



708 QUINCE ORCHARD ROAD GAITHERSBURG, MARYLAND

15,000 - 50,000 RSF OF OFFICE / LAB / MANUFACTURING SPACE
AVAILABLE IMMEDIATELY - SUBDIVISION POSSIBLE

TENANT AMENITIES

- 50,000 RSF of office/lab/manufacturing space
- Emergency generator
- Common autoclave, glasswash, and ice machine
- ISO 8 media and buffer lab & CNC manufacturing
- Easily convertible to ISO 7
- RODI water, compressed air, and vacuum
- 1st & 2nd floor loading docks
- Ample parking (3/1,000 parking ratio)
- Complimentary access to FitLab, Alexandria's state-of-the-art fitness center in close proximity

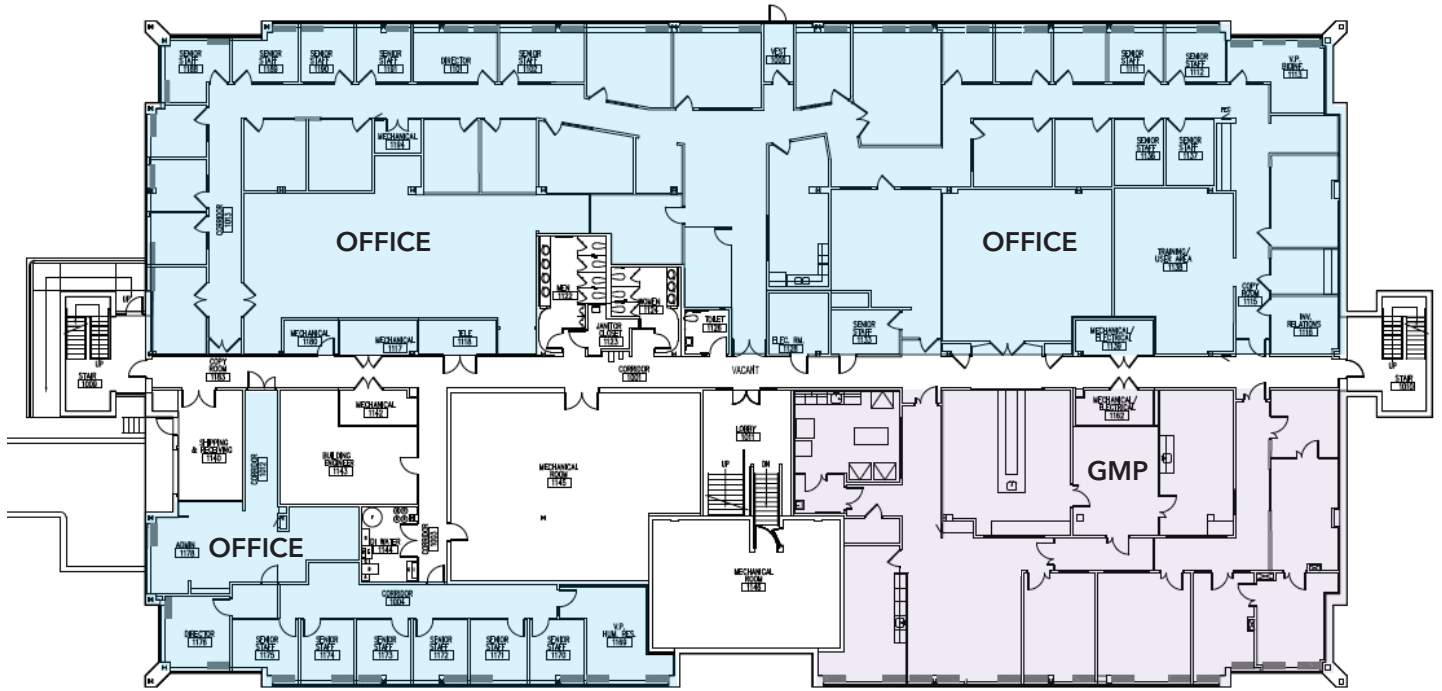
LOCATION & ACCESSIBILITY

- Located 10 minutes from Maryland's Shady Grove Life Sciences Center, 708 Quince Orchard Road has direct access to I-270
- Mass transit is easily accessible via local bus to Metropolitan Grove station with service to Union Station in downtown Washington, DC.
- Ample shopping and dining options within walking distance or a short drive include and Quince Orchard Shopping Center, Diamond Square Shopping Center, and Kentlands Shopping Center

FLOOR PLANS

FIRST FLOOR

25,000 RSF

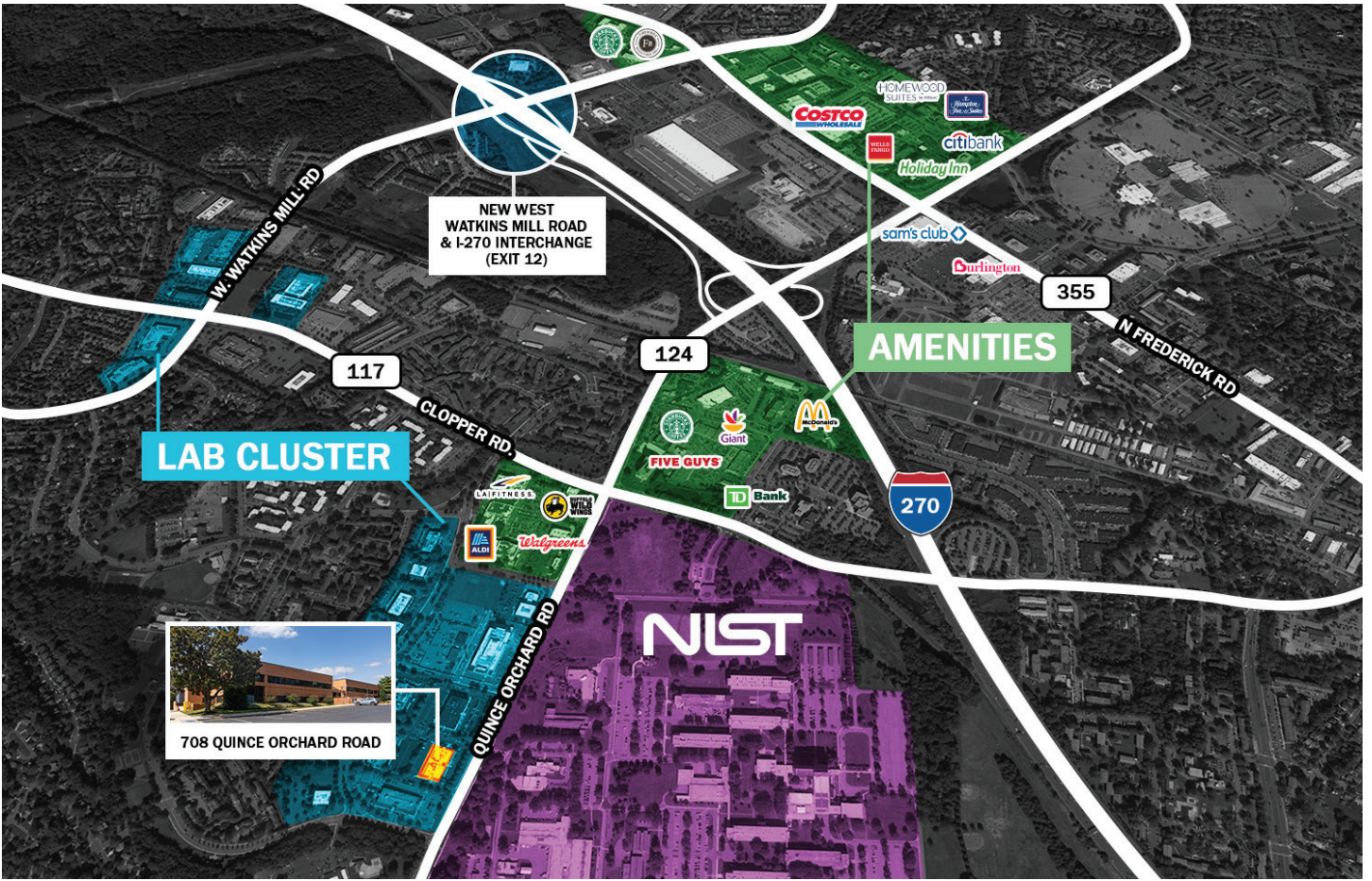


SECOND FLOOR

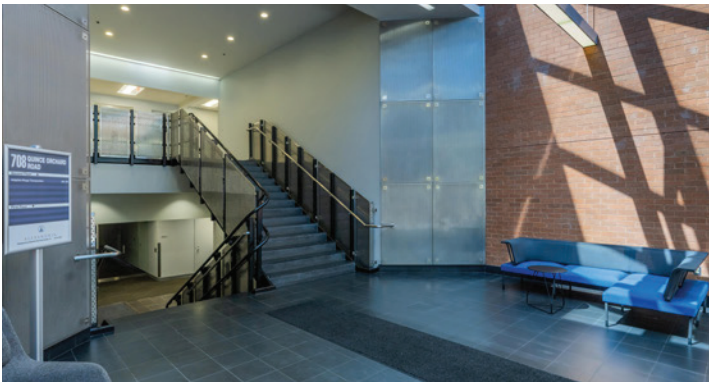
25,000 RSF



AERIAL



INTERIOR PHOTOS





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