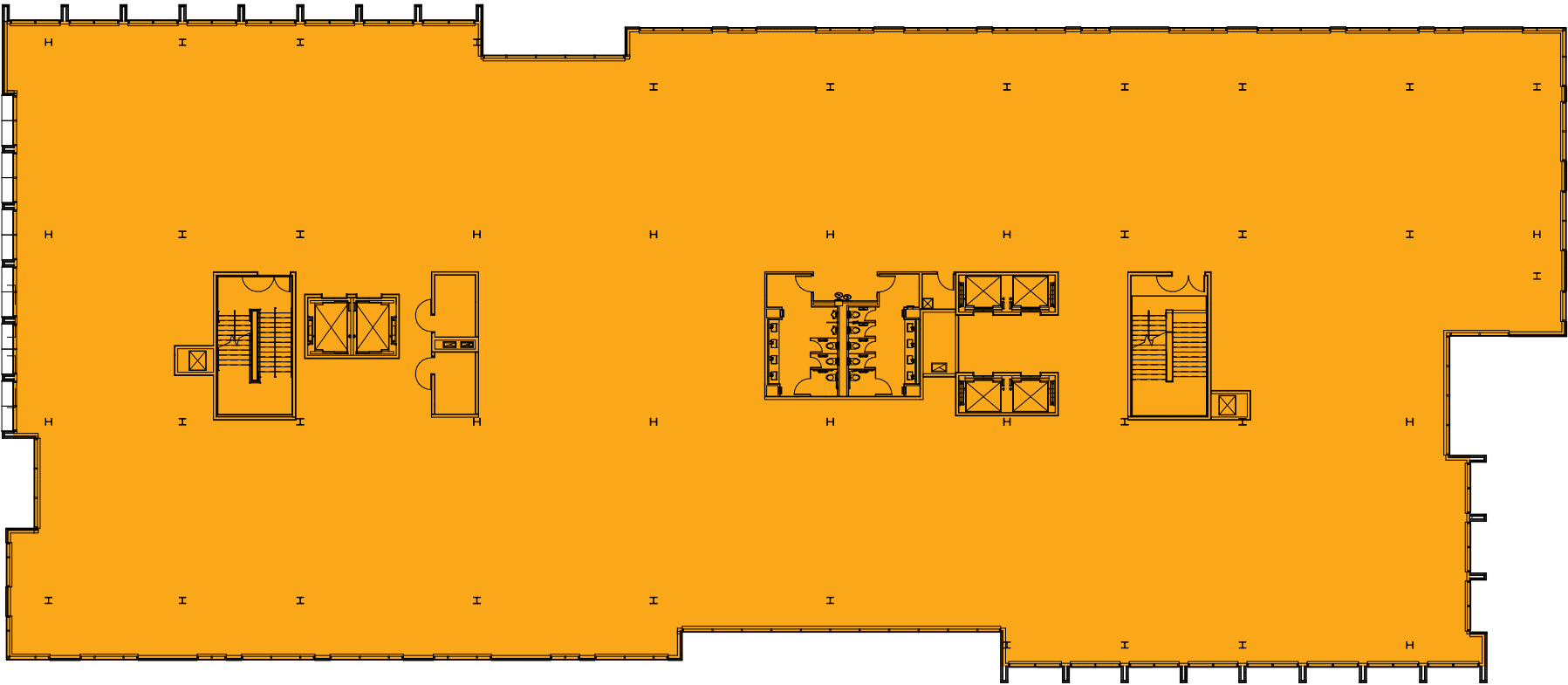
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LEVELS 2-4

32,645 SF

13 ft clear; 15.5 ft to deck



FLOOR PLANS

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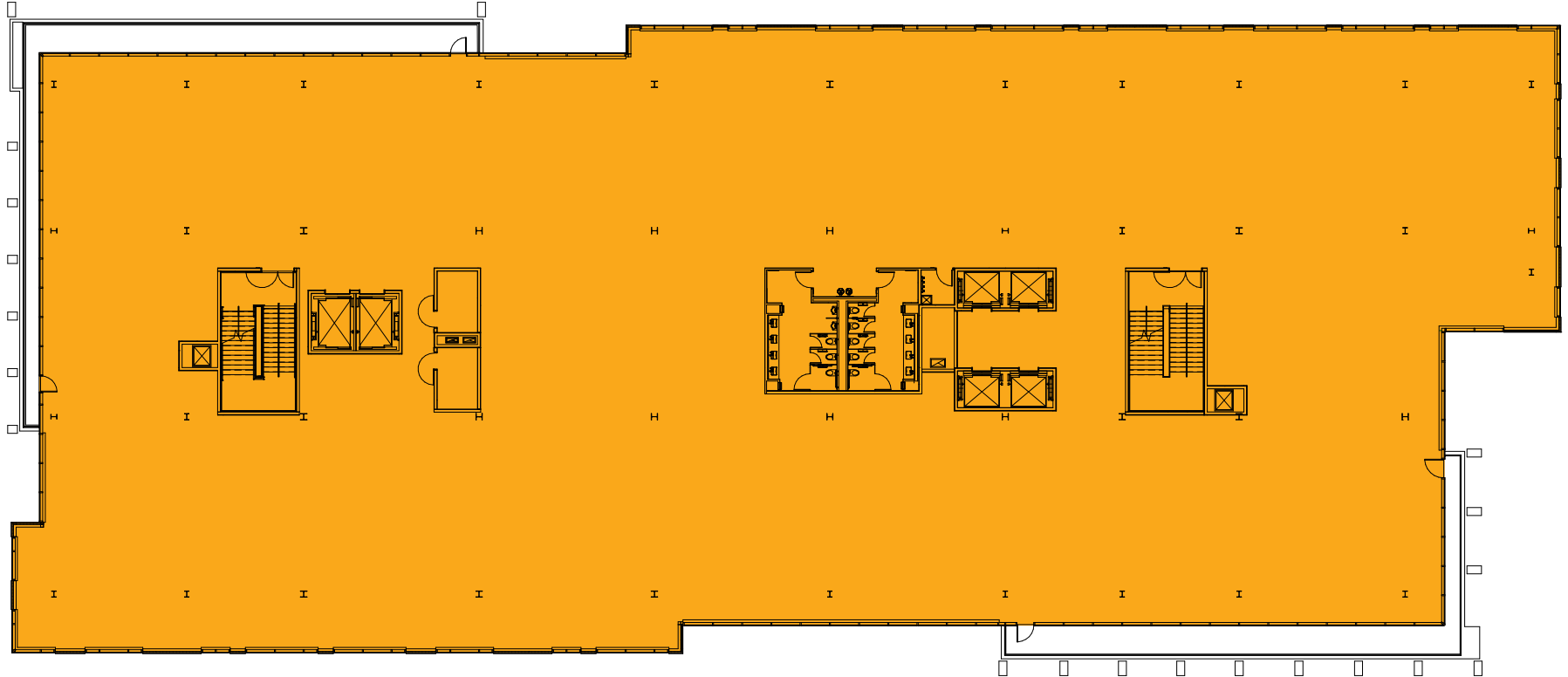
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LEVELS 5-6

31,099 SF

13-13.5 ft clear; 15.5 ft to deck



FLOOR PLANS

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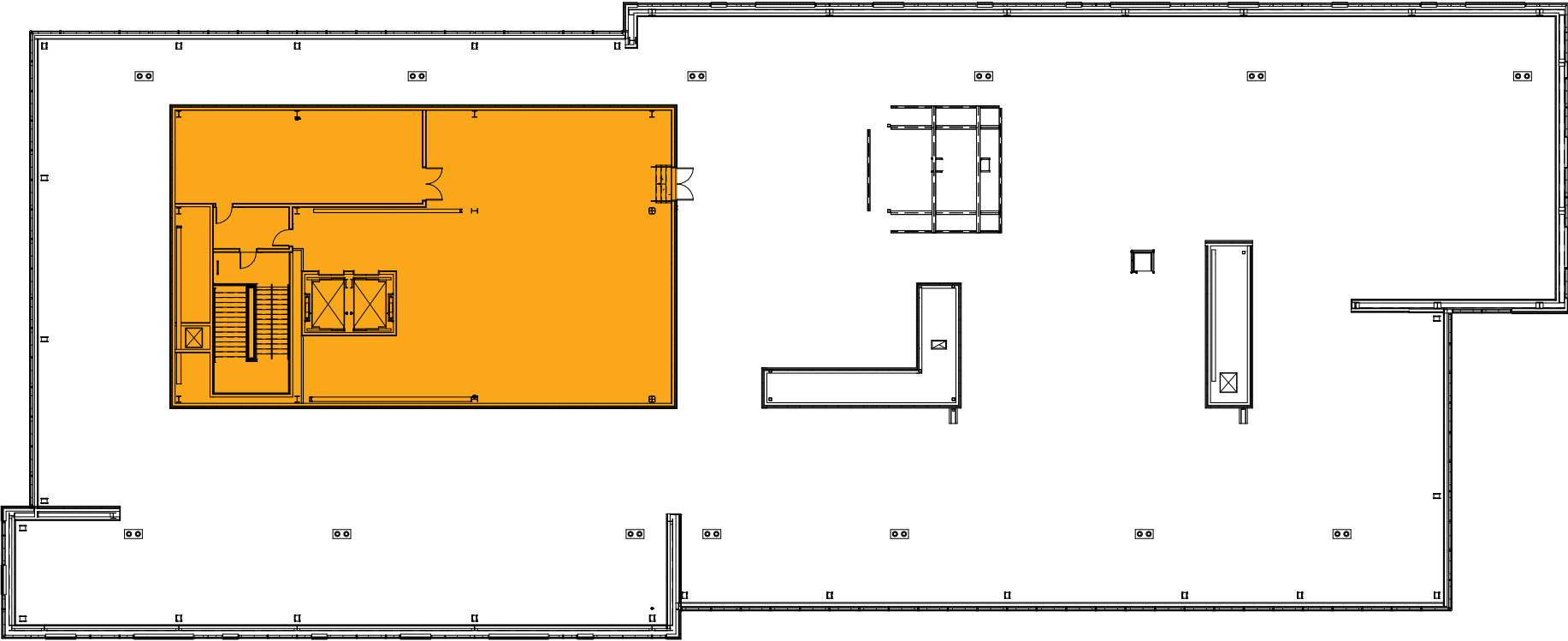
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PENTHOUSE

5,032 SF

11 ft clear; 13 ft to deck



NEARBY AMENITIES

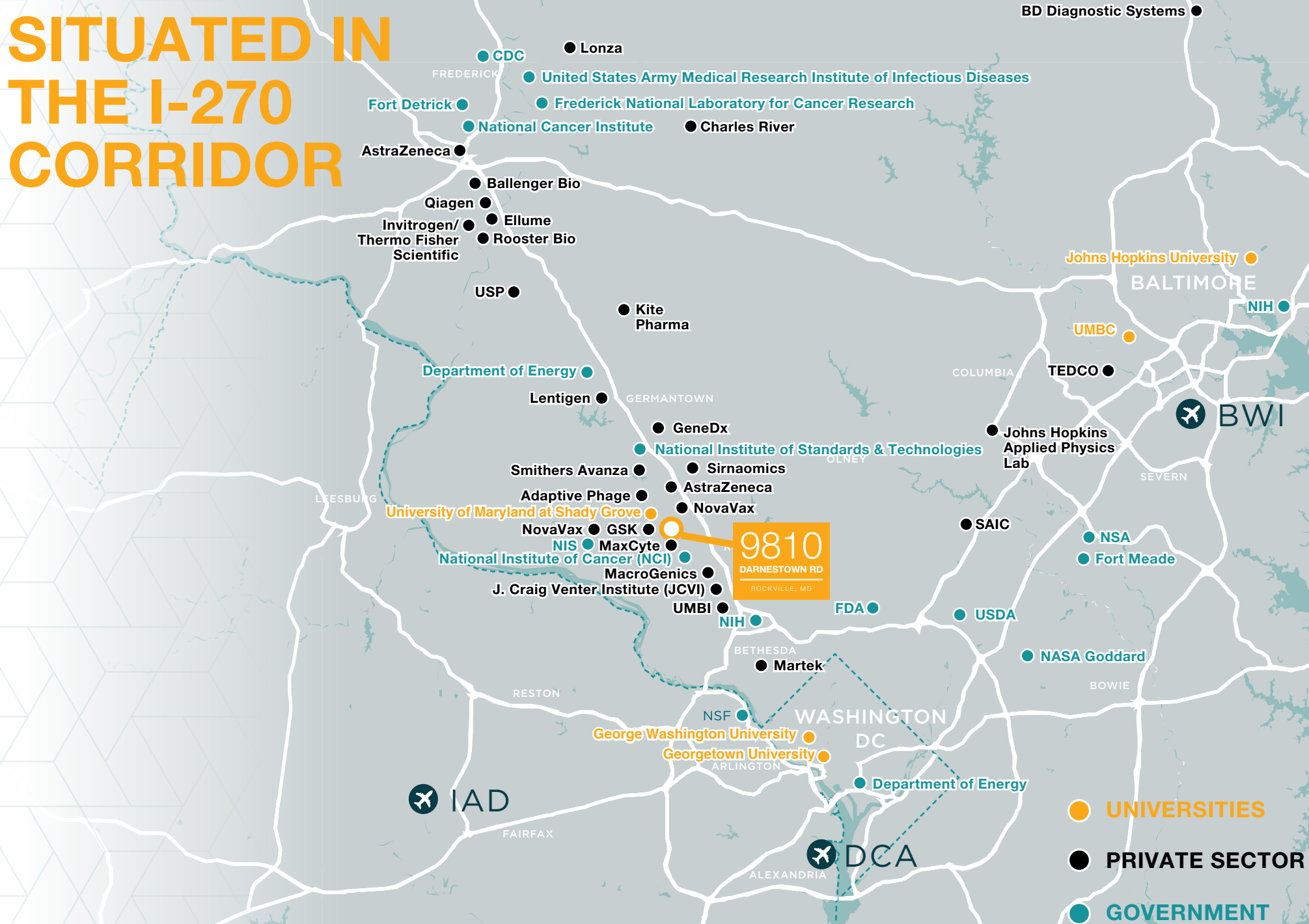
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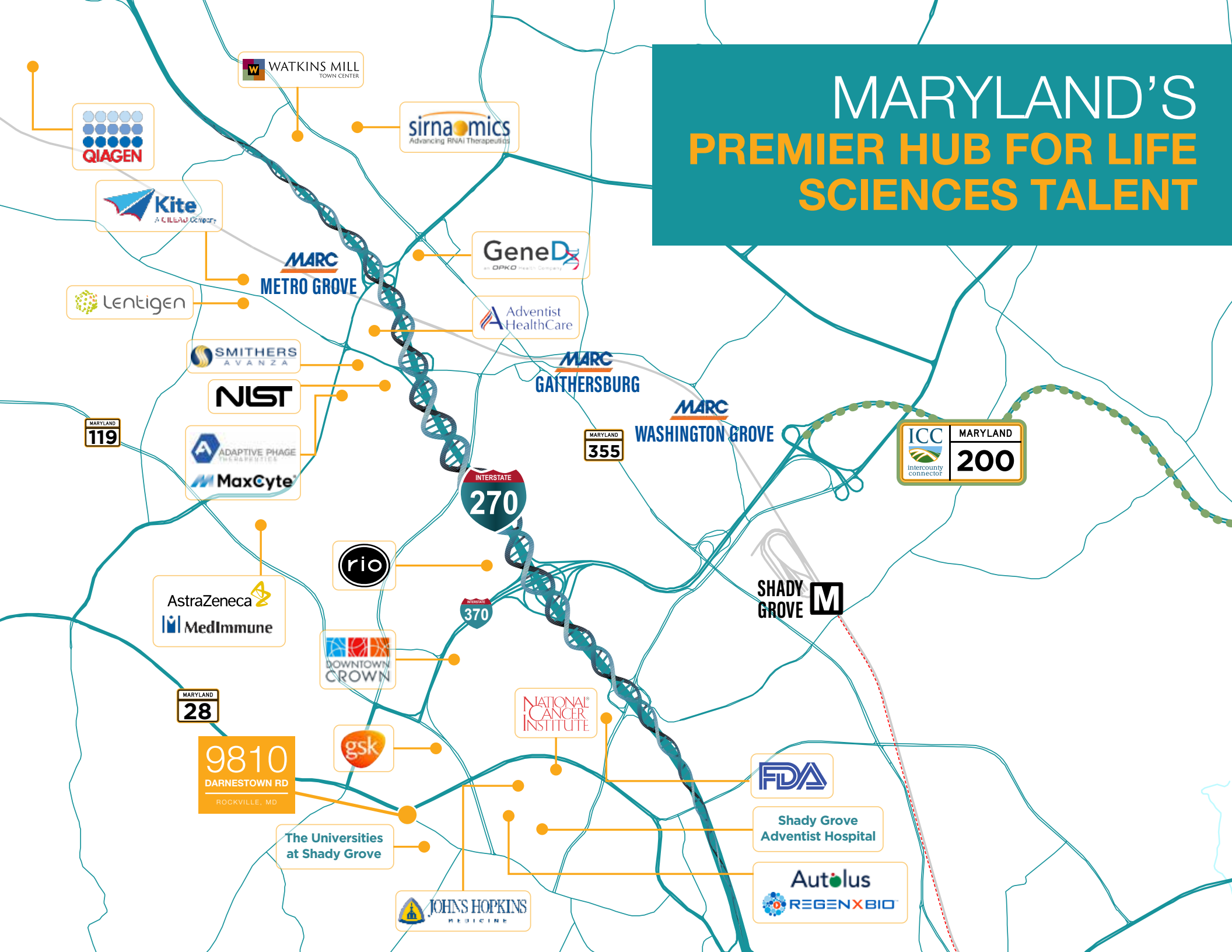
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CONVENIENTLY SITUATED IN THE I-270 CORRIDOR



MARYLAND'S PREMIER HUB FOR LIFE SCIENCES TALENT



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FOR MORE INFORMATION, PLEASE CONTACT

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