

SENECA  
MEADOWS  
CORPORATE CENTER

DELIVERING Q4 2023

Minkoff  
ESTD. 1972



**73,166 RSF OF BEST-IN-CLASS LAB SPACE**  
IN THE HEART OF GERMANTOWN

**BUILDING 10**

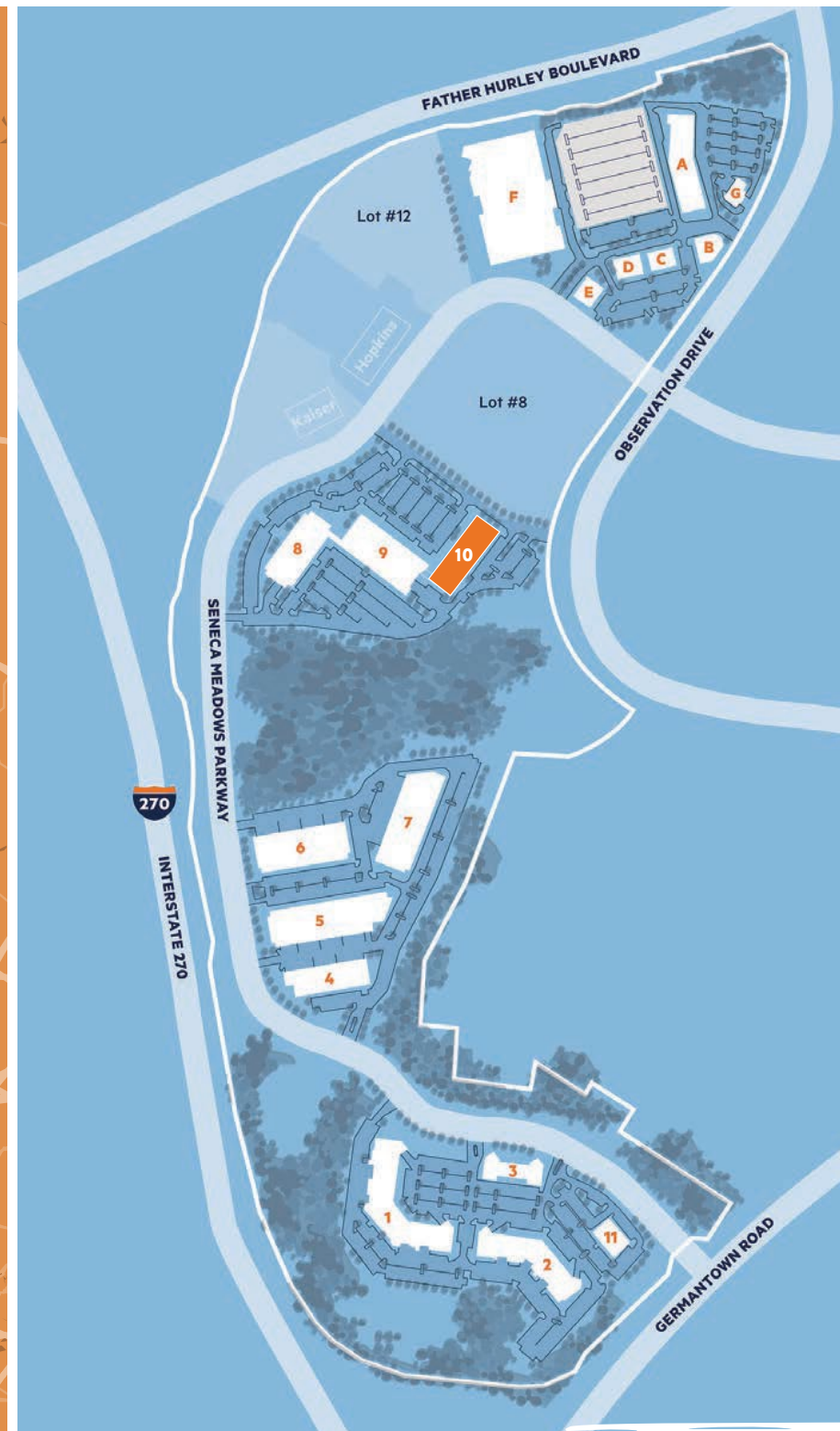
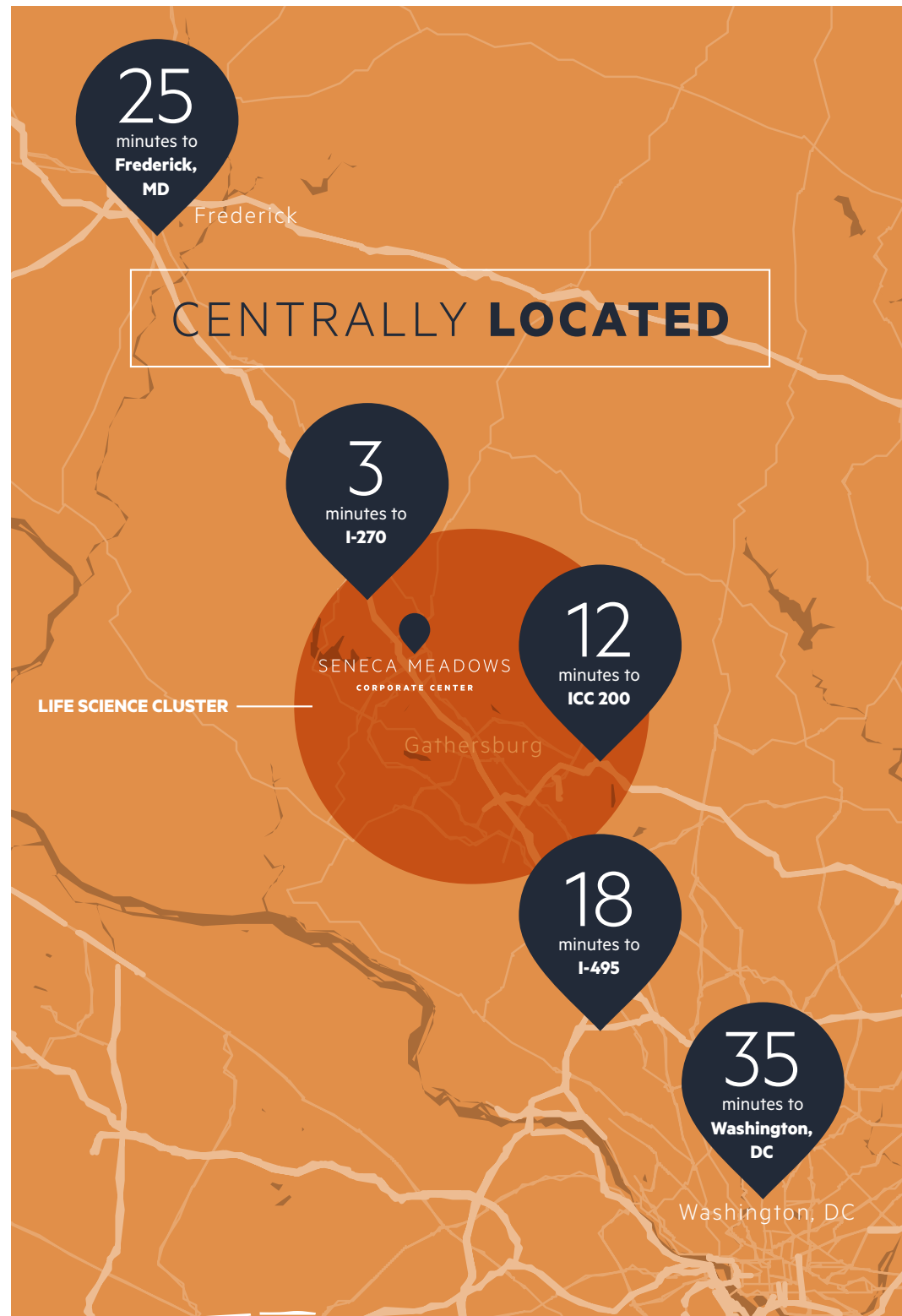
20521 SENECA MEADOWS PARKWAY | GERMANTOWN, MD

Minkoff



# FLOWING WITH TALENT

## GERMANTOWN, MD DEMOGRAPHICS



### POPULATION

1 mile	3 miles	5 miles
12,149	99,512	203,182

### AVERAGE HH INCOME

1 mile	3 miles	5 miles
\$119,356	\$111,619	\$114,064

### NUMBER OF EMPLOYEES

1 mile	3 miles	5 miles
8,740	27,106	66,112

### TOP HIGH SCHOOL IN THE STATE

**91.1%**  
High school graduation rate

**67%**  
Advanced placement  
(double national rate)

**36**  
National Blue-Ribbon  
Schools (local schools)

### EDUCATION PROFILE

**31%**  
holds post-grad degree

**60%**  
holds bachelor's degree

### LOCAL UNIVERSITIES

Montgomery College / PIC  
MC (Pinkney Innovation  
Complex for Innovation &  
Technology)

University of Maryland



## CLOSE TO IT ALL

### ABUNDANT AMENITIES

Venture a few minutes from the center and your work force will find an incredible amount of convenient shops, restaurants, and services nearby. Dining, shopping, running errands, exercising, relaxing—you name it. Multiple retail complexes are in the vicinity, such as The Shops at Seneca Meadows, Milestone Center, Neelsville Village Center, and the Germantown Town Center.

### THE SHOPS AT SENECA MEADOWS

- Bank of America
- Beer, Wine & Tobacco
- Bella Nail Salon & Spa
- Bray & Scarff
- Bubbles
- Café Rio
- Crest Cleaners
- Crumbl Cookies
- Floormax
- For Eyes
- F45 Training (Fitness Center)
- Hair Cuttery
- Little Seneca Animal Hospital
- Medical Office Space (2nd Floor)
- Montgomery Co. Beer, Wine & Liquor
- Panera Bread
- Sally Beauty Supply
- Sirwan Thai
- T-Mobile
- Wegmans Food Market





**OVER 722,000 SF IN 11 BUILDINGS**

GERMANTOWN, MD

HOME TO THESE  
**LIFE SCIENCES COMPANIES**



HOME TO THESE  
**TECH COMPANIES**







**73,166 SF AVAILABLE**



## INTRODUCING GERMANTOWN'S **FIRST TROPHY LIFE SCIENCE** OPPORTUNITY

### Delivering September 2023

Building 10 is the newest and most hi-tech life science building coming soon to Seneca Meadows Corporate Center. A striking lobby, efficient floor plates and first-class campus amenities, this property is well-equipped for today's ambitious workforce. Boasting a wide array of corporate neighbors in life science-related fields, abundant amenities, and a convenient location, everything you need is right here to help your business thrive.

### BUILDING FEATURES

**Clear Height** - 1st floor: 18' / 2nd floor: 16'

**Elevators** - One passenger elevator, two service elevators

**Loading Bays** - Four dock-high enclosed loading bays

**Access** - Grade level access on both floors

**Floor Load** - 1st Floor: 250 psf / 2nd Floor: 125 psf

**Column Spacing** - 32.5 x 30 center bays / 29 x 30 outer bays

**Electrical Capacity** - 3,000A 480/277V

**Generator Capacity** - 400kW (5w/sf) with 48-HR belly tank

**HVAC Capacity/Design Concept** - Energy Efficient recirculating office VAV HVAC system for 50% of each floor - assumes the second 50% is specialized per use.

**Additional Density** - At least 500,000 sf of additional density on two adjacent lots (15 acres)

**Zoning** - CR (Commercial Residential)

### UTILITIES

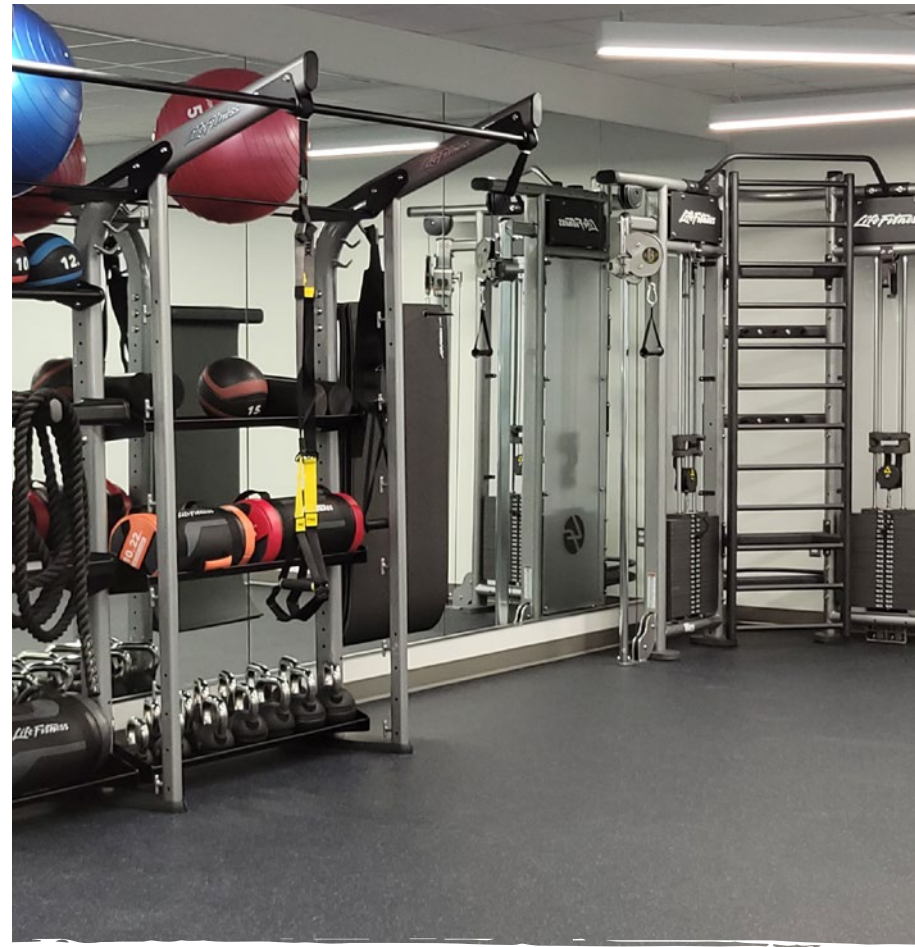
**Lab Waste** - 6" main

**Building Waste** - 8" main

**Building Water** - 8" combined main, 3" potable water line and 2 1/2" non-potable water line

**Natural Gas** - 2 1/2" 2 PSI gas line (6,120 MBH)





### TENANT LOUNGE, FITNESS AND CONFERENCE CENTERS ON CAMPUS



# LIFE JUST A LITTLE MORE CONVENIENT

## SUPERIOR CAMPUS

Modern and fully equipped, campus amenities are located next door in Building 8, (20501 Seneca Meadows Parkway).

### TENANT LOUNGE

Sip your morning coffee before getting to your desk or join your colleagues for lunch. The tenant lounge is an escape to collaborate, be inspired and relax. With seating for groups to continue that afternoon meeting over snacks or looking for that quiet retreat to complete this month's report this space is there when you need it.

- Wi-Fi connectivity
- Coffee bar
- Kitchenette/catering area
- Variety of tables and seating options
- Direct access to lobby and conference center

### CONFERENCE AND FITNESS CENTERS

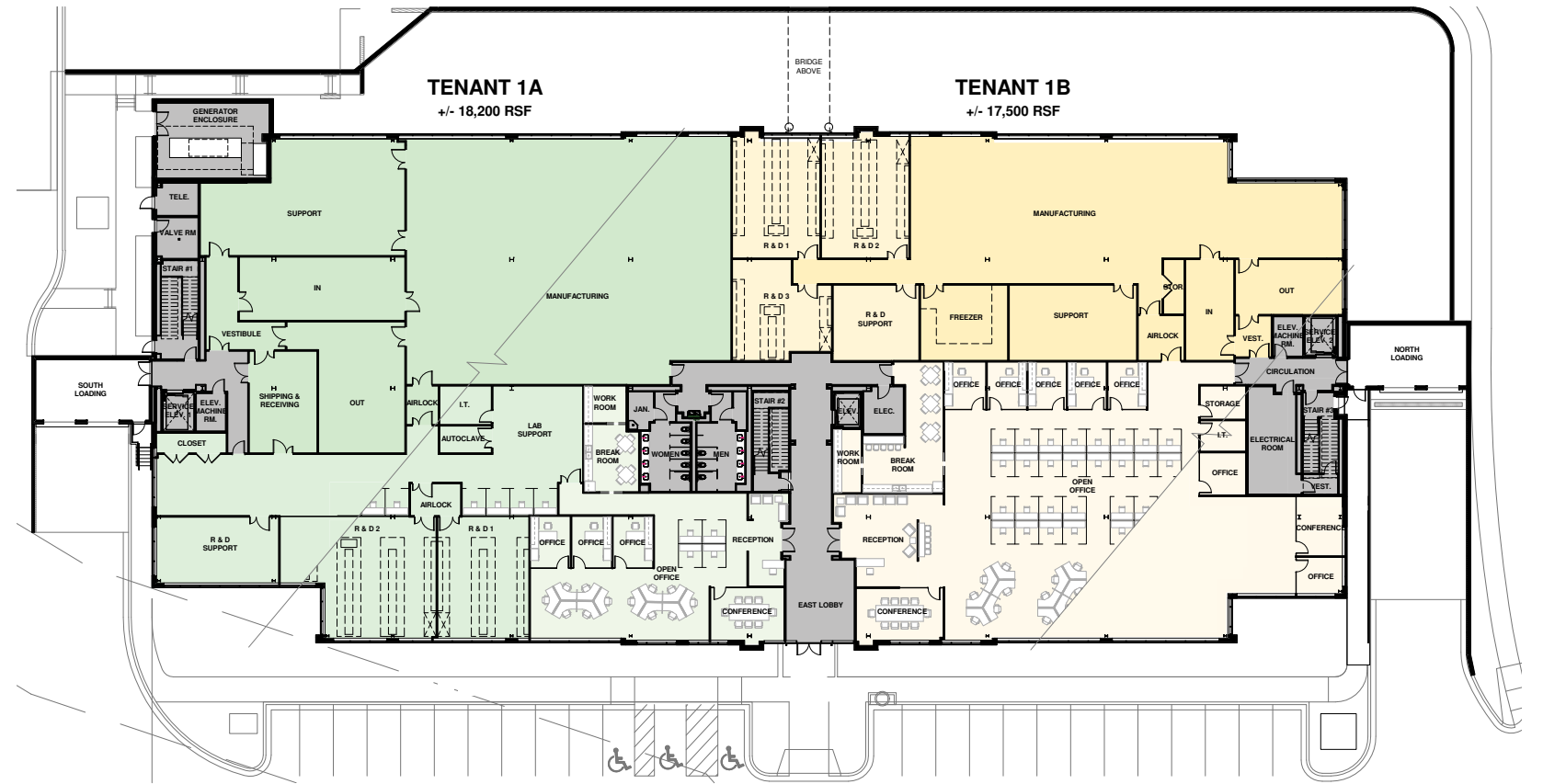
With the latest technology and capacity for large meetings or trainings, the conference center is available upon reservation to campus tenants and their guests. For catering needs, a catering and coffee bar area is available in the tenant lounge across the hall.

If work-life balance is what you're looking for, a well-equipped fitness center with locker rooms and showers are here to get your morning going or to unwind from your day.

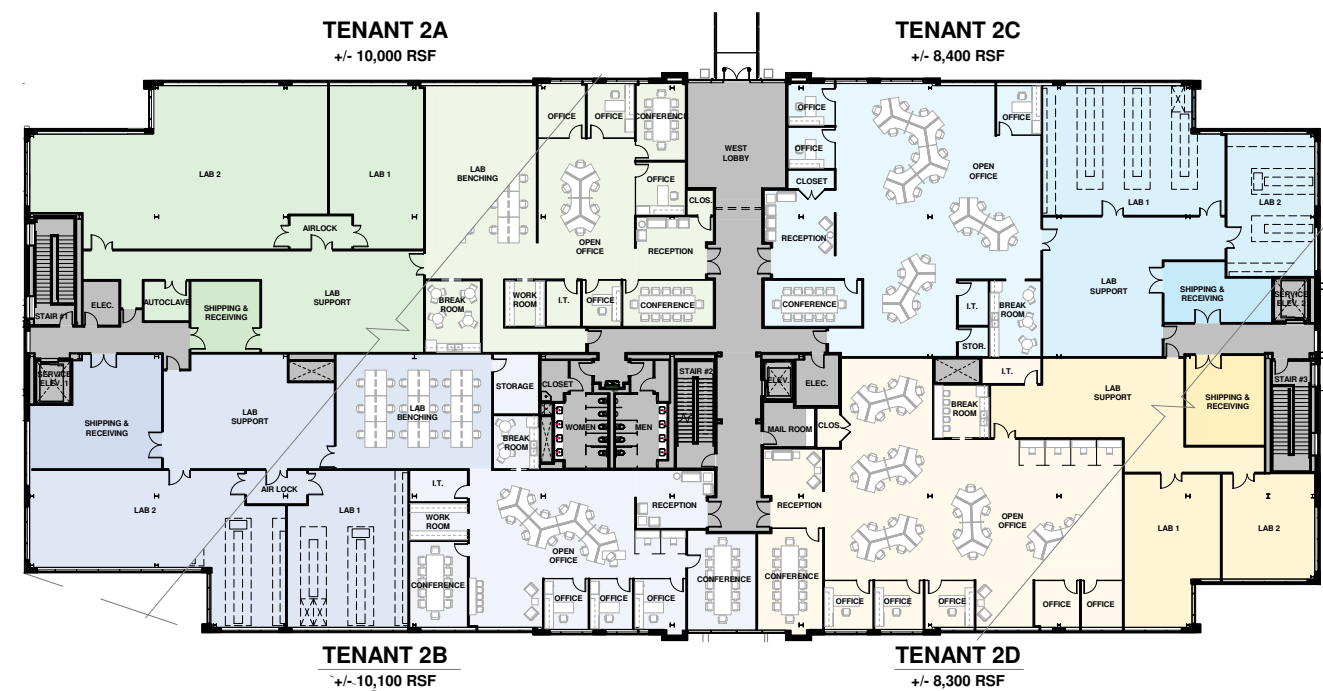
- Cardio, weightlifting, and stretching areas
- Locker rooms
- Private showers
- Wi-Fi connectivity

# BUILDING 10 | 73,166 RSF AVAILABLE

**TWO TENANT  
CONCEPTUAL FLOORPLAN**  
1ST FLOOR - 35,984 RSF



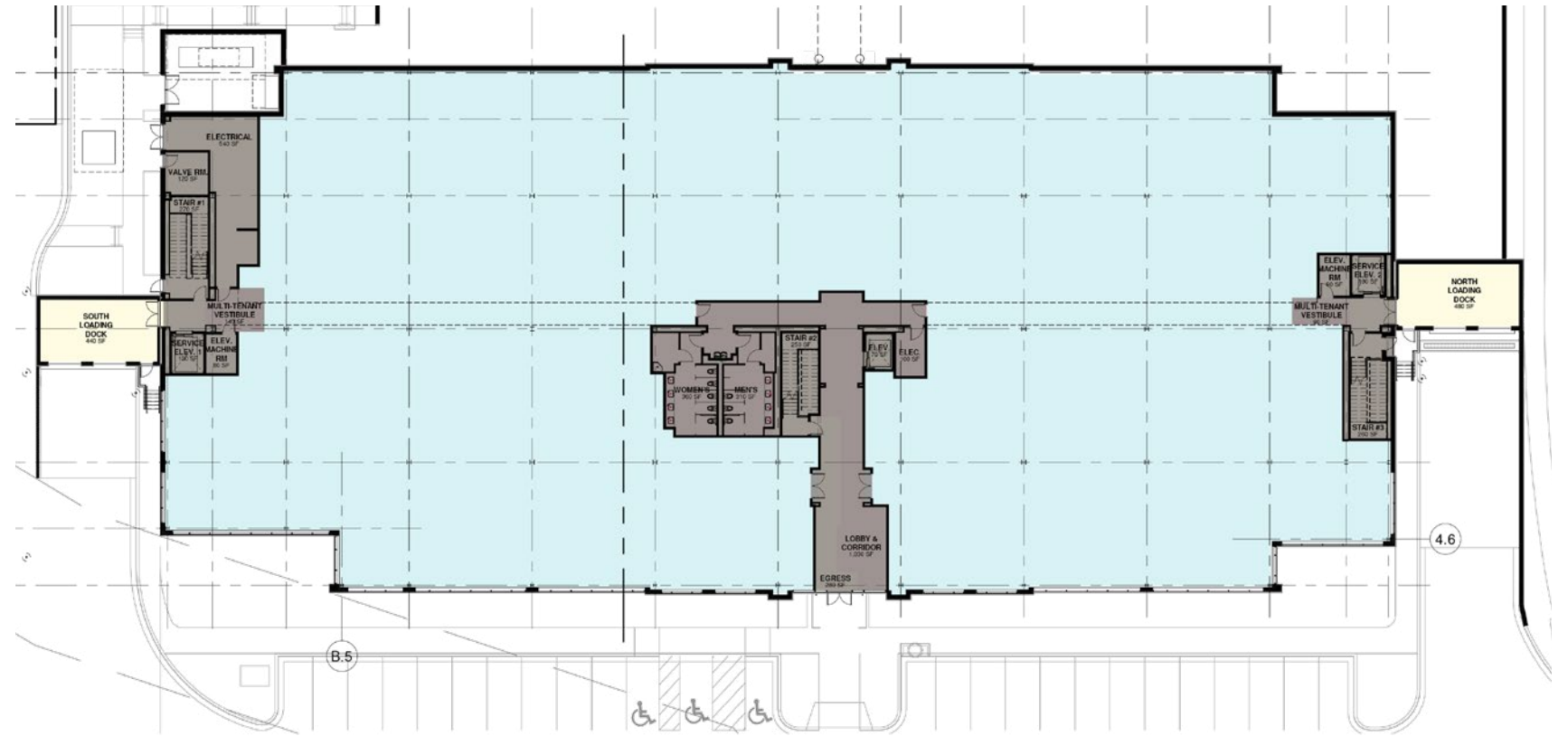
**FOUR TENANT  
CONCEPTUAL FLOORPLAN**  
2ND FLOOR - 37,182 RSF



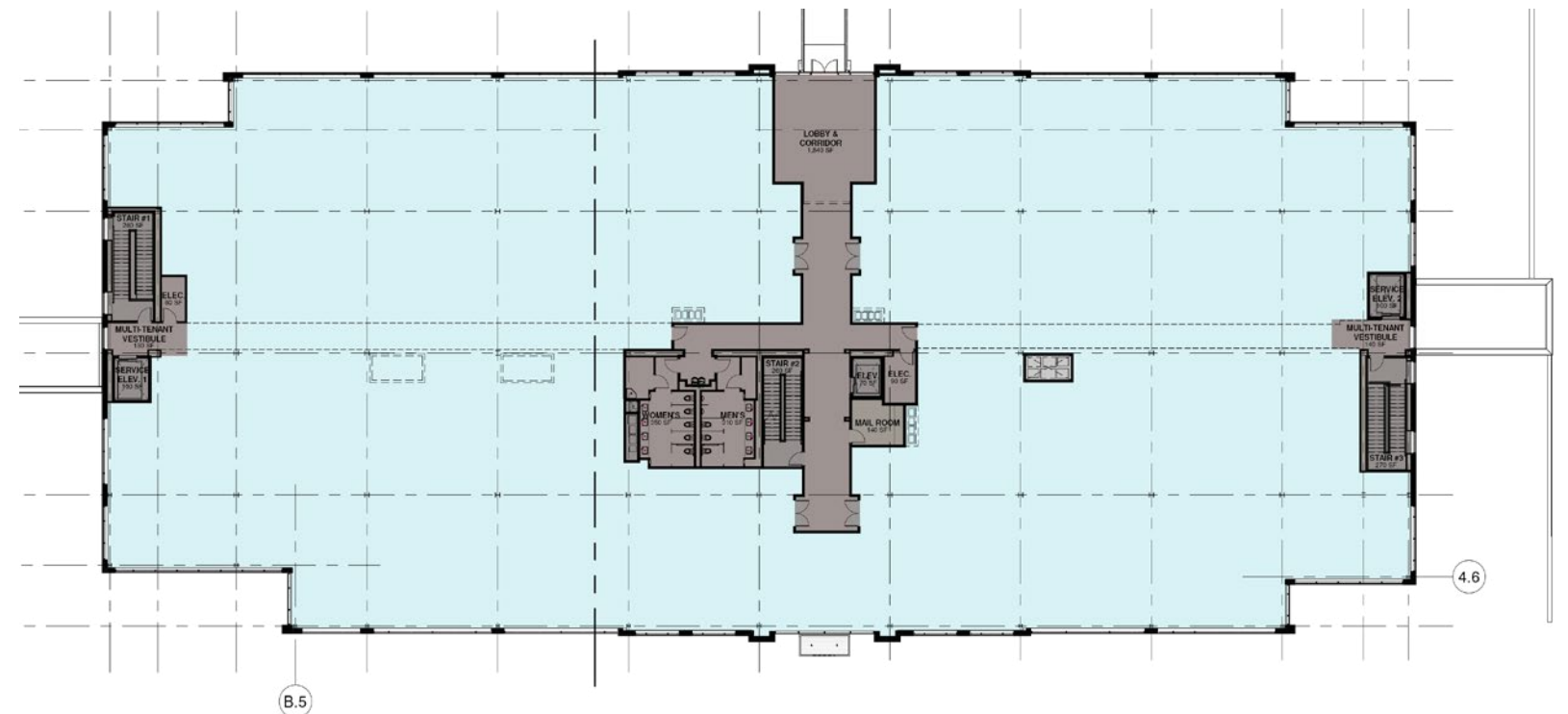


# BUILDING 10 | 73,166 RSF AVAILABLE

**FIRST FLOOR**  
35,984 RSF



**SECOND FLOOR**  
37,182 RSF







## OUR HISTORY + CULTURE

**MINKOFF**, a third-generation, family owned business founded in 1972 by Leon P. Minkoff, focuses on the development and operation of employment-based light industrial, flex and office properties. The company has developed or acquired over 2.2 million square feet of space in 41 buildings in Maryland, Washington, DC and Virginia. These properties are still owned and managed by the principals of Minkoff, who continue to provide direct “hands-on” control of the various functions of a full-service, real estate development firm.

Since its inception, the Minkoff culture has remained the same. By forging long-term relationships from the ground up with its tenants, the company acts as their loyal and reliable real estate partner. Minkoff’s knowledgeable and professional team is dedicated to always doing things right the first time, while immediately solving any issues that may arise. This is achieved through efficient, responsive and value-oriented service. The company’s motto is that every property “will look great, last forever, wear like iron, and cost as little as possible.” The bottom line is that Minkoff settles for nothing less than taking tremendous care of its tenants, and their buildings.

**Mike Maites | Director of Leasing**      **240.912.0200 | [minkoffdev.com](http://minkoffdev.com)**  
[mmaites@minkoffdev.com](mailto:mmaites@minkoffdev.com)

## OUR SERVICES

### **MINKOFF DEVELOPMENT**

Minkoff takes pride in the close watch of its buildings from the beginning to ensure its buildings meet the company’s strict construction guidelines. The company philosophy is to build the best product possible for the dollars at hand and will go through every step to ensure it minimizes future maintenance and maximizes a tenant’s use of the premises. Minkoff can provide clients with local insight and market knowledge from a personal point of view.

### **MINKOFF LEASING**

As the landlord, developer, and property manager for its own portfolio, Minkoff not only knows the ins and outs of its buildings and how they may accommodate future users, but also knows its existing tenants on a personal level and can assist them as they grow. This insight allows Minkoff to be equally adept at handling both tenant and landlord assignments. Building to provide jobs for the community, Minkoff feels a personal responsibility to form a relationship and make it grow.

### **MINKOFF CONSTRUCTION**

Minkoff has constructed both base building and interior fit-out projects over its roughly five decades in business. We have built over 1.8 million sf of base building projects along with over 3 million sf of interiors. Through the services of its experienced construction department, Minkoff will make sure your construction project gets planned, bought, and built properly. Whether you need to renovate an existing facility or manage a new base building project, Minkoff has the team in place to get it done right. Minkoff is in it for the long haul—building relationships that last.

### **MINKOFF MANAGEMENT**

For over 30 years, Minkoff has applied its core principles to ensure a healthy environment for existing and future tenants to start and build their businesses. Minkoff takes pride in getting to know each and every tenant on a personal level so that we may better provide for their needs. Minkoff personally handles all aspects of a tenant’s occupancy from legal matters that may arise to proper maintenance of the facilities. Due to our local presence with an on-site staff of professionals, we are able to provide a quick and thorough response to any problems that may arise. If you have a problem, we want to help you fix it.