

 Germantown, MD

# 20511 SENECA MEADOWS PKWY

UP TO  
**45,000 SF**  
AVAILABLE

## NEWLY BUILT LAB, VIVARIUM & OFFICE SPACE FOR SUBLEASE

- + Space can accommodate both large and small molecule work
- + Flexible term and ability to scale

**301-337-4700**  
[www.scheerpartners.com](http://www.scheerpartners.com)

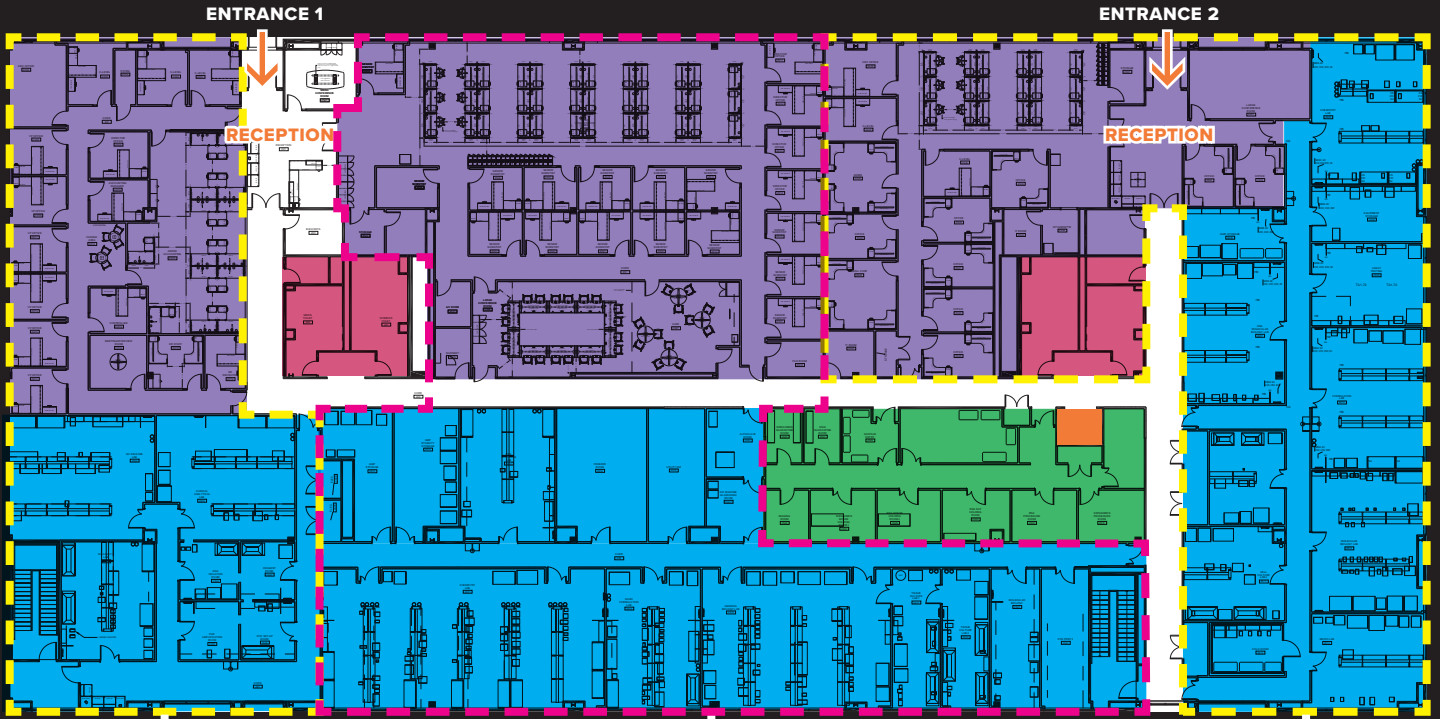
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# FLOOR PLAN

HYPOTHETICAL DEMISING

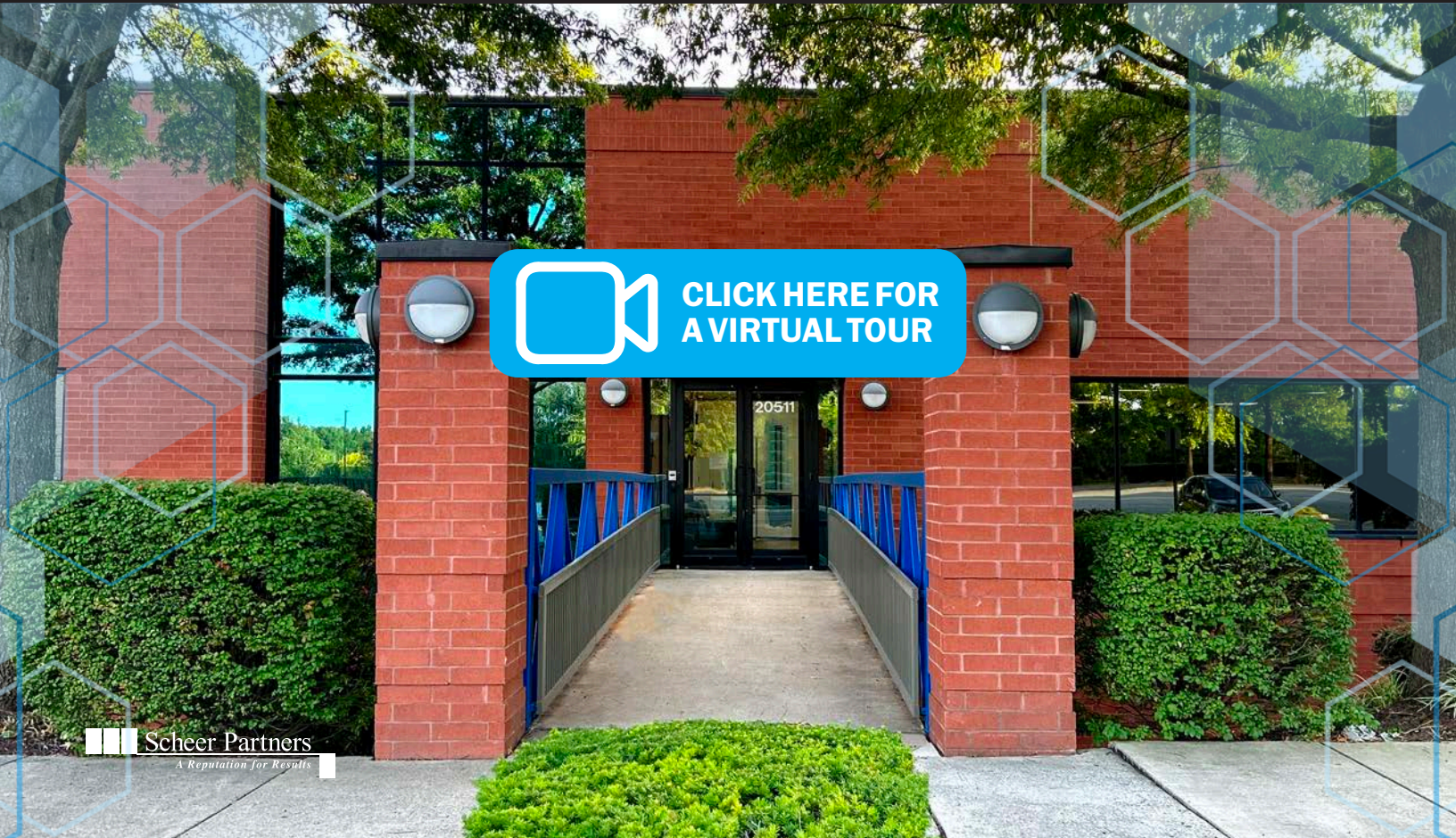
LAB SPACE   VIVARIUM   OFFICE SPACE   RESTROOMS   FREIGHT ELEVATOR



Approx.  
7,000SF

Approx.  
20,000SF

Approx.  
15,000SF



# OFFICE PHOTOS



Kitchen/Lounge



Conference Room

# LAB PHOTOS



Access to dedicated or shared vivarium



Negotiable furniture, fixtures, and equipment



Ability to leverage existing service contracts (cleaning, biowaste, etc.)



# AREA MAP

- + A short drive to retail at multiple shopping centers
- + Easily accessible by I-270 and Route 355



## ENTIRE SECOND FLOOR



### For Leasing Opportunities:

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