

Center For Life Science

14200 Shady Grove Road
Rockville, Maryland

State-of-the-Art Research Facilities & High-quality Laboratory Space



301-337-4700
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 **Scheer Partners**
A Reputation for Results

Executive Summary

The Center for Life Science stands as the premier destination in the Mid-Atlantic for top-tier research and laboratory facilities. It offers the full advantages of a contemporary scientific research center, coupled with breathtaking architecture, and is strategically situated to grant access to one of the nation's most highly educated population.

Building Features

- Three building complex totaling 657,414 RSF
- Each building has dedicated loading docks and freight elevators
- Distinctive architecture and high end finishes
- In the heart of the Research / Life Science / Education hub
- Conference facilities, fitness center, cafeteria on-site
- Easily accessible to I-270 & Inter-county Connector



Area Map

WASHINGTON D.C.
21 Miles • 33 Minutes

U.S. FDA HEADQUARTERS
20 Miles • 30 Minutes

NIH CAMPUS
10 Miles • 15 Minutes



Building Breakdown

Building C

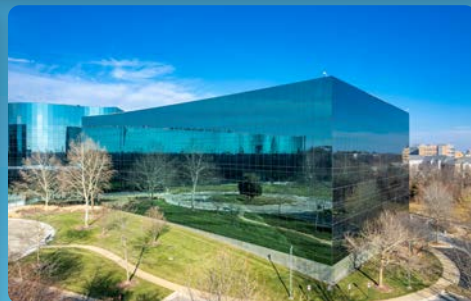
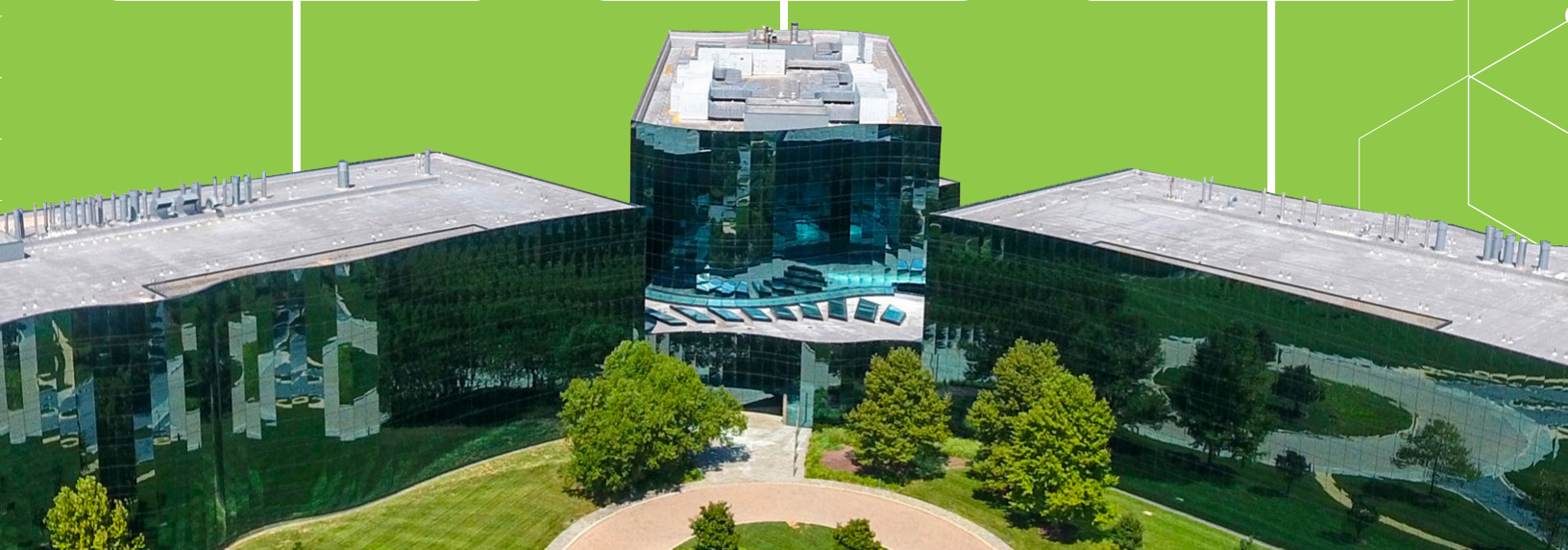
- 182,701 SF
- Bio-manufacturing Infrastructure
- Lab space
- Office

Building A

- 287,204 SF
- Office intensive
- Fitness & cafeteria center
- Conference center

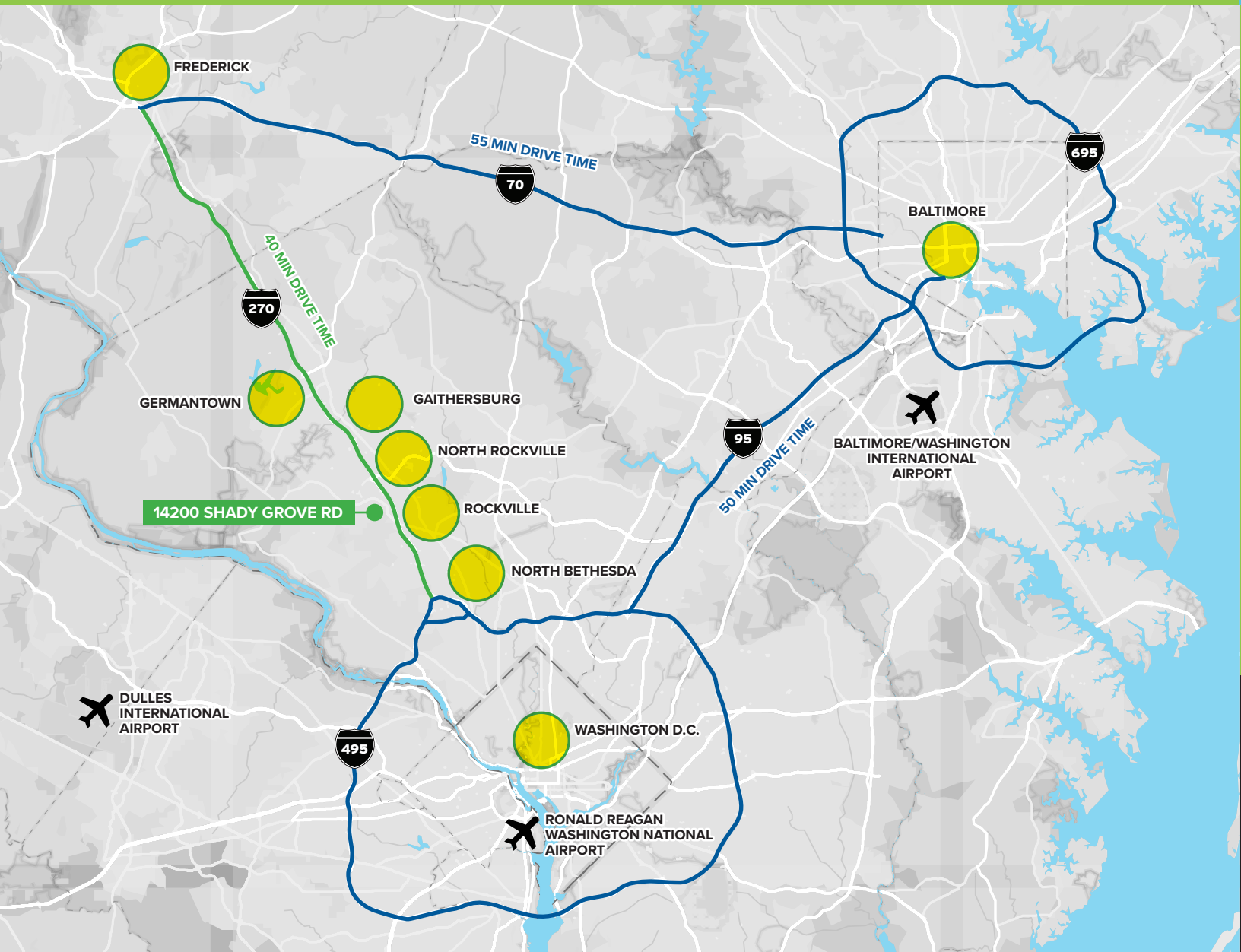
Building B

- 155,899 SF
- BSL2 lab space
- Vivarium
- Office Space



The Ecosystem

The I-270 corridor in Maryland is a thriving life science cluster. This proximity offers companies unmatched access to regulatory expertise and collaboration opportunities. The area is also supported by leading universities and a highly skilled workforce, fostering a vibrant ecosystem of innovation with state-of-the-art facilities and robust support services.



Proximity to **Federal Agencies**



The Talent

The region boasts a highly educated workforce, with a concentration of professionals in biotech, pharmaceuticals, and healthcare. Proximity to leading universities and research institutions, such as Johns Hopkins University and the University of Maryland, ensures a continuous pipeline of top-tier talent.



JOHNS HOPKINS
UNIVERSITY



UNIVERSITY OF
MARYLAND

#3

U.S. Biopharma Cluster in U.S.

1. San Francisco Bay Area
2. Boston, MA
- 3. BioHealth Capital Region**
4. New York / New Jersey
5. Los Angeles / Orange County

\$116k

Median Income

22%

Sector Job Growth
since 2020

\$989.4M

2023 Research Project Grants



Lobby



Conference Center



Fitness Center



Tenant Lounge



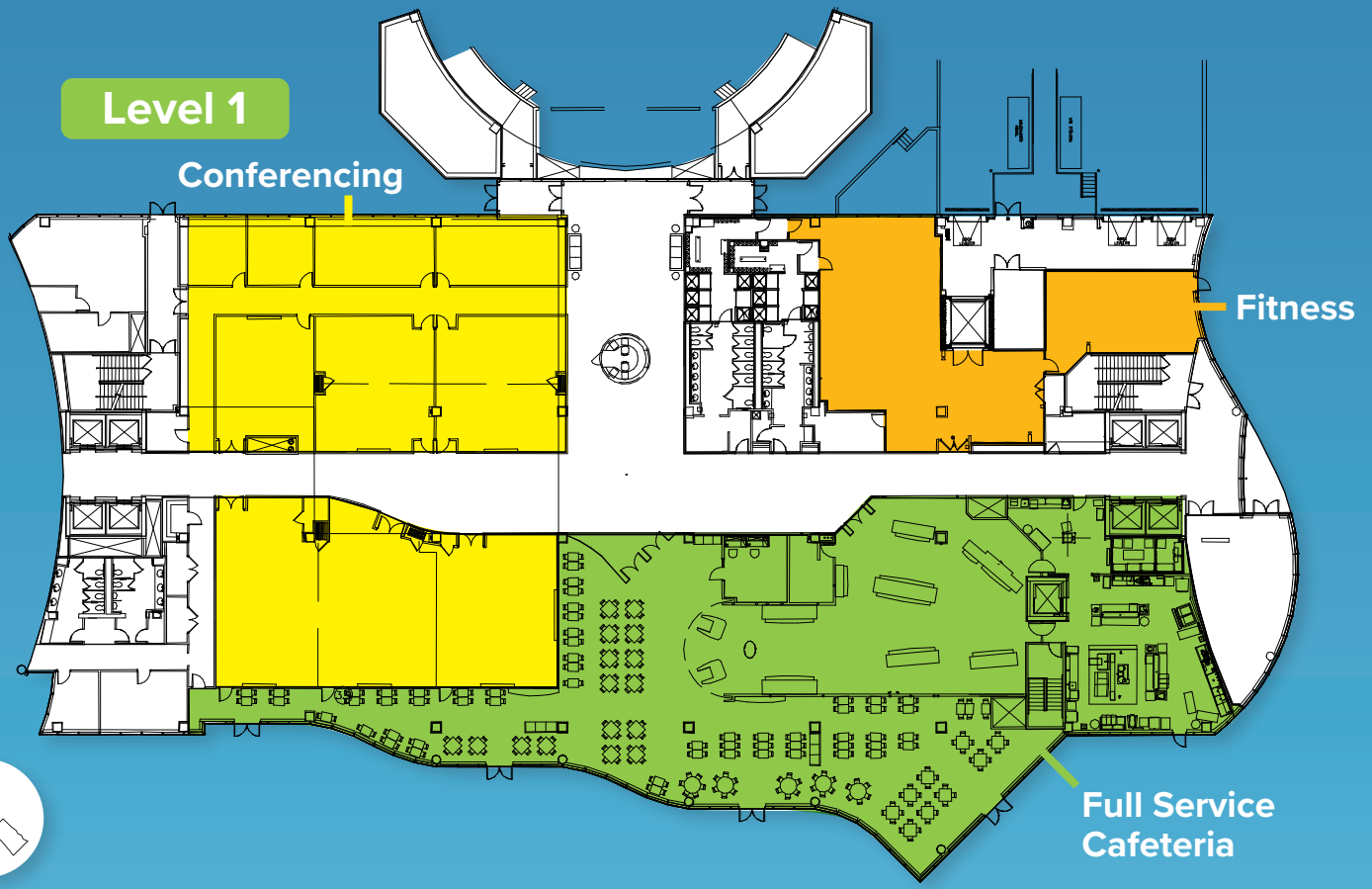
Cafeteria



Lab Space

Building A

Amenities



Building A

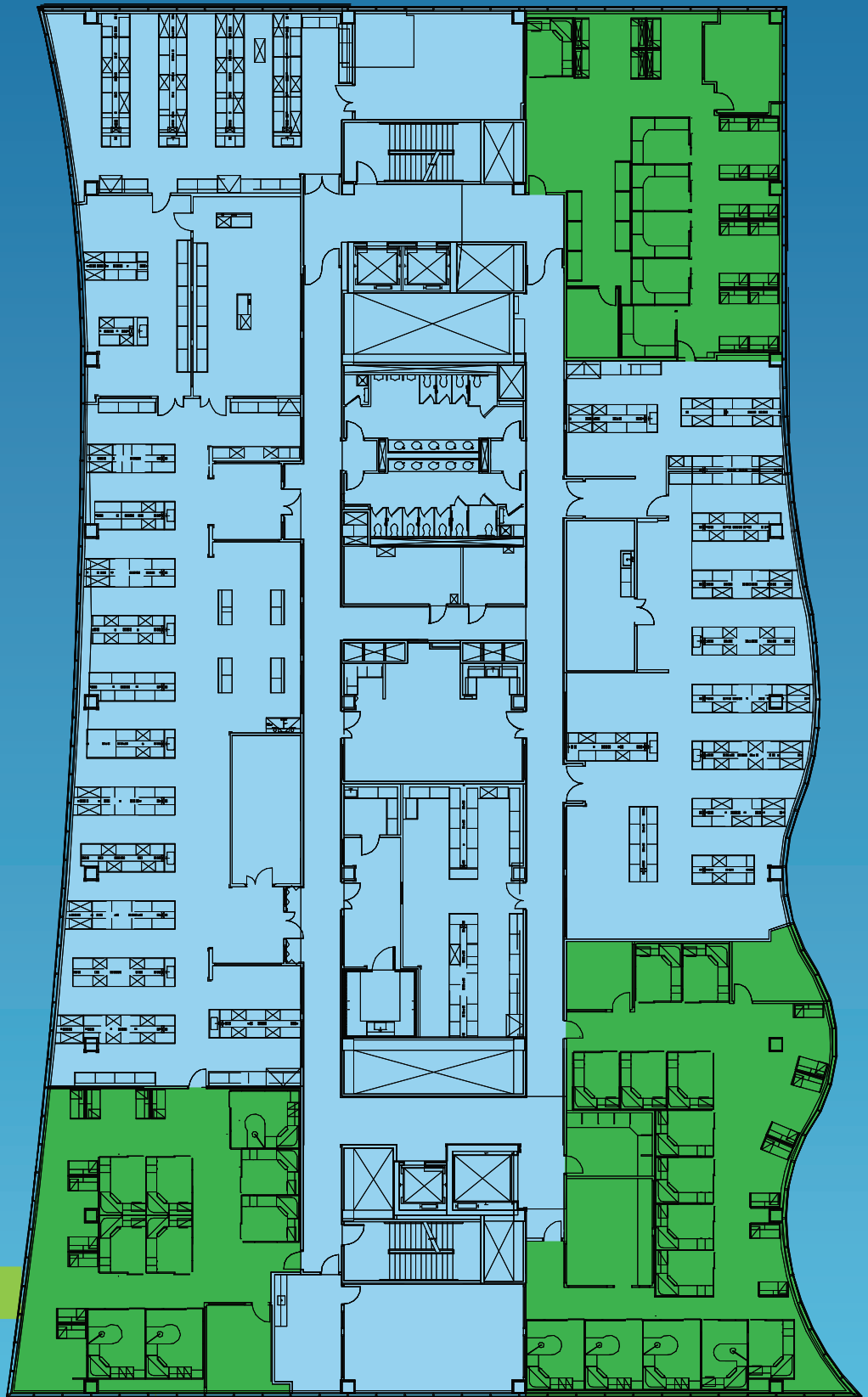


Building B

Building A

Building C

Building B

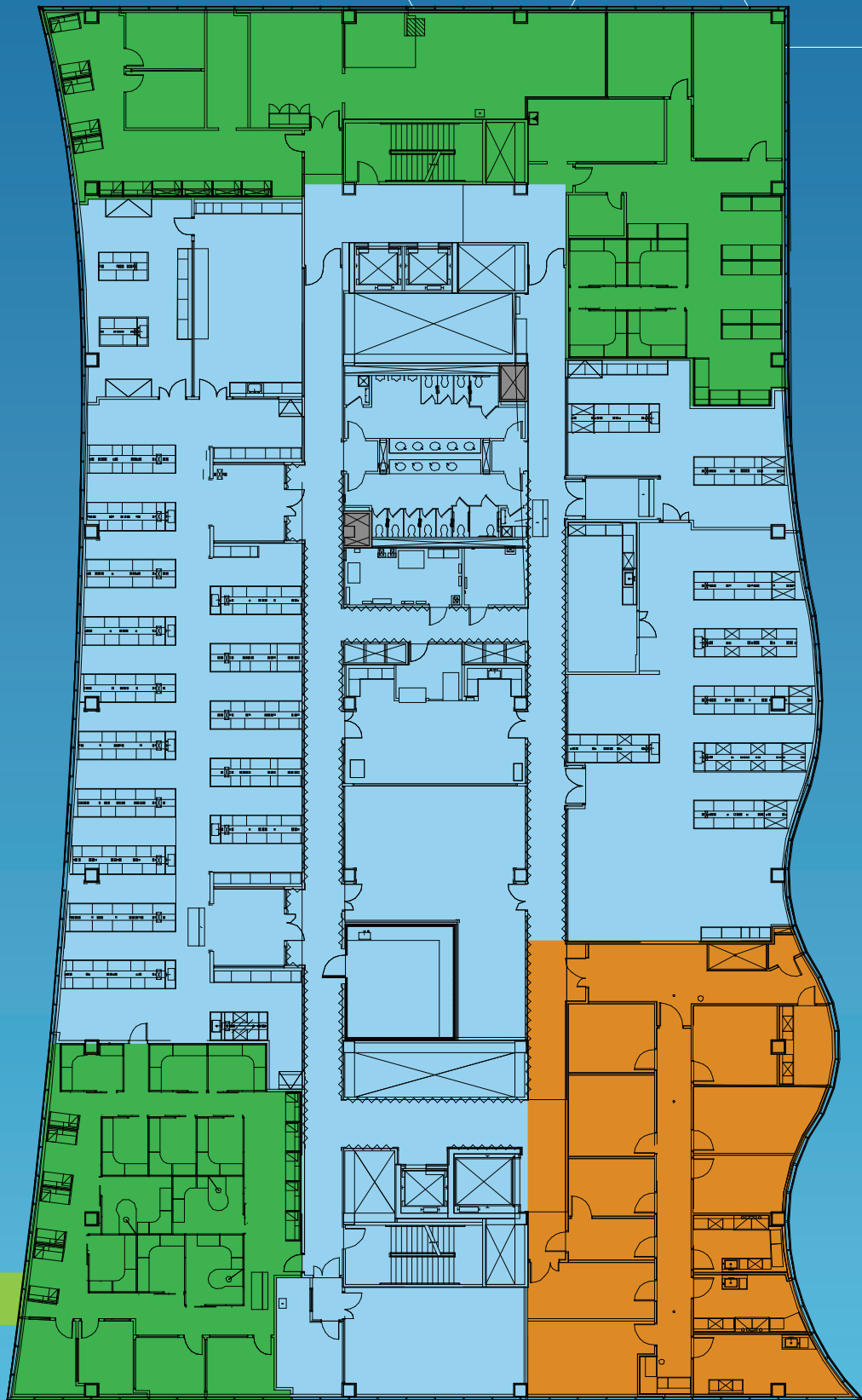


Level 3



Building B

Level 4



Building B

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