



**CUSHMAN &
WAKEFIELD**

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

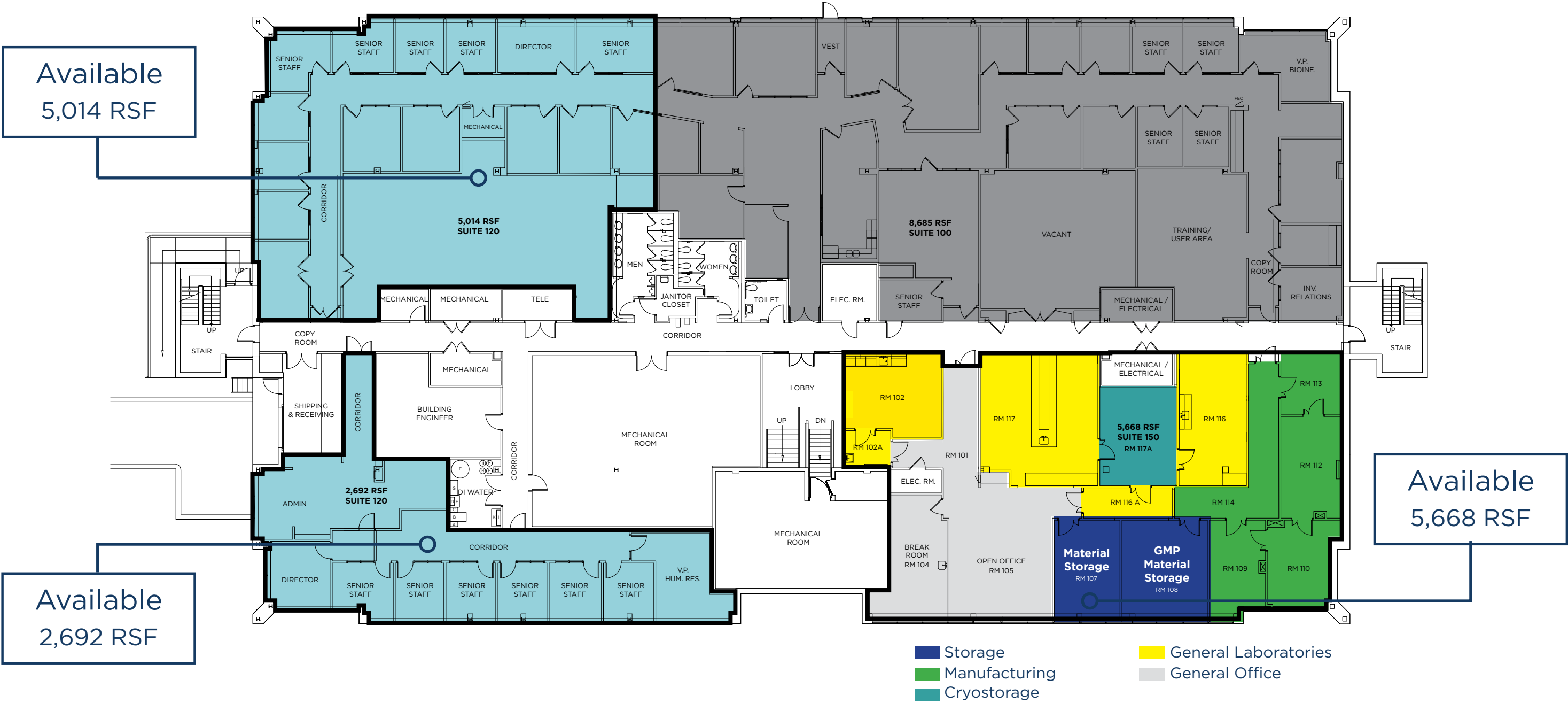
- Ample parking (3/1,000 parking ratio)
- Within close proximity to Maryland's Shady Grove Life Sciences Center; convenient access to I-270
- Public transit accessible with a local bus service to the Metropolitan Grove station
- Abundant shopping and dining options within walking distance/short drive,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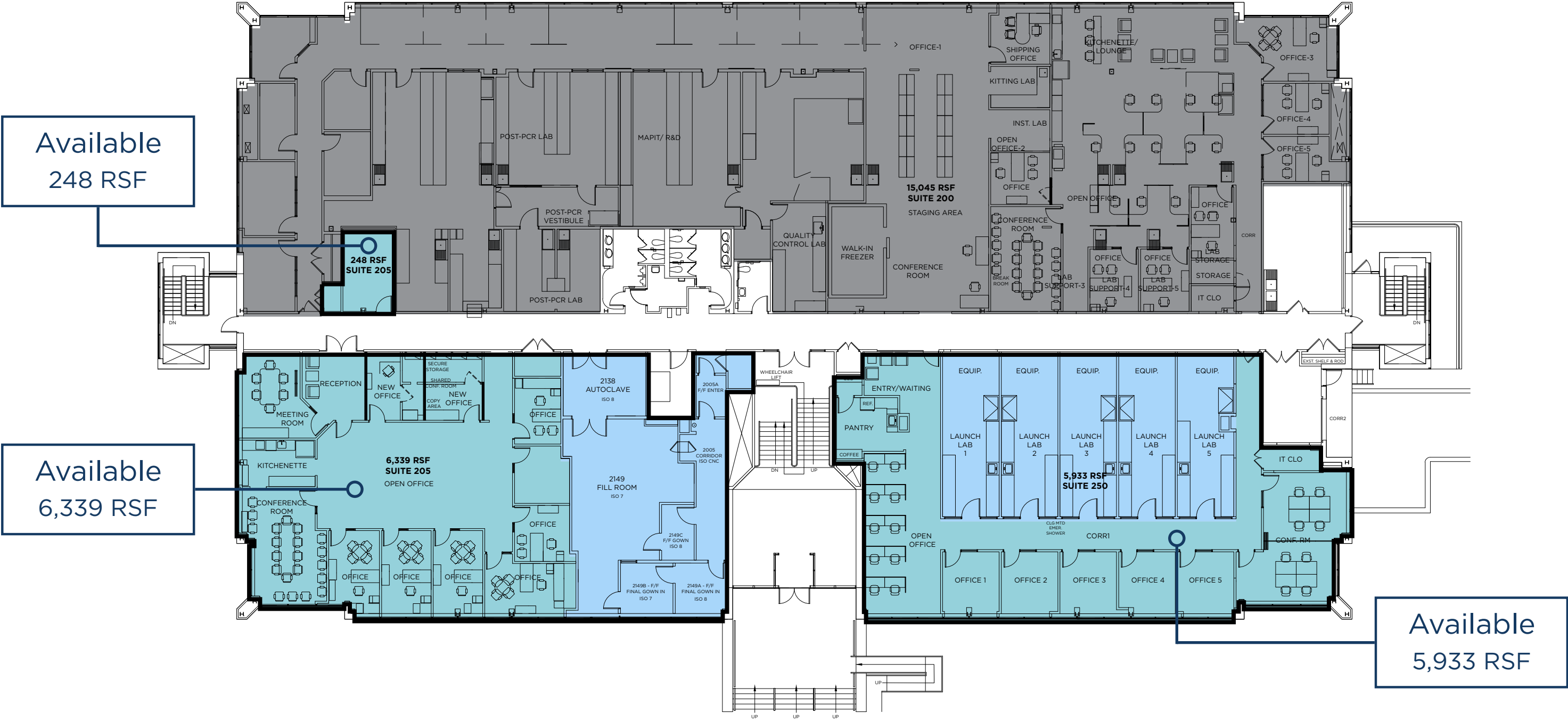
Lower Floor

13,374 SF



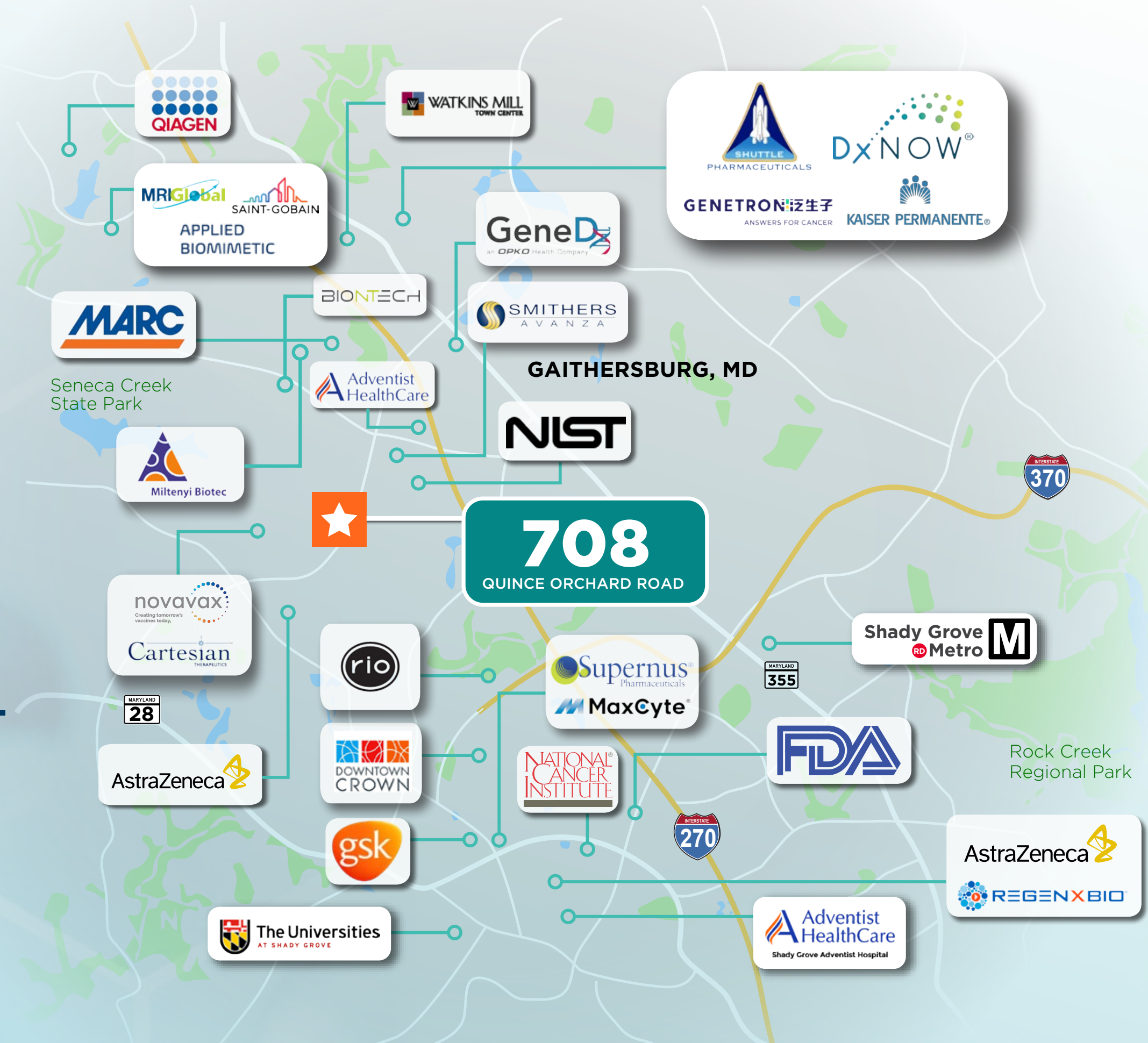
Upper Floor

12,520 SF



Ideally Located

In Maryland's Premier Life Sciences Corridor





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For more leasing information, contact:

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