

TWINLABS

GLENLINE
INVESTMENTS

5640 Fishers Lane & 12441 Parklawn Drive
Rockville, MD



BEST IN CLASS SPEC AND BUILD TO SUIT LAB SUITES

MARYLAND'S NEWEST TRANSIT ORIENTED LAB SOLUTION

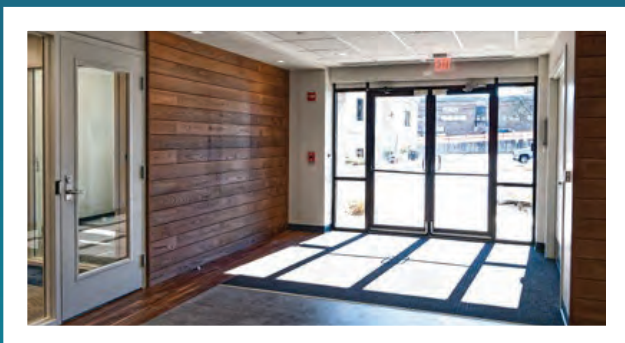


Fully Leased

5640 FISHERS LANE

Capital Improvements

- Building generator
- Façade upgrades
- New common corridors and entrance
- Modern ADA compliant restrooms



Upgrades



25,498 SF | 1-STORY



14' CLEAR HEIGHT



150 SHARED PARKING SPACES



GRADE LEVEL LOADING



12441 PARKLAWN DRIVE

Large block existing lab infrastructure

New lab infrastructure with customized tenant interiors

Capital Improvements

- Building generator
- Facade upgrades
- New common corridors and entrance
- Modern ADA compliant restrooms
- New building electric service and distribution equipment
- New HVAC equipment for common areas and tenant spaces
- New entry sequence and access

Upgrades



52,459 SF | 2-STORY
PLUS GREENHOUSE



14' CLEAR HEIGHT

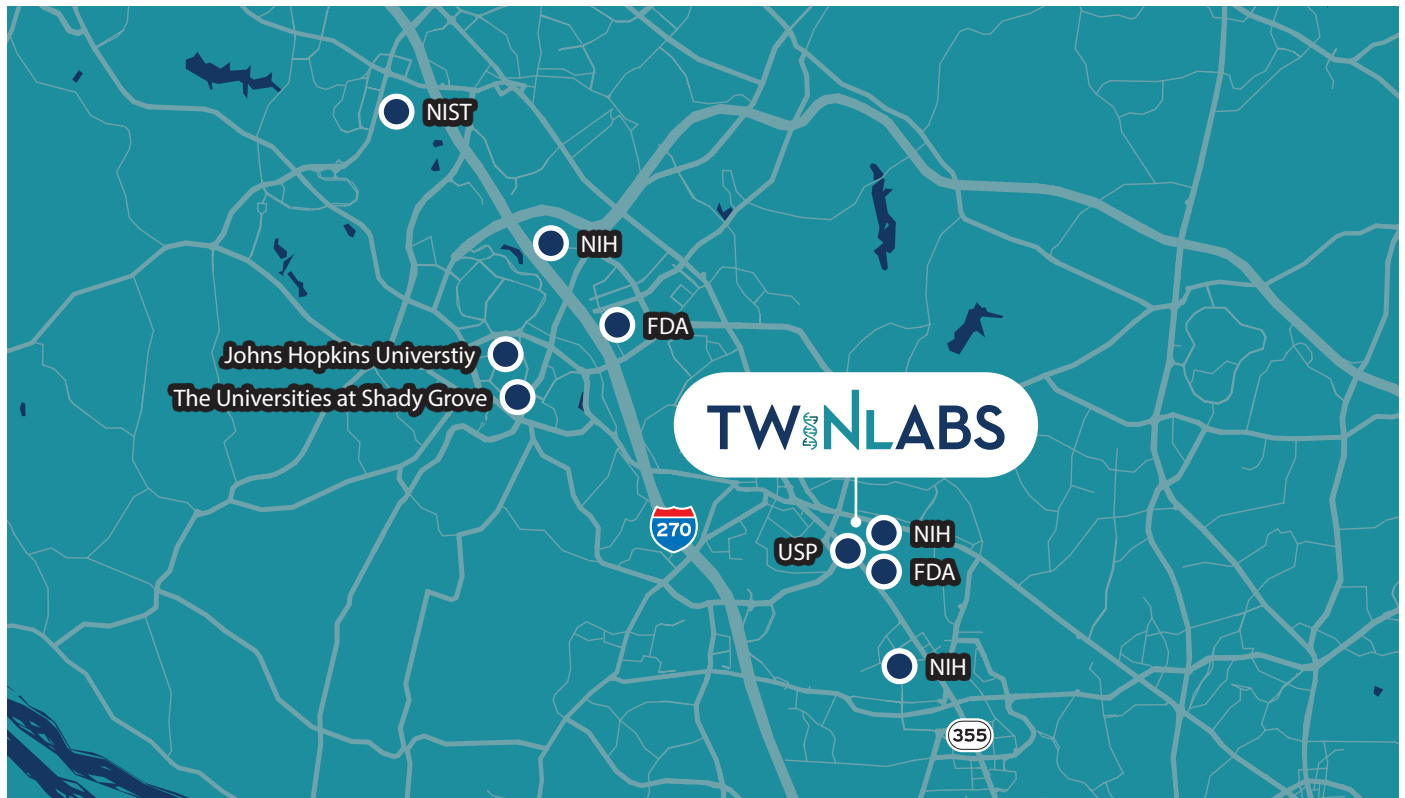


150 SHARED PARKING
SPACES



GRADE LEVEL LOADING
DOCK - HIGH LOADING

METRO-ACCESSIBLE & AMENITY-RICH LOCATION



.1 MILE FROM



.2 MILE FROM



.2 MILE FROM



.3 MILE FROM



COMPLETED LAB SPEC SUITES

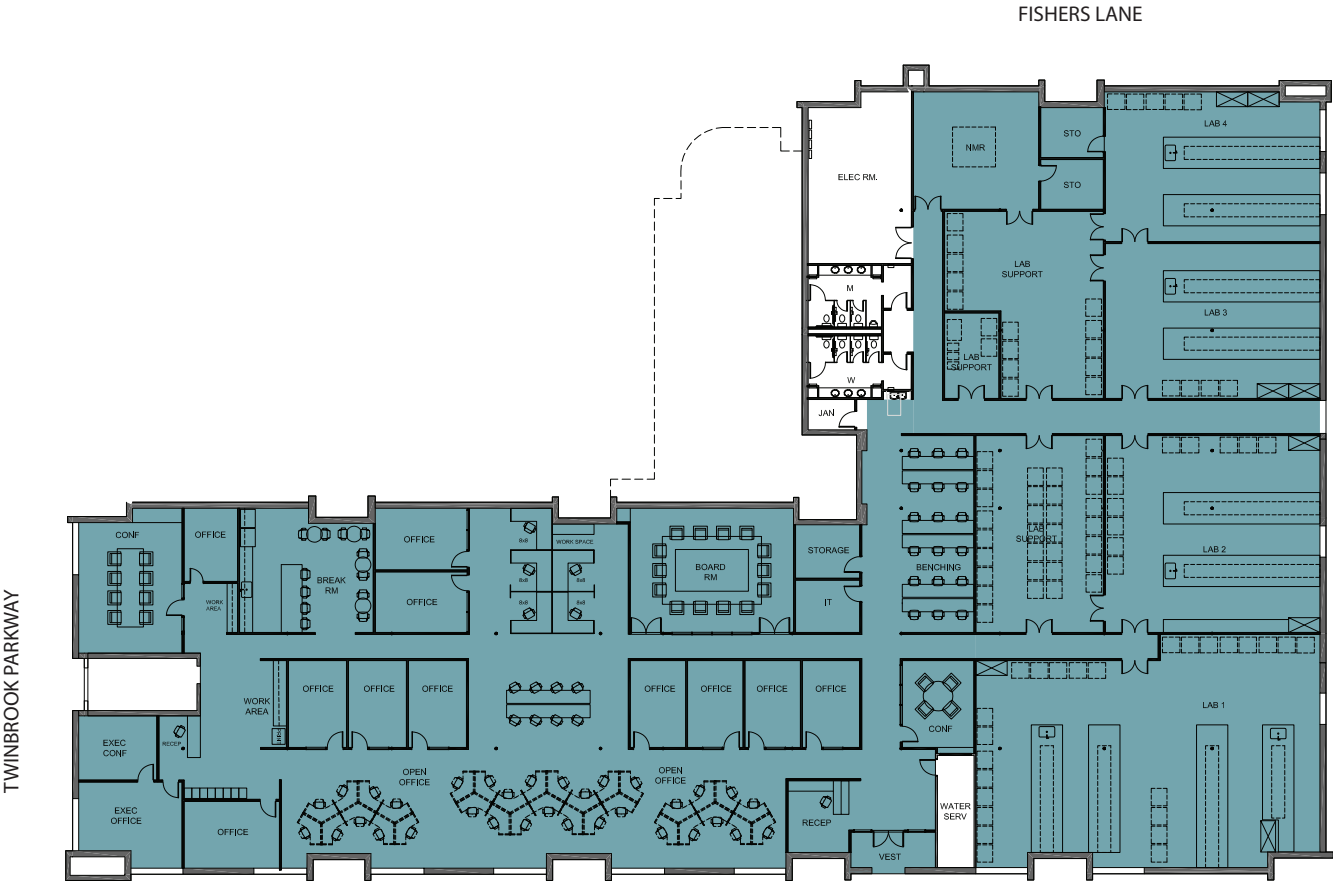




AVAILABLE SPACE

12441 PARKLAWN DRIVE

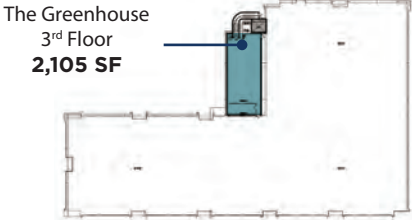
1ST FLOOR - 23,581 SF - LAB READY BUILD-TO-SUIT | SINGLE TENANT PLAN



12441 PARKLAWN DRIVE

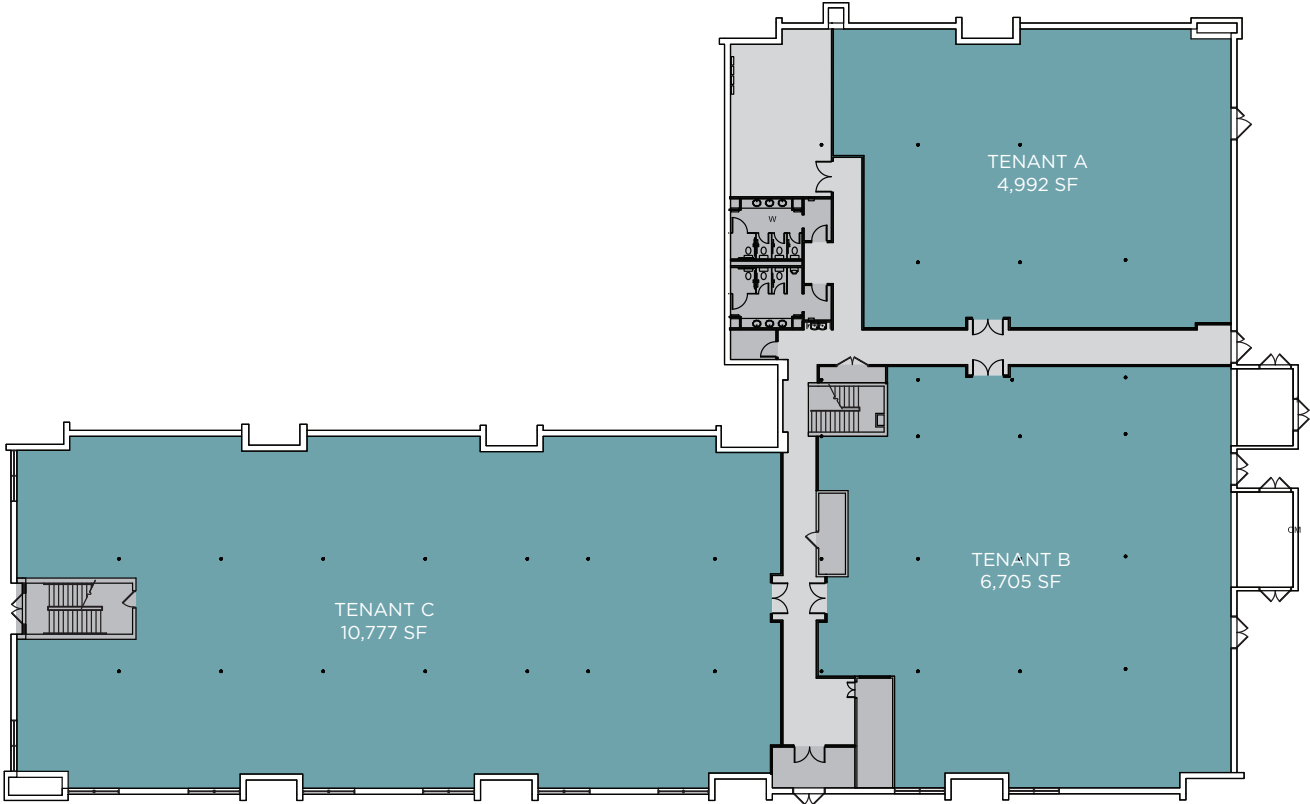
1ST FLOOR - 23,581 SF - LAB READY BUILD TO SUIT | MULTI-TENANT PLAN

COMMON AREA TENANT SPACE



FISHERS LANE

TWINBROOK PARKWAY

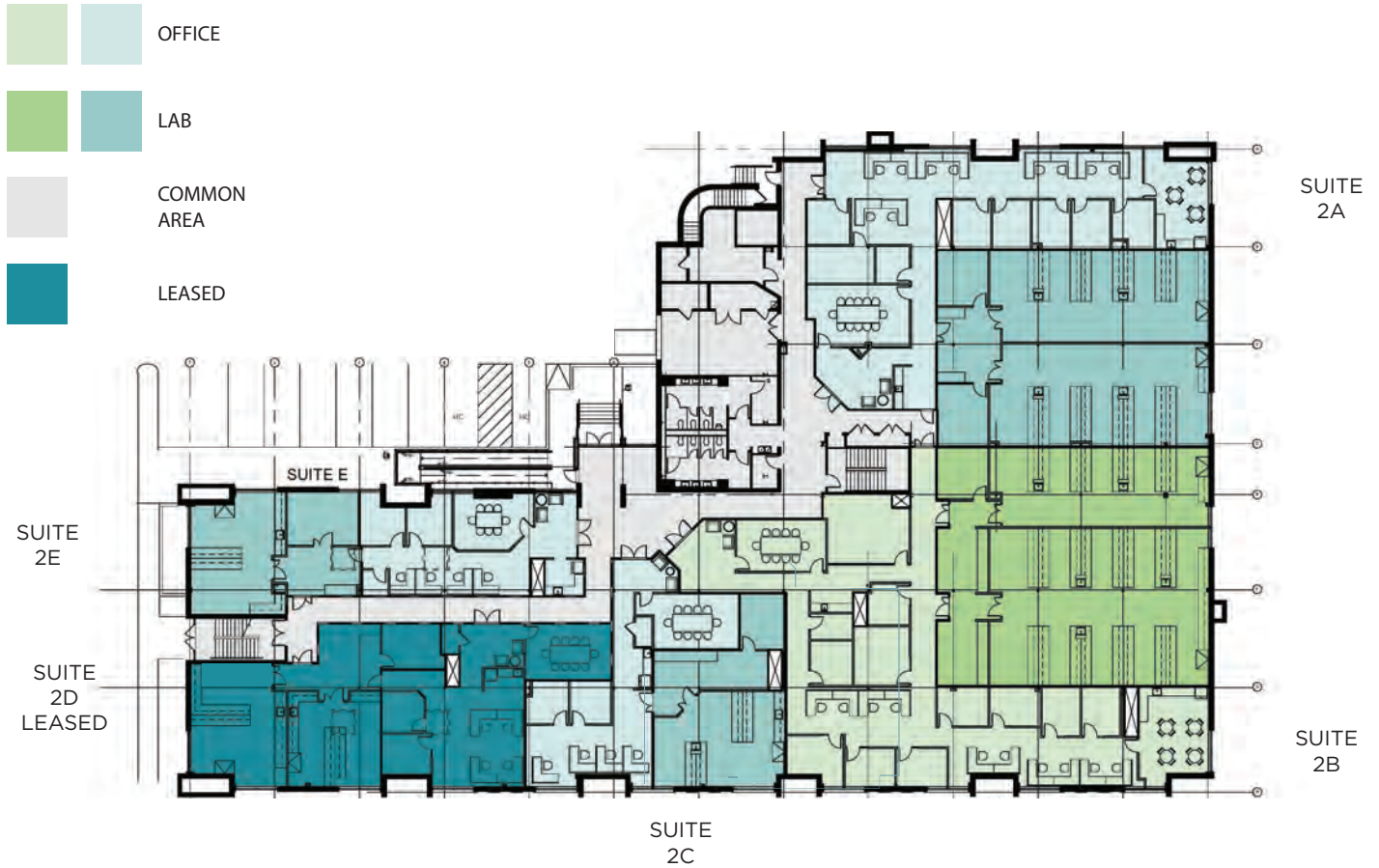


12441 PARKLAWN

2ND FLOOR SPEC SUITES - 26,773 SF

Building Features

- 2,105 SF Greenhouse
- Dedicated common area office and lab HVAC systems
- 3,000amp 120/208v electric service per floor



SUITE 2A

7,642 RSF
51% LAB
49% OFFICE

SUITE 2C

3,030 RSF
49% LAB
51% OFFICE

SUITE 2E

2,732 RSF
46% LAB
54% OFFICE

SUITE 2B

9,749 RSF
55% LAB
45% OFFICE

SUITE 2D - LEASED

3,621 RSF
57% LAB
43% OFFICE

5640 FISHERS LANE

SUITE A - LEASED

4,026 RSF
59% LAB
41% OFFICE

SUITE B - LEASED

8,784 RSF
57% LAB
43% OFFICE

SUITE C - LEASED

7,808 RSF
65% LAB
35% OFFICE

SUITE D - LEASED

4,880 RSF
65% LAB
35% OFFICE



BUILDING FEATURES

- 2-150 HP low pressure steam boilers
- Dual heat exchangers
- 2-270 ton chillers
- 3-Manifold lab air handlers with 100% outside air
- 2-Manifold office air handlers
- Central gas water heaters
- 2' CW
- 6" Fire
- Siemens apogee DDC pneumatic
- 2,000 AMP 277/480V electric feed



The Right Fit, The Right
Location, Timing is Now.

CONTACT

GLENLINE
INVESTMENTS

AMANDA DAVIS
Senior Managing Director
301 287 9970
amanda.davis@jll.com

DANNY SHERIDAN
Managing Director
301 287 9922
danny.sheridan@jll.com



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