

RESEARCH ROW

AT LAKEFOREST

Gaithersburg, MD

LARGE BLOCK OPPORTUNITY IN

A VIBRANT & EVOLUTIONARY

MIXED USE COMMUNITY

Offering up to 750,000 SF







Powered by Community

Situated on approximately IOO acres, WRS Inc. Real Estate Investments is planning to completely redevelop the existing Lakeforest Mall property into multi-use employment, retail, residential and entertainment destination.



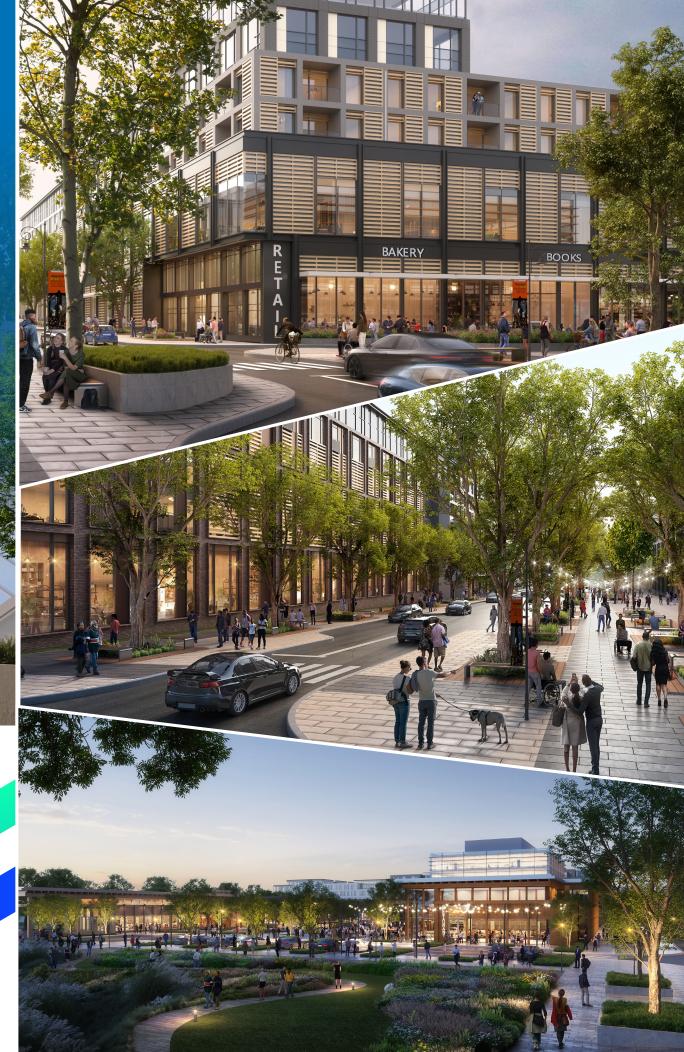








Lakeforest offers residents and employers the ability to be within steps of retail, restaurants, and more.

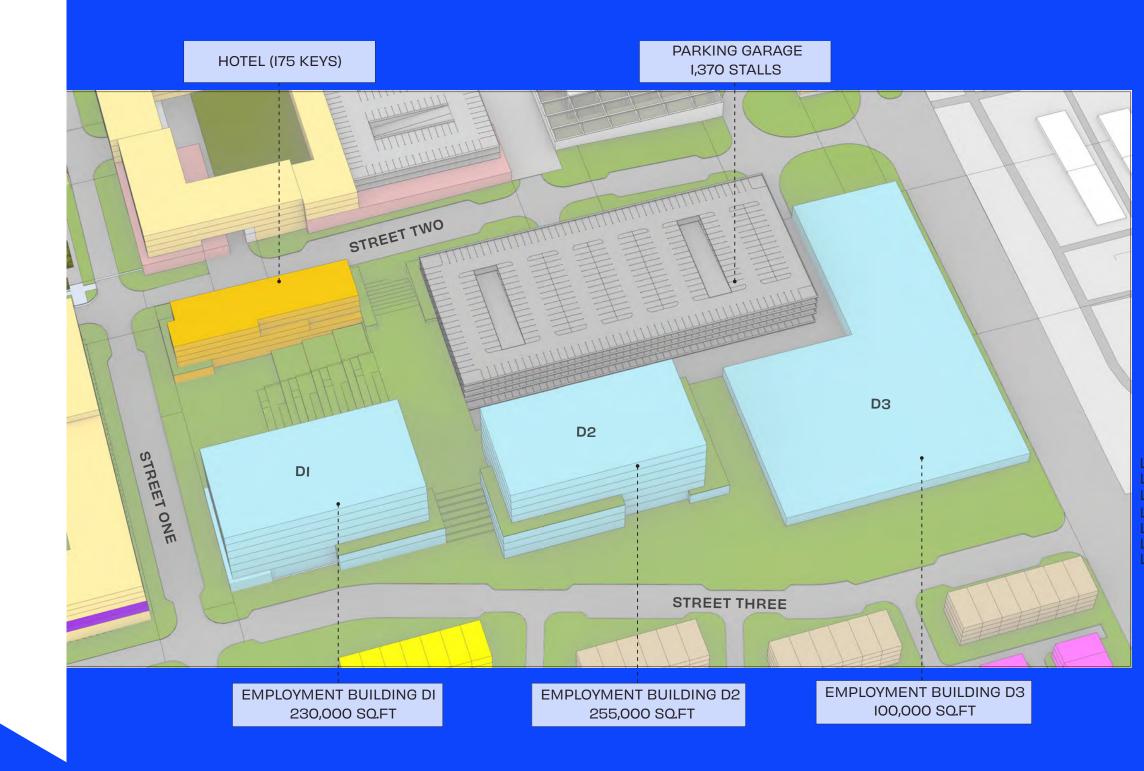


Research Row at Lakeforest

is redefining the Gaithersburg community as a space for innovators, entrepreneurs, scientists, etc.

Bounded by 4 major roadways, just off Interstate 270, Research Row is right in the heart of Suburban Maryland's growing life science cluster while also offering a hotbed of activity for any technology or research user.

Be part of a transformative initiative to reinvent Lakeforest.



Destination for Movers & Shakers

Access Top Talent in Suburban Maryland's Thriving Life Sciences and Technology Driven Community I onza CDC United States Army Medical Research Institute of Infectious Diseases Frederick National Laboratory for Cancer Research Fort Detrick National Cancer Institute Charles River AstraZeneca Fisher Scientific Johns Hopkins University BALTIMO **USP** Kite Pharma UMBC (Department of Energy TEDCO Holy Cross Germantown Hospital Lentigen **BWI** pplied Physics Lab National Institute of Standards & Technologies MedStar Montgomery Medical Center Adaptive Phage Proximate to hundreds of private and publicly SAIC (National Cancer Institute NSA traded life science and UMD The Universities at Shady Grove technology companies Fort Meade J. Craig Venter Institute (JCVI) Childrens Hospital Adventist HealthCare Shady Grove Medical Center FDA USDA Home to top NASA Goddard academic institutions NSF WASHINGJON George Washington University Georgetown University Universities Highly-educated Department of Energy workforce Private Sector (3) IAD Government **ODCA** Hospitals

Gaithersburg is an internationally recognized center of biotechnology,

capitalizing on the proximity to federal research facilities and regulatory agencies while also being close to the nation's capital. As a result Gaithersburg enjoys one of the highest educated labor pools in the country.

















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Peter Rosan peter.rosan@cushwake.com

Kevin McGloon kevin.mcgloon@cushwake.com

Megan Williams megan.williams@cushwake.com



