

PreserveLabs™



The New Standard for
Life Science Real Estate

ONE PRESERVE PARKWAY
ROCKVILLE, MD 20852

Full Building Available
Lab Ready with Immediate
Occupancy on 2nd Floor

Fitted Labs
Available

Column Free
Floor Plates

Amenity Lounge,
Fitness Center &
Hospitality Services

Immediate Access
to I-270 and DC Talent

Floor to Ceiling Windows

Fully Customizable
Office & Lab Spaces

194,474 SF

Building Specs

1 General Overview

Cast-in-place concrete structure with 100 lbs/SF live load
Base building upgrades designed to support a variety of biology and chemistry uses
Centralized systems including pH neutralization, compressed air and vacuum
Dedicated chemical storage rooms located on ground floor
LEED Silver

2 HVAC

Upgraded mechanicals to provide lab space with 100% outside air
Fresh air provided at 1.5 CFM/USF for lab space and 0.35 CFM/USF for supporting office space
10 air changes per hour in the labs
Space for one (1) dedicated 14" riser per floor capable of accomodating one (1) dedicated 6' fume hood

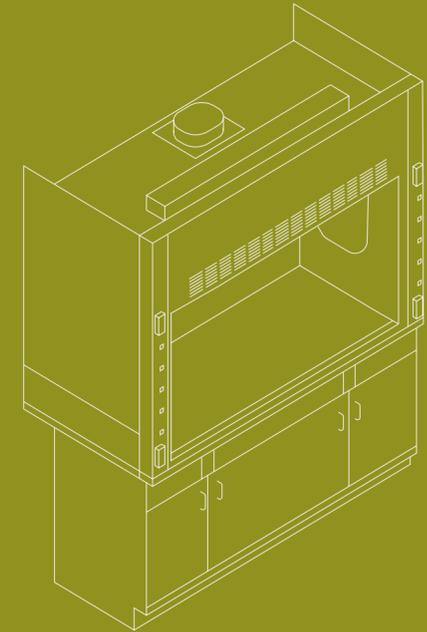
3 Electric

4,000 AMP PEPCO service
14W/SF to the lab space, 6W/USF to the office space (50/50% on a lab/office program)
500KW backup generator, providing 5W/SF to the lab space (50/50% on a lab/office program)

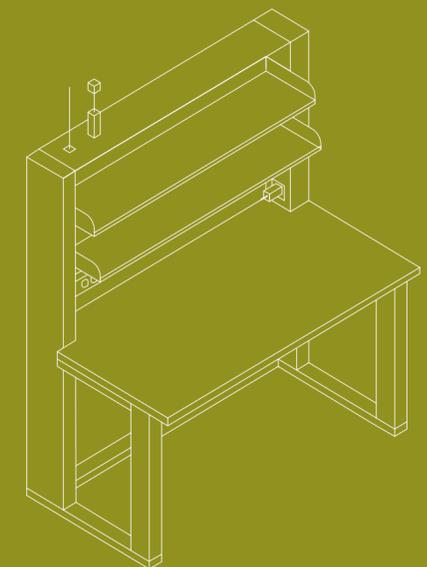
4 Plumbing

Centralize Waste Neutralization, Compressed Air, and Vacuum installed as part of base building
Lab Waste and Vent riser available for tenant connection on each floor.

6' General exhaust fume included with ability to add more



Mobile casework and cabinet included in spec suite with ability to customize



A Full Building Opportunity

7 — 3

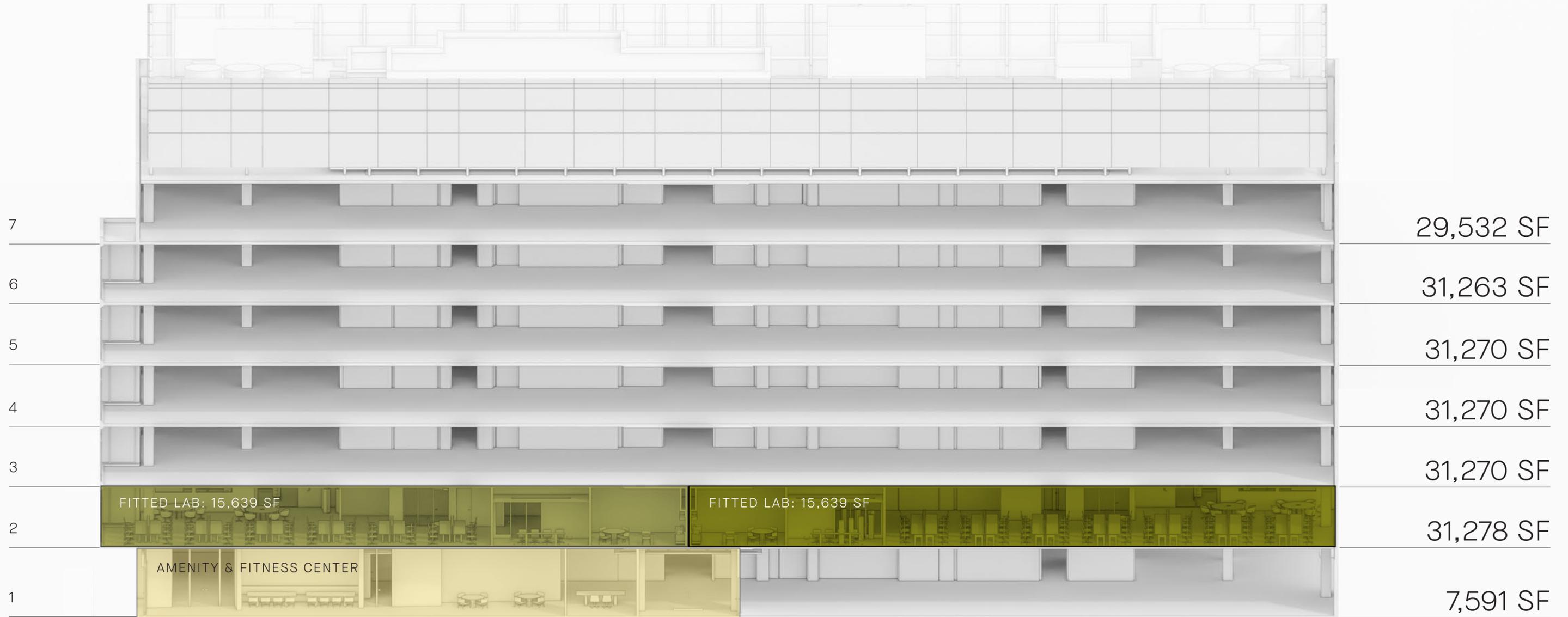
154,607 SF

Five contiguous lab-ready floors averaging 30,000 SF per level

2

31,279 SF

Two fitted labs averaging 15,000 SF per suite



○ LEASABLE SPACE

● FITTED LABS

● AMENITY & FITNESS CENTER

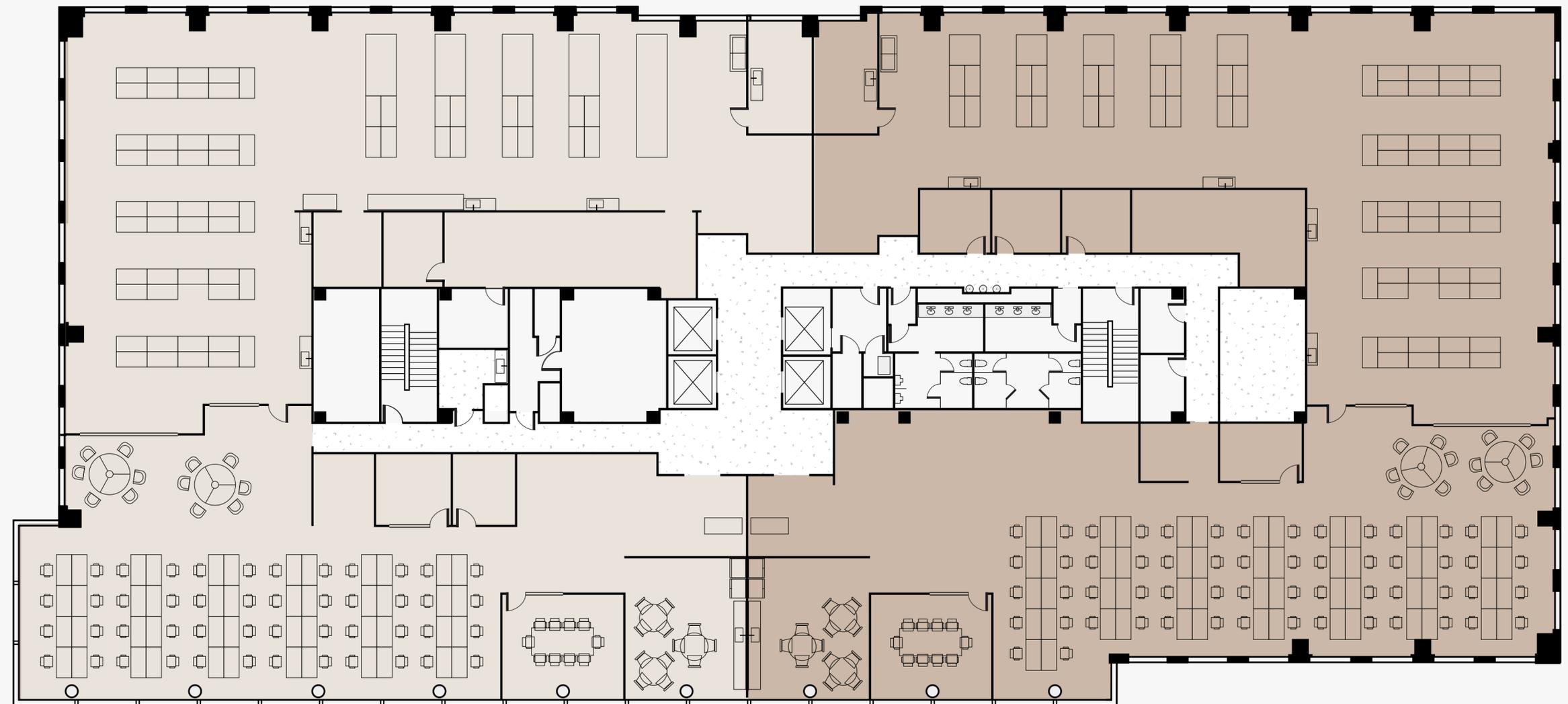
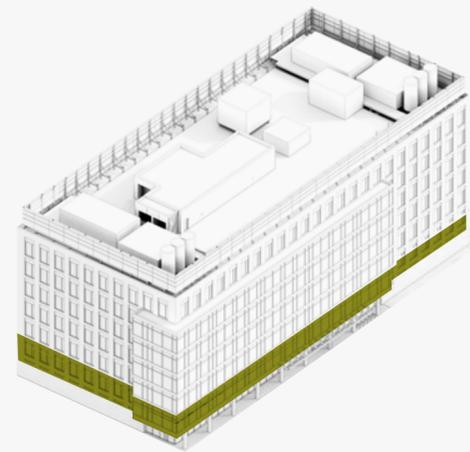
TEST FIT

Fitted Lab Suites | 15,639 - 31,279 SF

2nd Floor

SUITE A 
SUITE B 

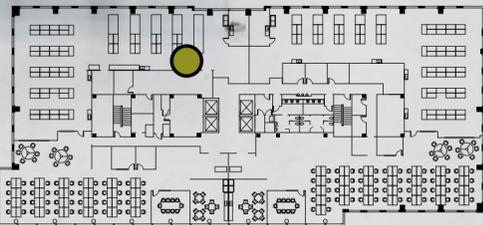
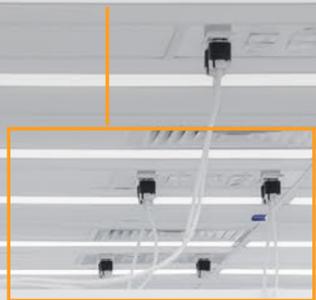
Highly customizable fitted suites delivered 50% mobile case work, overhead service panels, lab sinks, fume hoods, and centralized Compressed Air/Vacuum



One Provided Fumehood with Ability to Add more

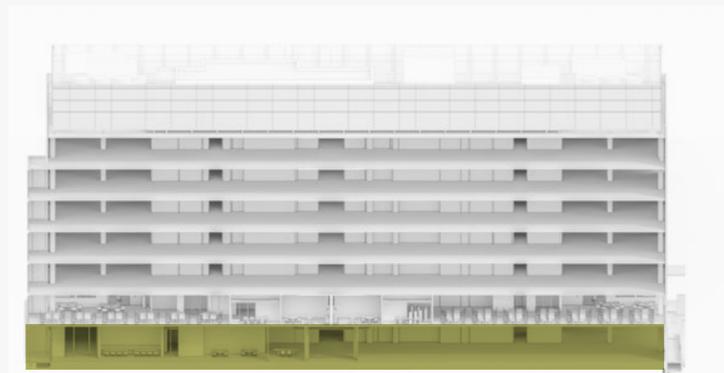
Overhead Service Panels Providing Power and Processed Gasses (Compressed Air and Vacuum)

Provided Safety Washes, Sinks, and Casework



Ground Floor Lab Suite | 7,591 SF

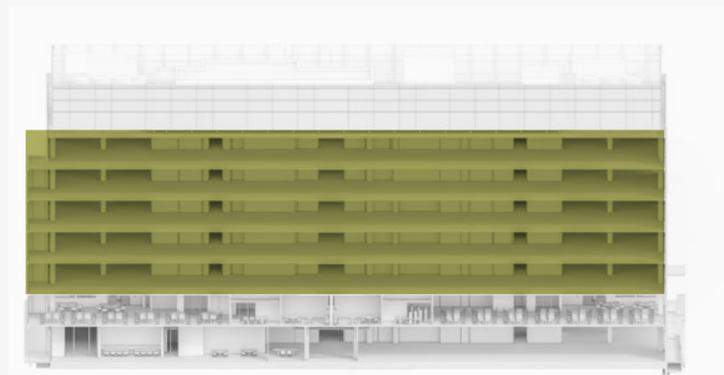
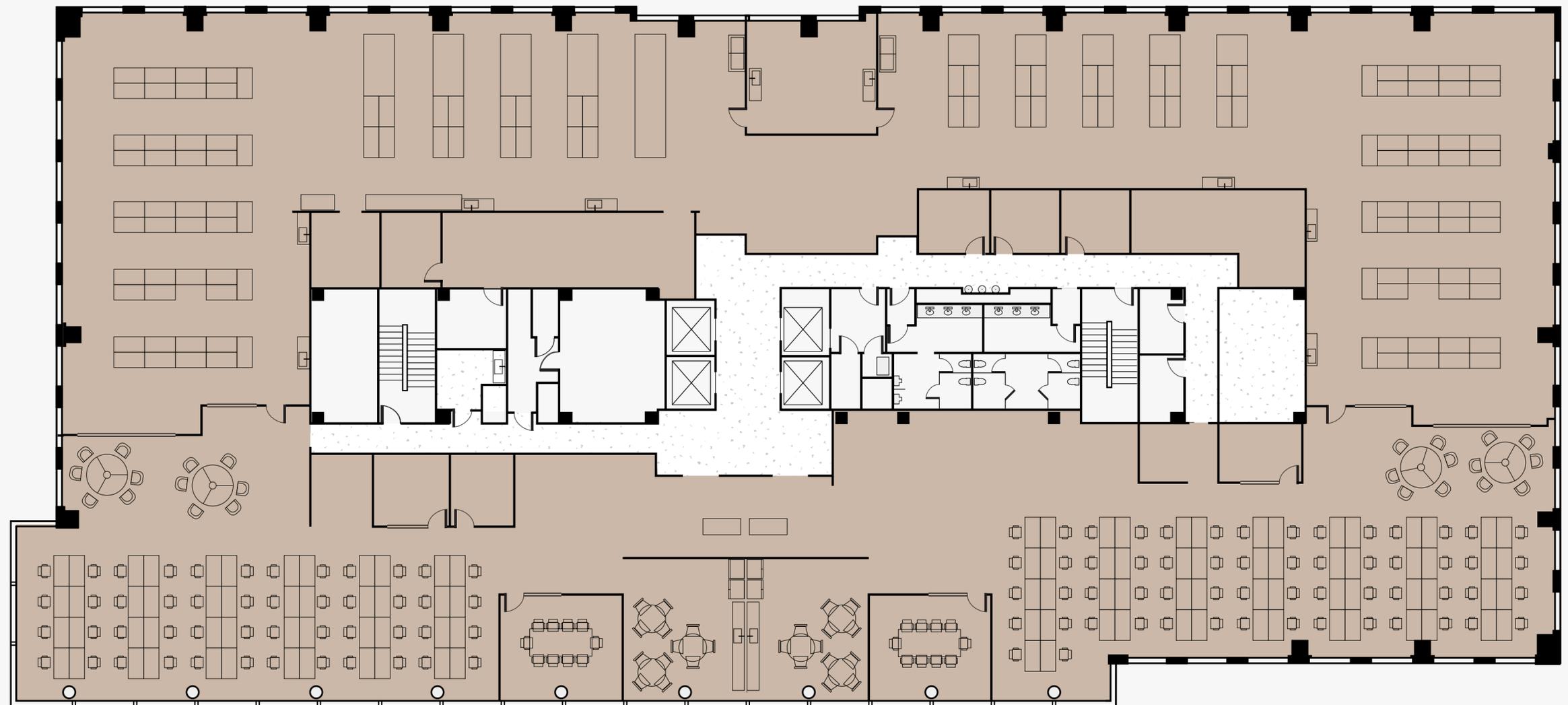
- | | | | |
|-----------------|---|---------------------------------------|---|
| AVAILABLE SPACE | ■ | MANAGEMENT OFFICE | ■ |
| AMENITY LOUNGE | ■ | CHEMICAL STORAGE | ■ |
| FITNESS CENTER | ■ | COMPRESSED AIR & WASTE NEUTRALIZATION | ■ |
| CAFE | ■ | BASE BUILDING MECHANICAL | ■ |



TEST FIT

Single Tenant | 31,270 SF

AVAILABLE SPACE 



Introducing **ELEVATE**, Longfellow's Amenity and Hospitality platform

As the community grows, so will the amenity program. The following list includes services available upon building activity.

CONNECTIONS

Dedicated Elevate Team, Enriching & Inspiring Events

BALANCE

State-of-the-art Health and Wellness Offerings

TASTE

Uniquely Crafted Food & Beverage Services

ACCESS

Thoughtfully Curated Amenity Spaces, Extended Conveniences

GENEROSITY

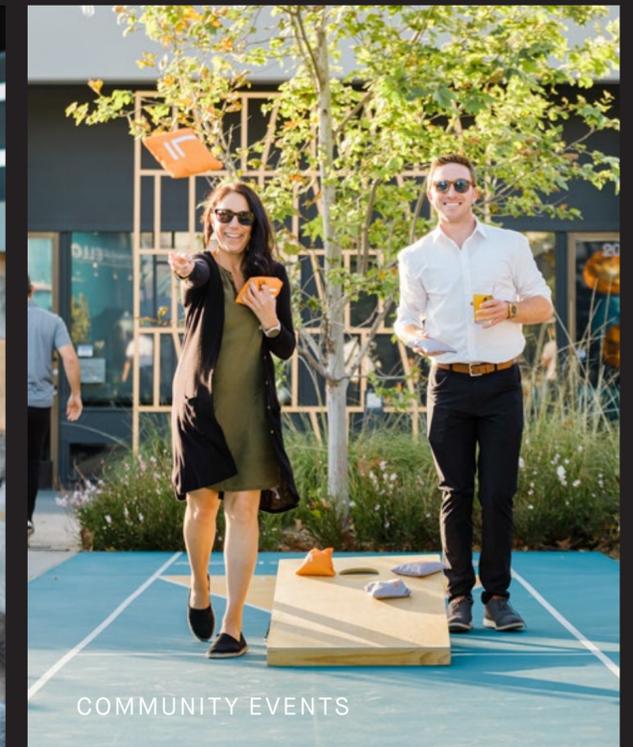
Sustainable Programming Resources, Philanthropic Drives & Community Support Initiatives

PLAY

Engaging Challenges & Contests

BRAIN POWER

Professional and Personal Development Workshops



The Complete Employee Experience



FREE PARKING



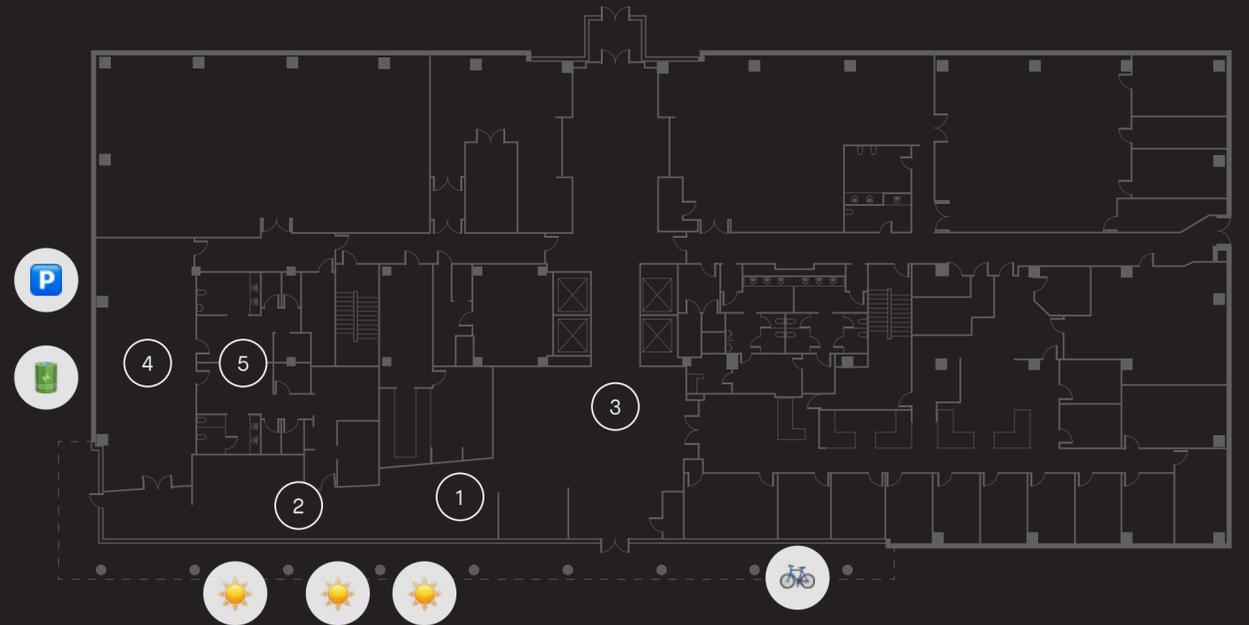
EV CHARGING



OUTDOOR SEATING



BIKE PARKING



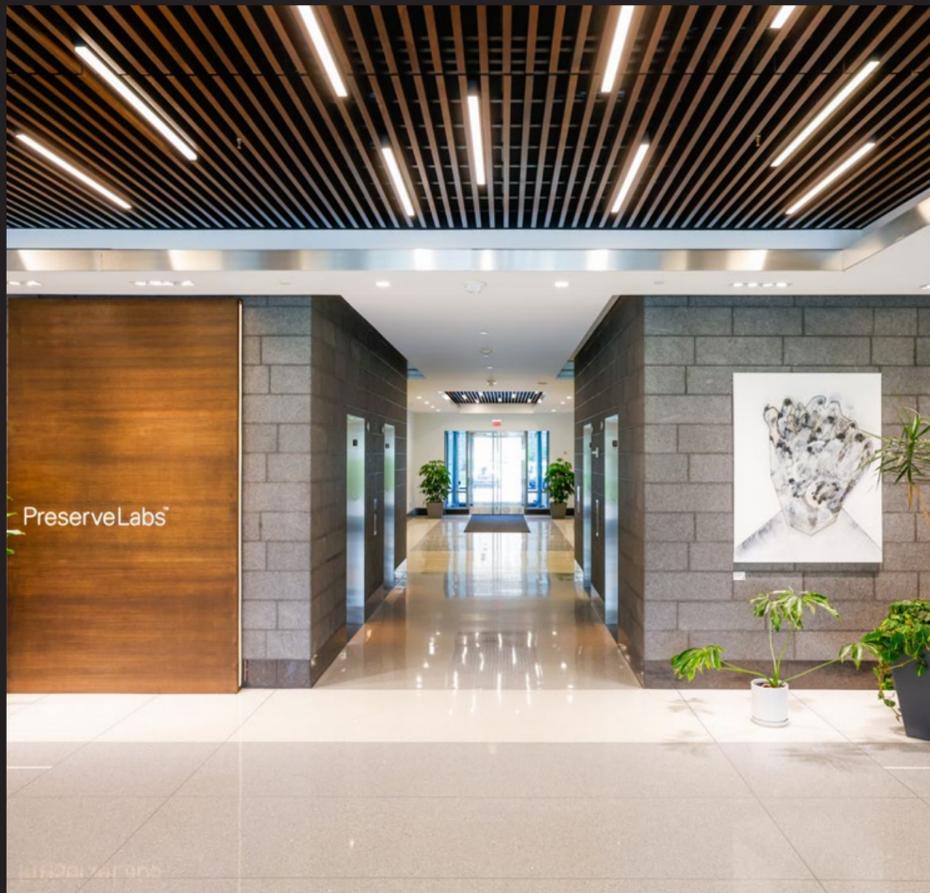
CAFE ACTIVATION UPON 50% OCCUPANCY

1 PRESERVE LABS ENTRANCE

2 CO-WORKING LOUNGE

3 PRESERVE LABS EXTERIOR PATIO

4 FULLY EQUIPPED FITNESS CENTER



5 LOCKER ROOMS & SHOWERS





2 Minutes from I-270

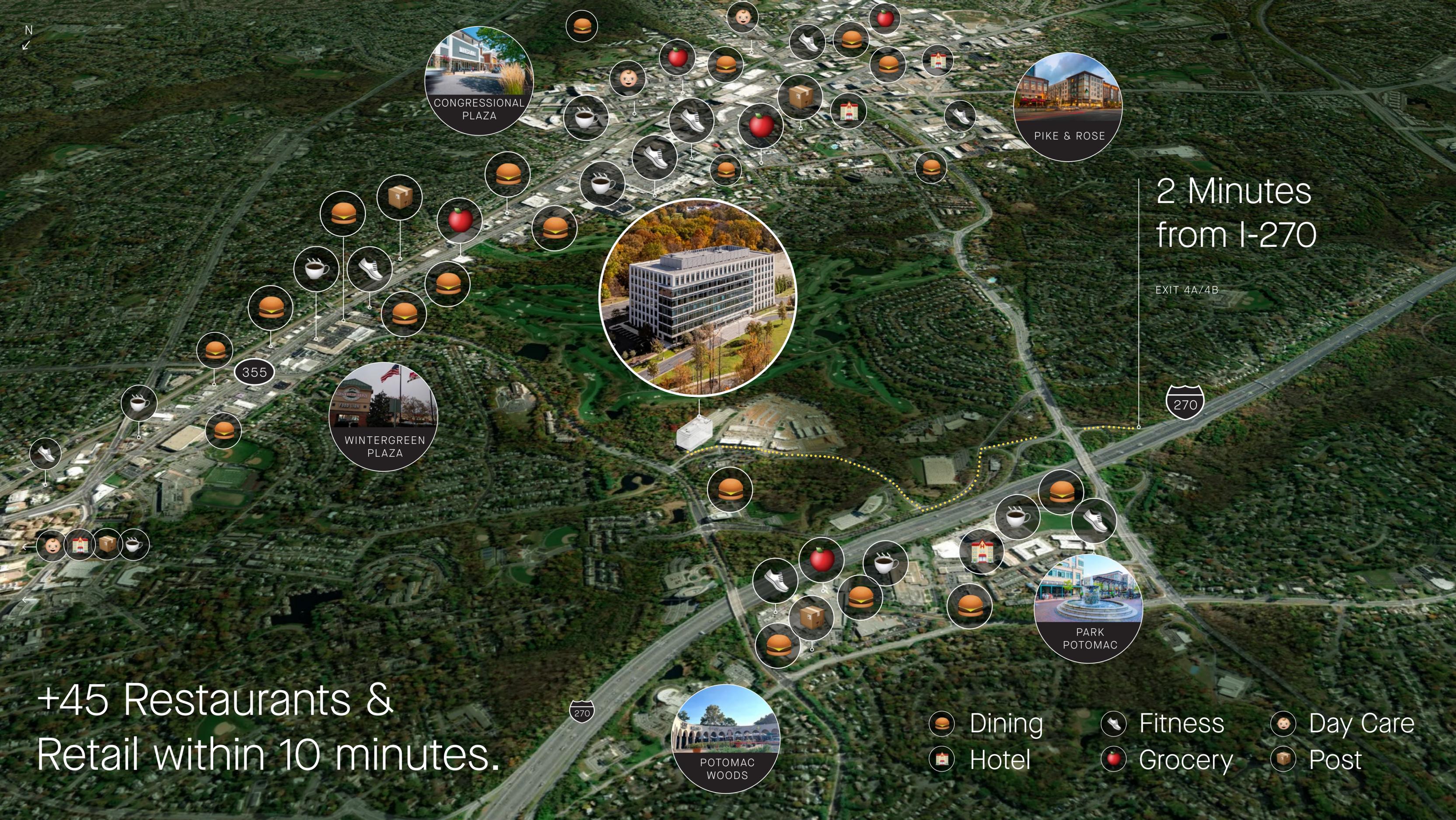
EXIT 4A/4B

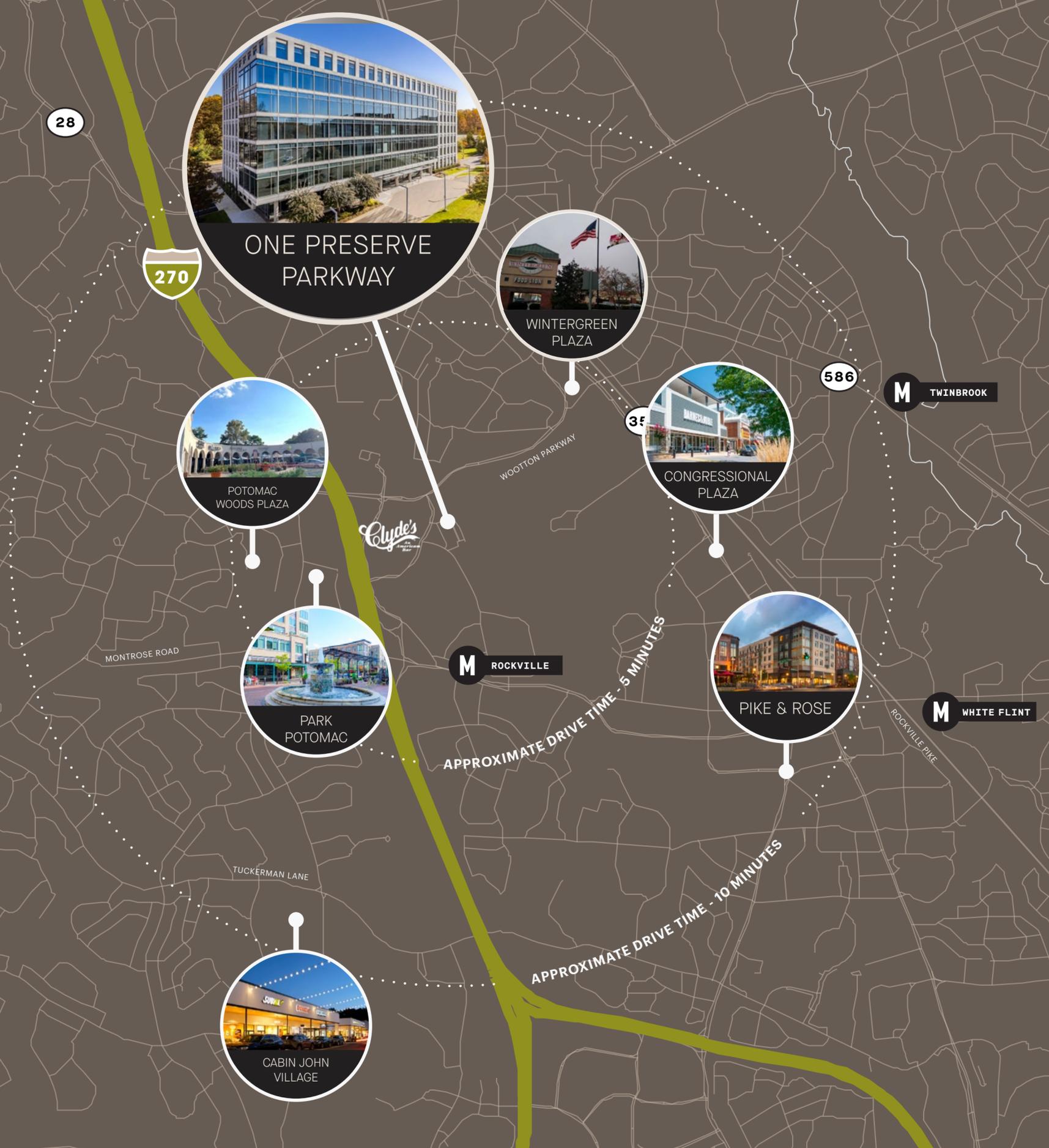


355

+45 Restaurants & Retail within 10 minutes.

-  Dining
-  Fitness
-  Day Care
-  Hotel
-  Grocery
-  Post





Local Eateries

Potomac Woods Plaza

4 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:



Wintergreen Plaza

4 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:



Park Potomac

5 MINUTE DRIVE | 5+ RESTAURANTS INCLUDING:



Congressional Plaza

8 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:



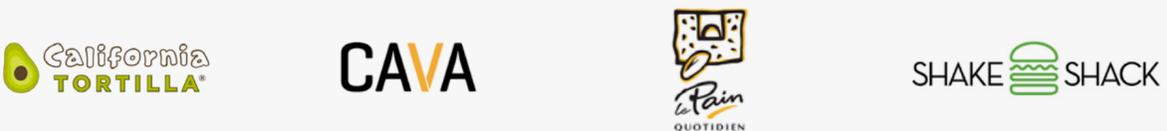
Pike & Rose

8 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:



Cabin John Village

8 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:





DNA Alley

Frederick

PUBLIC

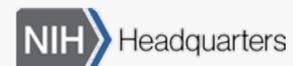


PRIVATE



Bethesda

PUBLIC



Gaithersburg

PUBLIC



PRIVATE



Parklawn/ North Bethesda

PUBLIC



PRIVATE



Germantown

PRIVATE



Shady Grove

PUBLIC



PRIVATE

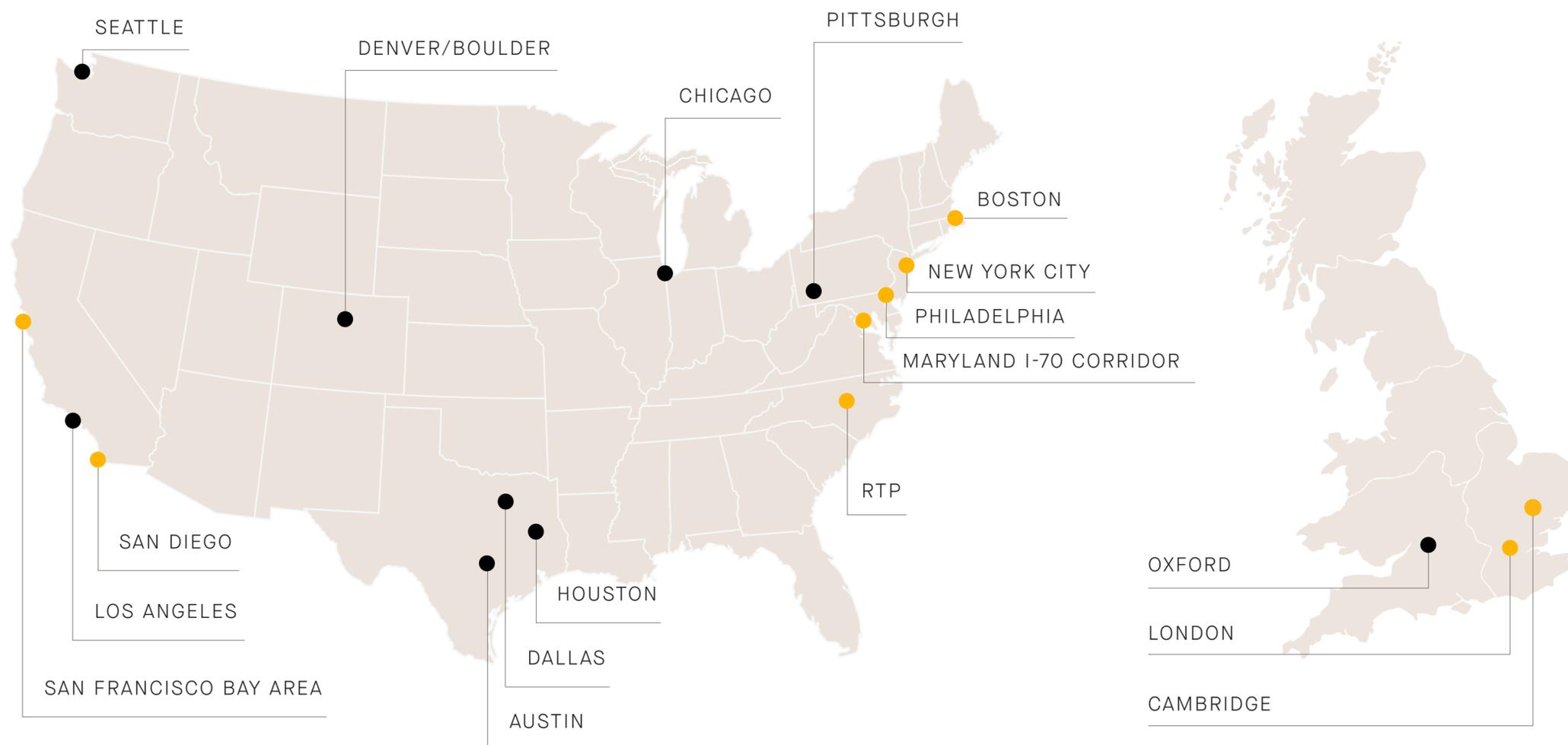




The Longfellow Standard

A proven track record for delivering best-in-class lab space and amenities to meet the needs of leading academic partners as well as industry customers at every stage of their life cycle. Totalling over 300 customers across the portfolio, we are experienced at working side-by-side with academic research units and large-scale pharma. However, we also have a long and successful track record as a real estate partner to start-up and early growth stage companies. We aim to work with our customers to support their people, research and growth.

● FOCUS MARKETS (EXISTING/HISTORIC) ● EXPANSION MARKETS



12 Million Square Feet & Over 300 Customers

A global portfolio of existing buildings and a development pipeline with over \$5 billion in gross asset value.



150+ Professionals

Talented teams providing a vertically-integrated platform to our customers.



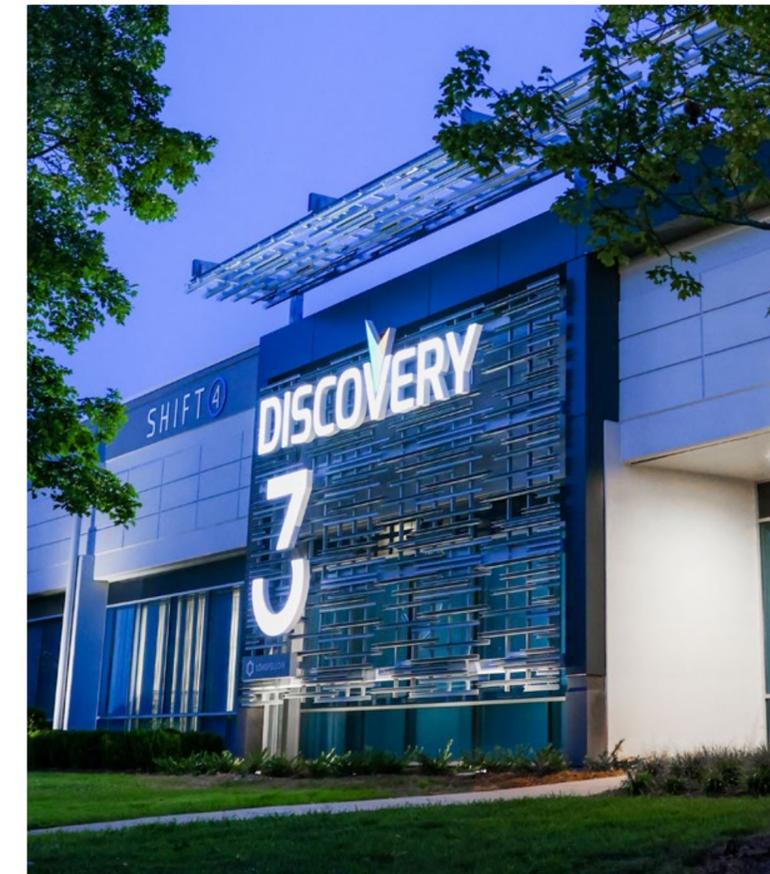
Longfellow's Experience

Our institutional partnerships with the likes of Duke University and University of Pennsylvania have allowed us to push our capabilities and entrepreneurial vision, allowing us to deliver high-quality laboratories and innovation space while satisfying each customer's unique requirements and delivering vibrant, amenity-rich environments to create places where people want to work and play.

1 SOVA SCIENCE DISTRICT
SAN DIEGO, CA



2 DISCOVERY AT PERIMETER
MORRISVILLE, NC



3 ICONA
SAN FRANCISCO, CA





PreserveLabs™

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VIEW PROPERTY VIDEO

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