



708

Quince
Orchard Road

Gaithersburg, MD



RARE,
EXISTING GMP
OPPORTUNITY
IN MARYLAND'S LIFE
SCIENCE CORRIDOR

UP TO 25,894
AVAILABLE FOR SUBLEASE
THROUGH FEBRUARY 2029



Building Highlights

- Ample parking (3/1,000 parking ratio)
- Within close proximity to Maryland's Shady Grove Life Sciences Center; convenient access to I-270
- Public transit accessible with a local bus service to the Metropolitan Grove station
- Abundant shopping and dining options within walking distance/short drive, including Quince Orchard Shopping Center, Diamond Square Shopping Center, and Kentlands Shopping Center

Technical Specs

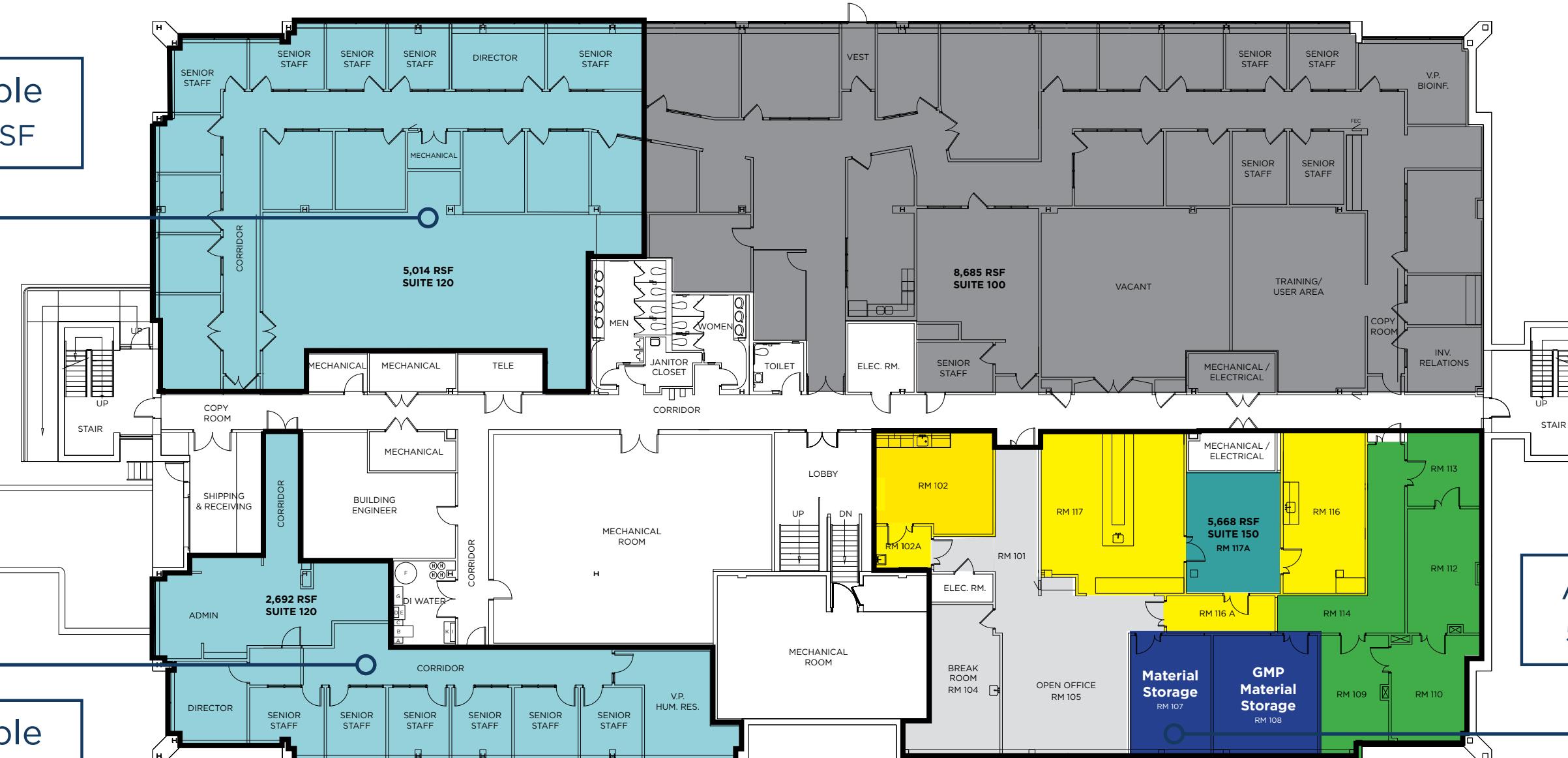
- Lower Level - Amplification, purification rooms are ISO 7 and gown in, gown out at ISO 8
- Upper Level - Fill finish, final gown are ISO 7 and initial gown, gown out are ISO 8
- 5 fume hoods in smaller lab module areas "Launch Labs" (ISO CNC classification)
- VanRx filler and BMT Industrial GMP Autoclave existing in space
- Class IIA Biological Safety Cabinets (BSC) and/or Laminar Flow Hoods (LFH) available in production suite
- BMS in place to control temperature and pressure differentials
- Adequate HVAC systems in place to provide adequate air cleanliness and segregation

Lower Floor

13,374 SF



Available
5,014 RSF



Available
2,692 RSF

Storage
Manufacturing
Cryostorage

General Laboratories
General Office

Available
5,668 RSF

Upper Floor

12,520 SF



Where Accessibility Meets Convenience

708 QUINCE ORCHARD ROAD
GAIITHERSBURG, MD

CLOPPER ROAD
QUINCE ORCHARD ROAD

QUINCE ORCHARD
SHOPPING CENTER

DIAMOND SQUARE
SHOPPING CENTER

270

355

LAKEFOREST
MALL



43 MINUTES: BWI (BALTIMORE)
36 MINUTES: TO IAD (DULLES)
31 MINUTES: TO DCA (WASHINGTON DC)



91 STATIONS IN METRO AREA
612,000 DAILY RIDERSHIP
117 MILES TO ROUTE



35 MILES: BALTIMORE
141 MILES: PHILADELPHIA
227 MILES: NEW YORK

WALKING DISTANCE TO QUIINCE ORCHARDS SHOPPING CENTER INCLUDING:

Taste of Europe

HomeGoods®



QUICK DRIVING DISTANCE TO KENTLANDS SHOPPING CENTER INCLUDING:

CAVA

mebydick
HOUSE OF KABOB

Chick-fil-A

Tandoori Nights

JAVA nation
est. 2012

CHOPT
Creative Salad Company

POKE BROS.
FRESH FISH HAWAIIAN STYLE

noodles & company

BONEFISH
GRILL

Panera
BREAD

CHIPOTLE
MEXICAN GRILL

Whole Foods
MARKET

DIAMOND SQUARE SHOPPING CENTER INCLUDING:



Ideally Located

In Maryland's Premier Life Sciences Corridor



708

Quince Orchard Road

Gaithersburg, MD



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