

# 20261 Goldenrod Lane, Germantown, MD



## Newly Constructed Institutional Campus Minutes from I-270

Purpose-built educational facility suitable for schools, workforce training providers, medical education, behavioral health operators, and community organizations

Delivered in 2025, the property features modern classrooms, ample parking, ADA accessibility, and an efficient institutional layout that can accommodate a variety of uses with minimal tenant improvements



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# SITE OVERVIEW



## BUILDING FEATURES/AVAILABILITY

- 28,589 SF standalone institutional move in ready building
- Newly constructed in 2025, modern systems and finishes
- Existing capacity for up to 340 students
- Flexible classroom configuration with a variety of room sizes
- Supports K-12 educational programming
- Wide corridors
- Large windows providing abundant natural light
- ADA-accessible throughout
- Ample on-site parking (80-85 parking spaces)
- 2 means of egress (right in right out)

## HIGHLIGHTS

- Located on Goldenrod Lane, directly across the street from Hilton and next to Germantown Innovation Center
- Less than 0.5 mile from I-270 and less than 1 mile to 355
- Adjacent to Montgomery College Germantown Campus, serving more than 7,500 students
- Surrounded by major drivers - Holy Cross Hospital, US Department of Energy, etc.
- Within miles of Clarksburg outlets, Costco, Home Depot and more
- Located within the I-270 Life Sciences Corridor
- 319,000+ residents within 5 miles
- 119,000+ households within 5 miles
- Average household income of \$169,000+

## IDEAL USES

Education, Outpatient medical services, Behavioral health providers, Adult day programs, Medical training / educational programs, Workforce training centers, Government agencies, Nonprofit organizations, Community service or facilities, Faith-based organizations, Community facilities



# AERIAL





# PROFOUND DEMOGRAPHICS



TOTAL  
POPULATION

14,616



TOTAL  
HOUSEHOLDS

6,125



AVERAGE  
HH INCOME

\$152,810

108,199

41,671

\$161,261

319,628

119,417

\$169,242



# GERMANTOWN RETAIL MAP



# SITE PLAN/FLOOR PLAN



APPROVED  
Department of Permitting Services  
Permit # COMBUILD-1102328  
Date 6/27/2025

BOARD OF COMM. COLLEGE TRUSTEES  
FOR MONTGOMERY COUNTY

**Alpha**  
ARCHITECTS & ENGINEERS  
ALPHA ASSOCIATES, INC.  
535 WEST KING STREET  
BARTONSBURG, MD 21014  
PHONE: 304-354-0051  
WWW.ALPHAPROF.COM

PERMIT SET - PHASE 2  
THE MECCA BUSINESS LEARNING INSTITUTE  
PUBLIC CHARTER SCHOOL  
FOR  
CIVIC MD, LLC/CIVIC BUILDERS  
20261 GOLDENROD LANE, GERMANTOWN, MARYLAND

**CEILING HEIGHT**  
Slab to drop: ~ 9 feet  
Slab to slab: ~ 15 feet

**CEILING HEIGHT**  
Slab to drop: ~ 14 feet  
Slab to slab: ~ 18-19 feet

## LEGEND:

- ▲ MAIN ENTRANCE
- ➔ ADA ACCESS PATH
- FIRE DEPARTMENT ACCESS
- PROPOSED 4" BOLLARD

## NOTES:

A FIRE COMMAND CENTER IS NOT REQUIRED

## SITE:

2.80 ACRES  
ZONING: ECF-0.75, H-100T

## NOTES:

- THIS SKETCH PLAN DOES NOT REPRESENT A SURVEY.
- ALL FEATURES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE ONLY.
- PROPERTY LINE SHOWN HEREON IS PER ROUGH APPROXIMATION FROM THE MONTGOMERY COUNTY PROPERTY VIEW ONLY.
- FOR THE COMPLETE PHASING PLAN SEE G103.

## PROFESSIONAL CERTIFICATION:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER 27203 EXPIRATION DATE 03/05/2026



**Goldenrod Lane**

**FIRE DEPARTMENT ACCESS  
PLAN**

20261 GOLDENROD LANE



# ***BUILDING PHOTOS***

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# 20261 Goldenrod Lane, Germantown, Maryland, 20876



## ***Contact Us***

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