



PreserveLabs™

ONE PRESERVE PARKWAY
ROCKVILLE, MD 20852

The New Standard for
Life Science Real Estate

Full Building Lab Conversion



Spec Labs
Delivering Q1 2024



Column Free
Floor Plates



Amenity Lounge,
Fitness Center &
currated events



Immediate Access
to I-270 and
DC Talent

193,508 SF

AVAILABILITY

7 — 3

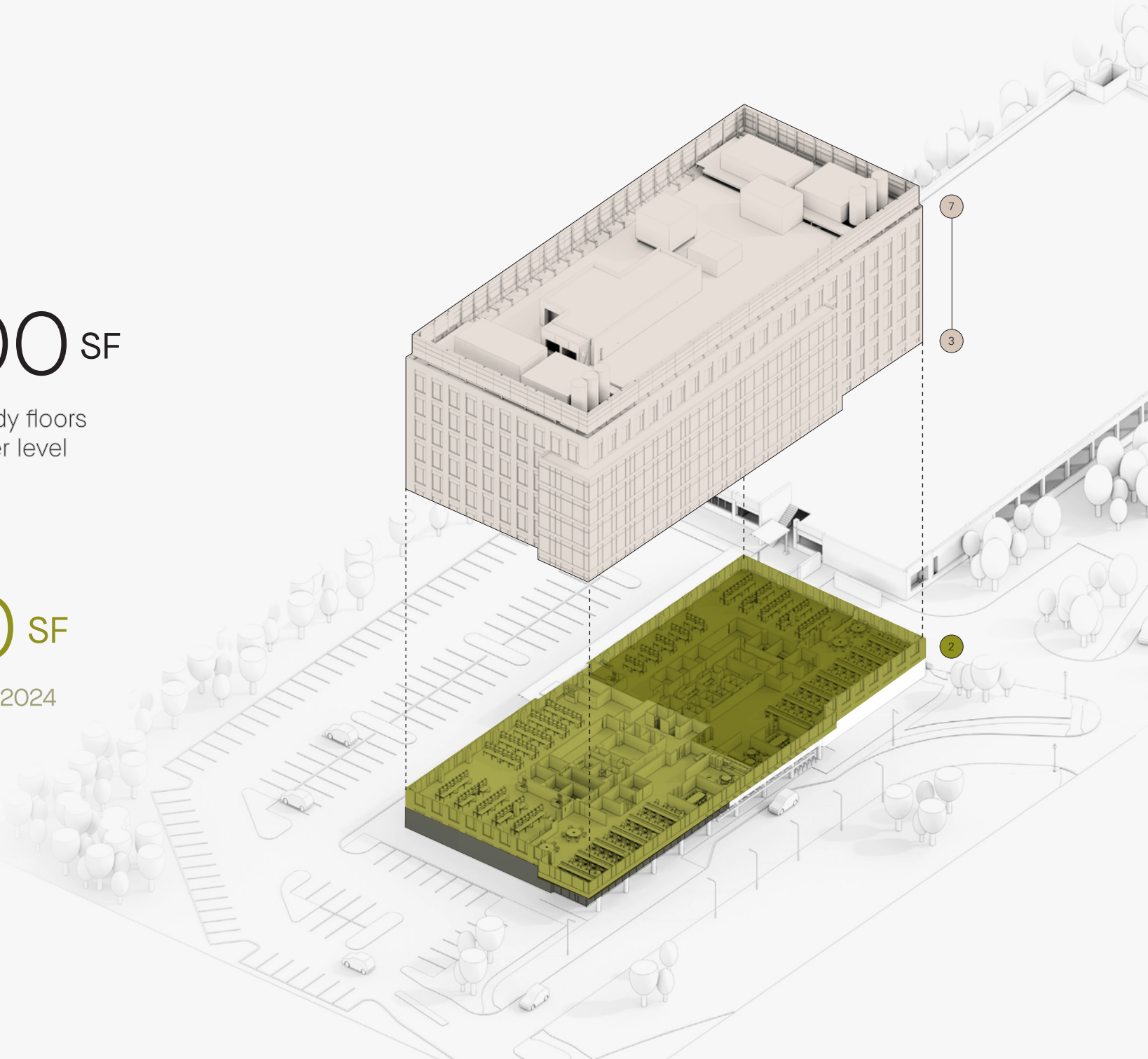
185,000 SF

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

2

15,000 SF

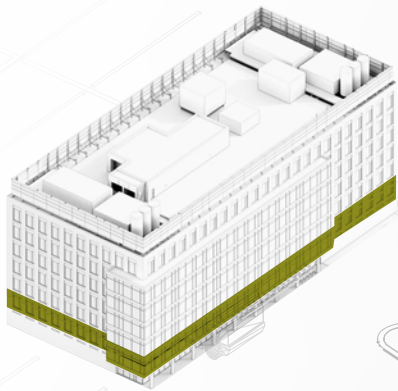
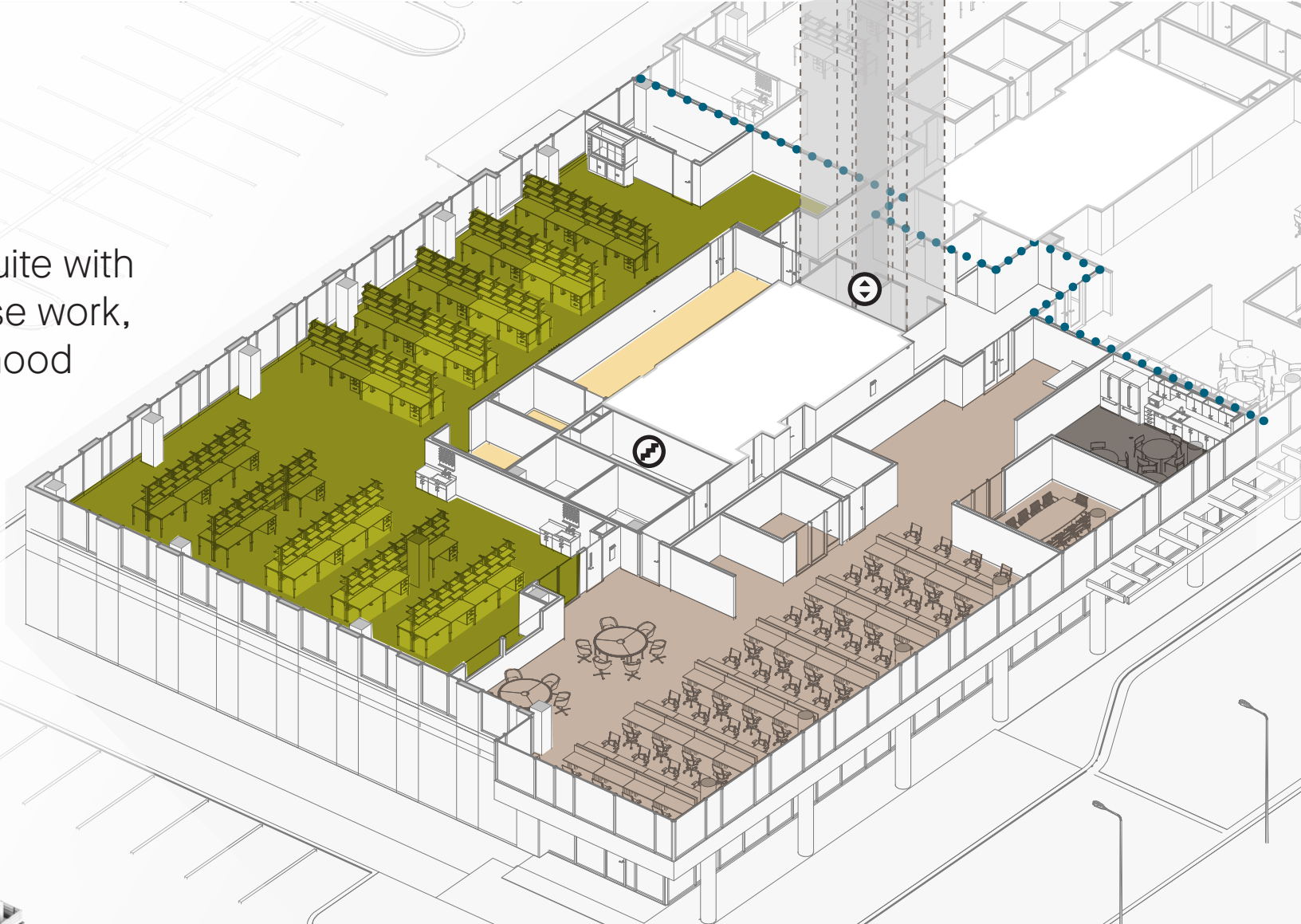
Spec labs delivering Q1 2024



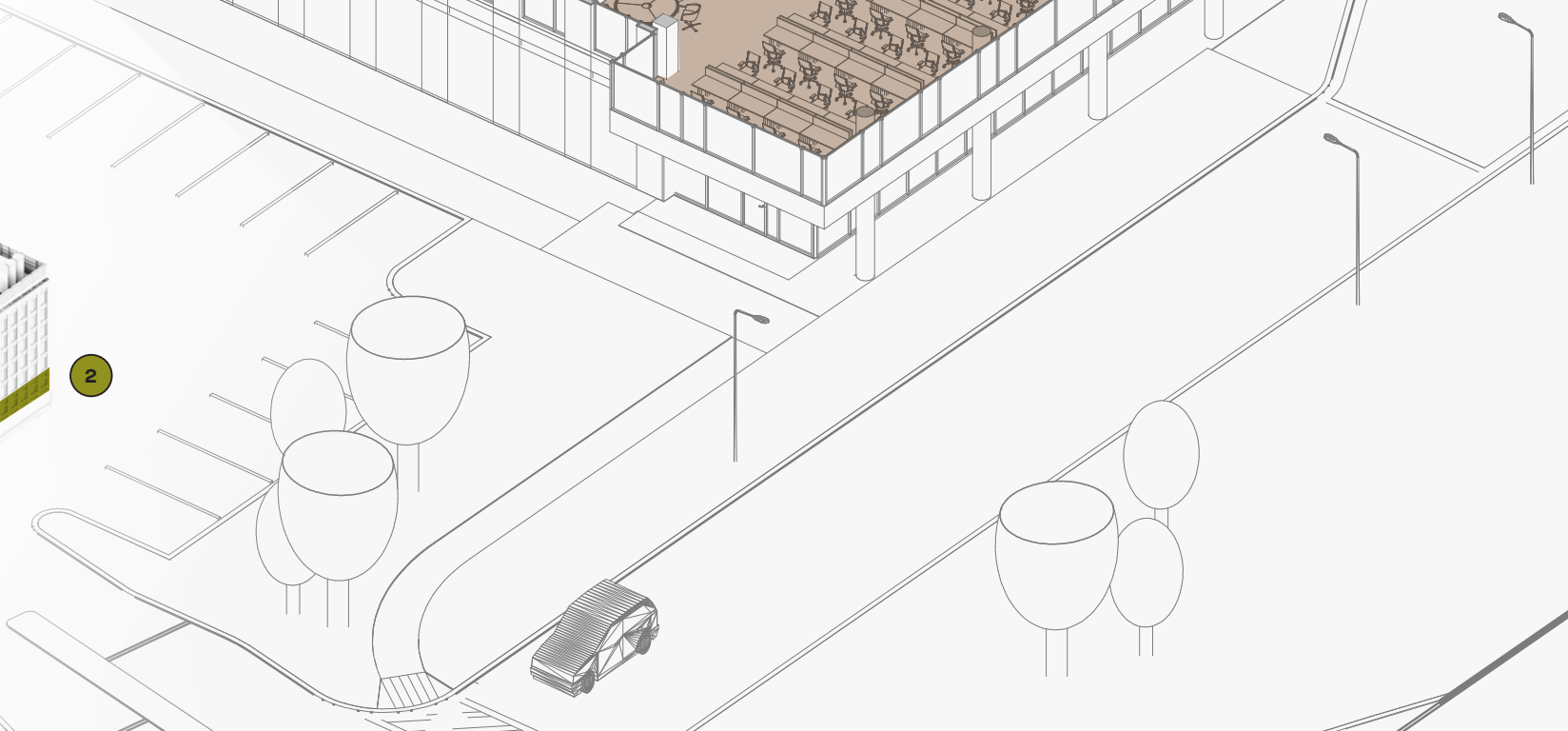
SPEC LAB LAYOUT

A customizable suite with 50% provided case work, sinks, and fume hood

- LAB
- PROVIDED CASEWORK
- SPECIALTY LAB
- OFFICE
- BREAK ROOM
- ELEVATORS
- STAIRS

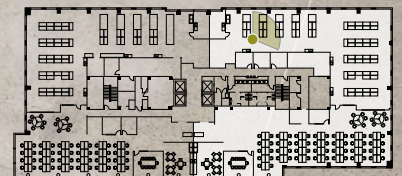


2



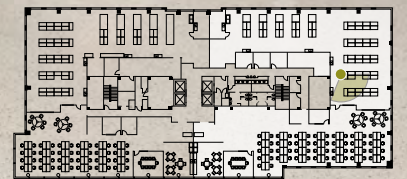
INDICATIVE RENDERING

Overhead Service Panels Providing
Power and Processed Gasses



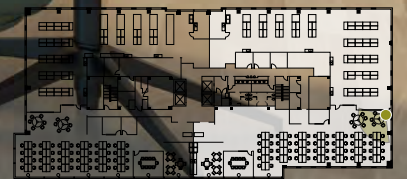
INDICATIVE RENDERING

Seamless Lab to Office Connection



INDICATIVE RENDERING

Floor to Ceiling Windows



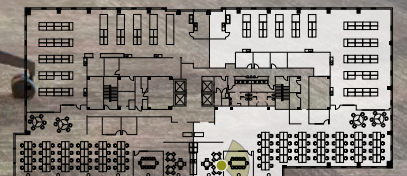
INDICATIVE RENDERING

Fully Customizable Office & Lab Spaces



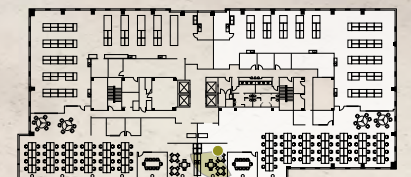
INDICATIVE RENDERING

Conference Space



INDICATIVE RENDERING

High-End Kitchen Finishes & Appliances



STACKING PLAN

A Full Building Opportunity

LAB READY CORE & SHELL

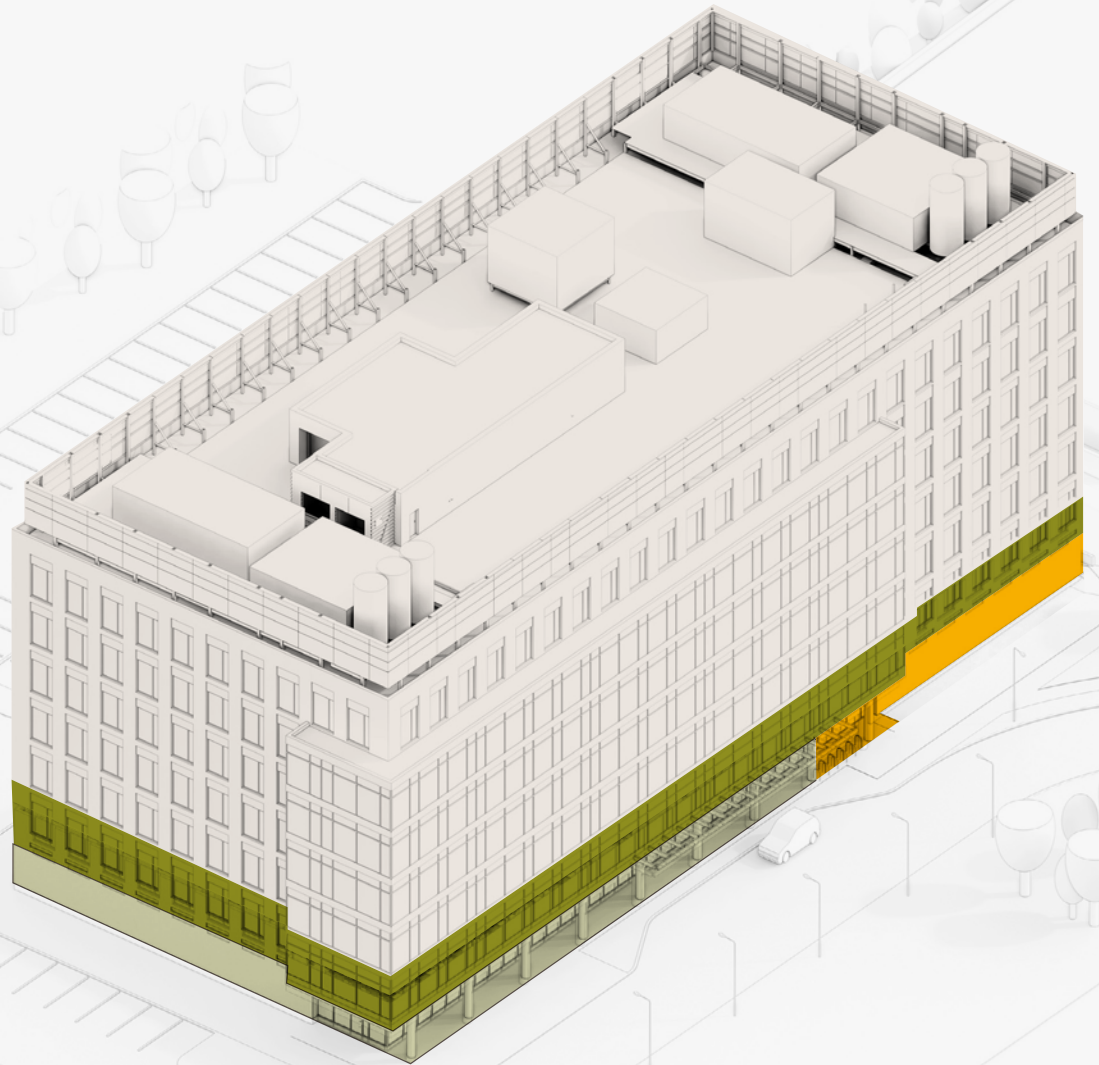
- ⑦ 29,826 SF
- ⑥ 31,324 SF
- ⑤ 31,324 SF
- ④ 31,324 SF
- ③ 31,324 SF

SPEC LAB

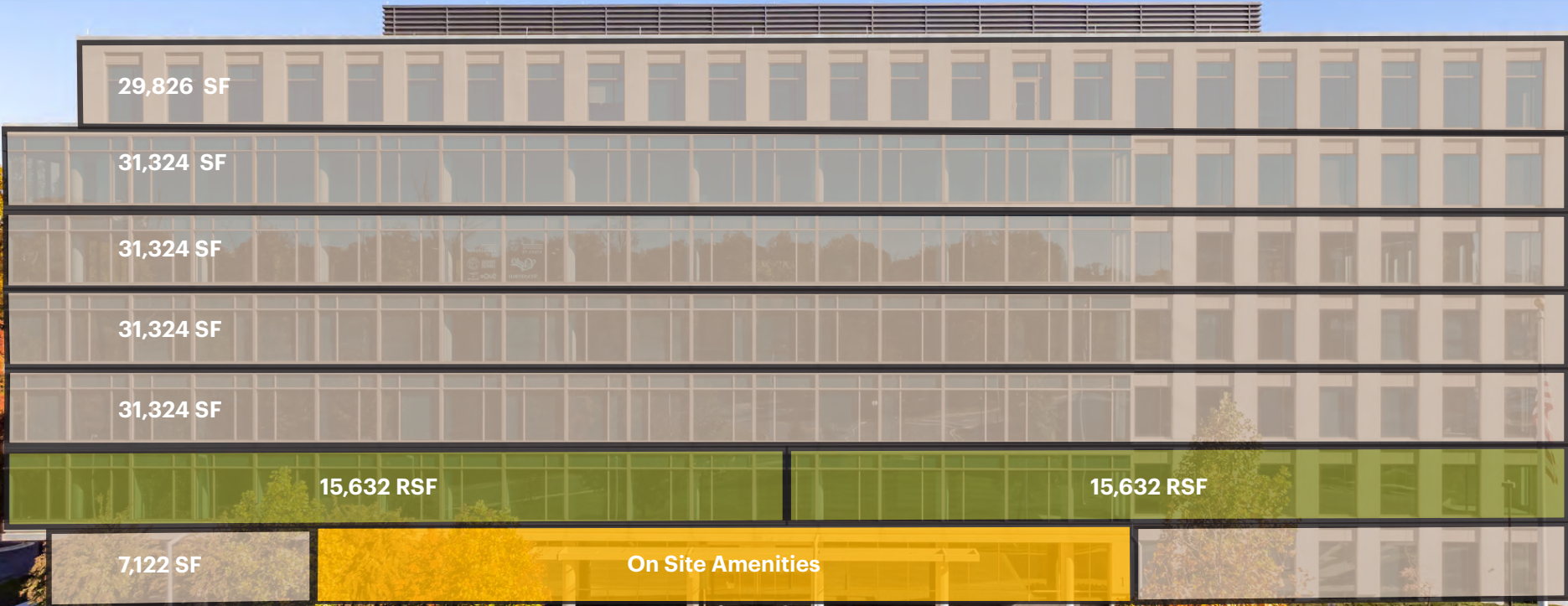
- ② 31,264 SF

GROUND FLOOR AMENITY & OFFICE

- ① 7,122 SF office suite
- ① 3,800 SF Fitness center & amenity lounge







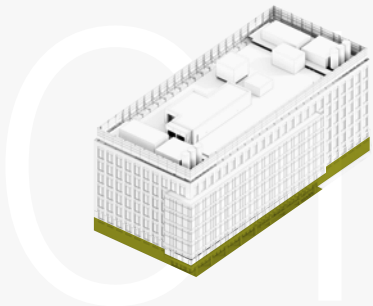
Building Stacking Plan | 193,508 RSF



FLOOR PLAN



Ground Floor Office Suite | 7,122 SF

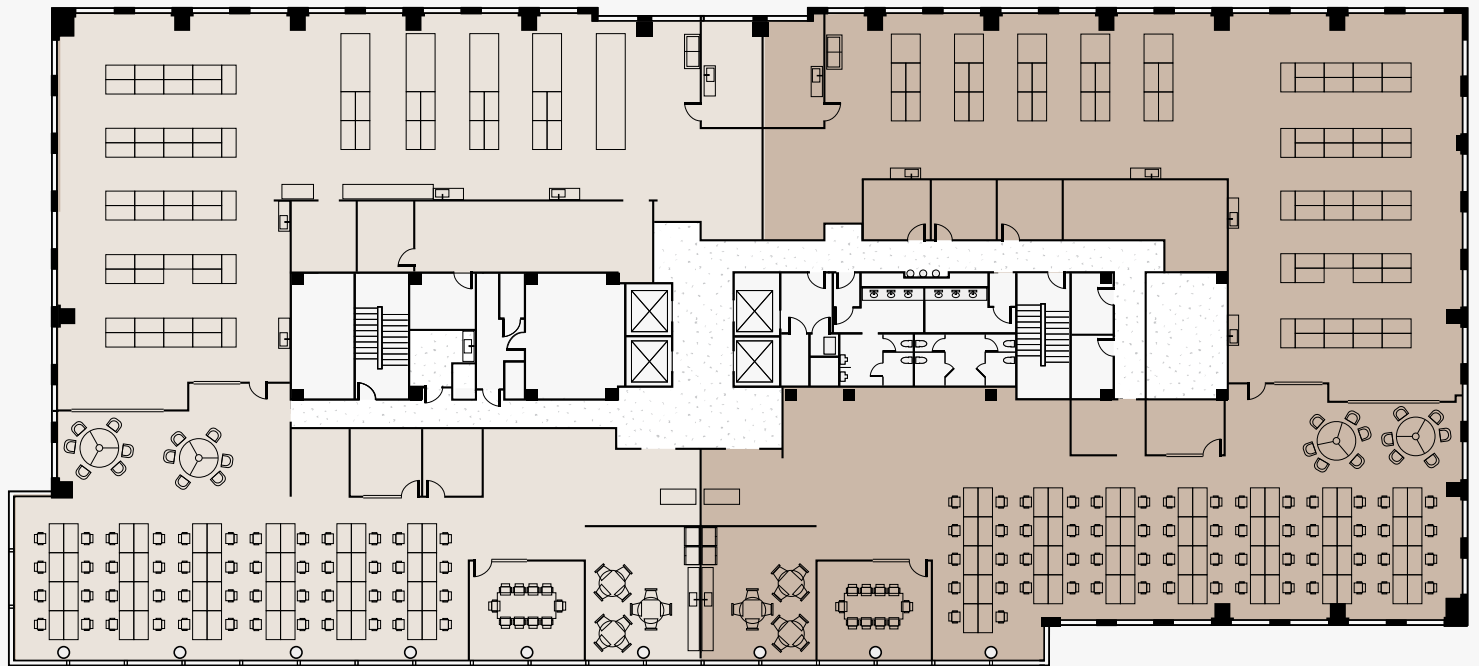
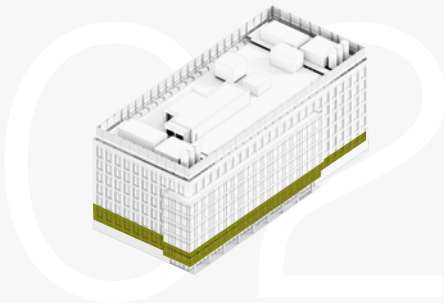
- OFFICE SUITE 
- AMENITY LOUNGE 
- FITNESS CENTER 
- CHEMICAL STORAGE 



TEST FIT

Spec Lab Suites | 15,000 SF each

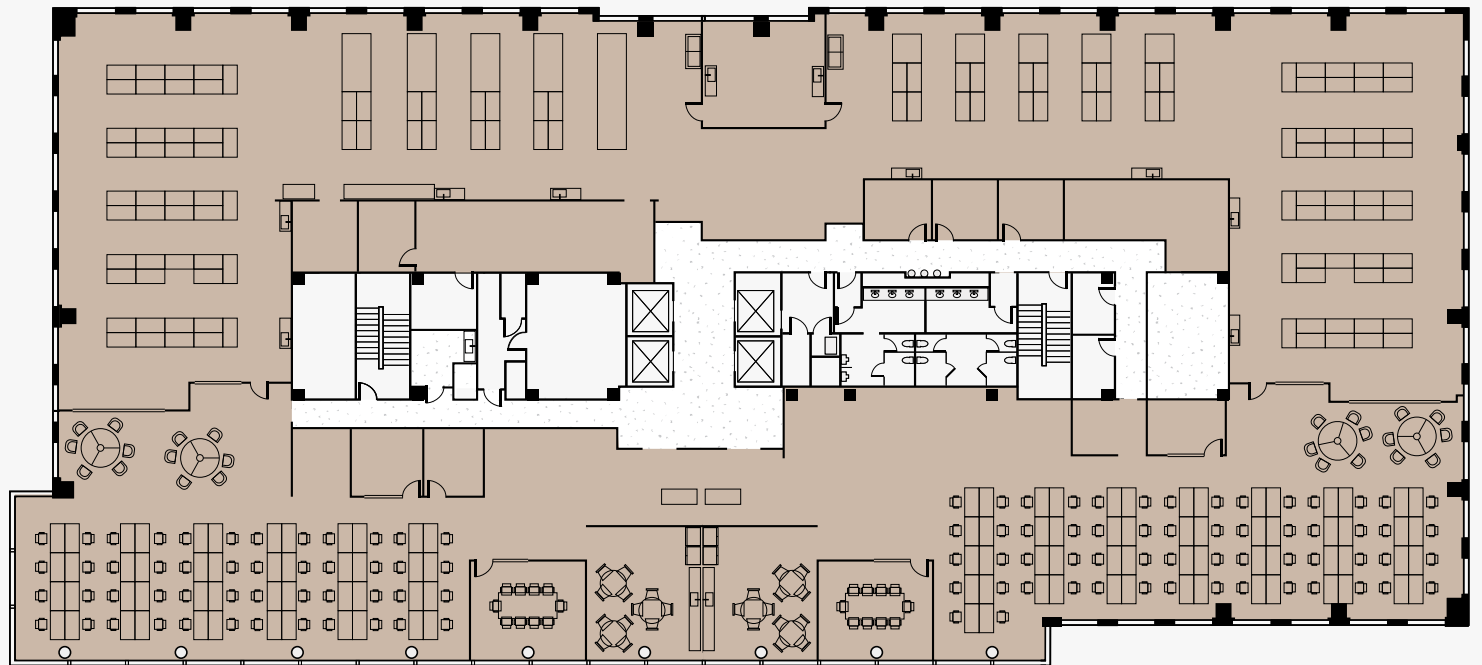
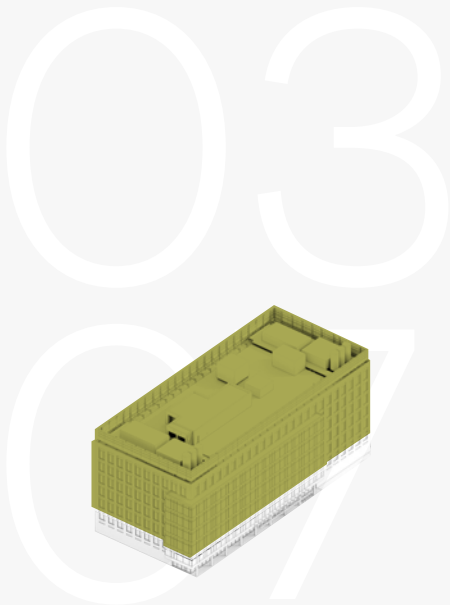
SUITE A 
SUITE B 



TEST FIT

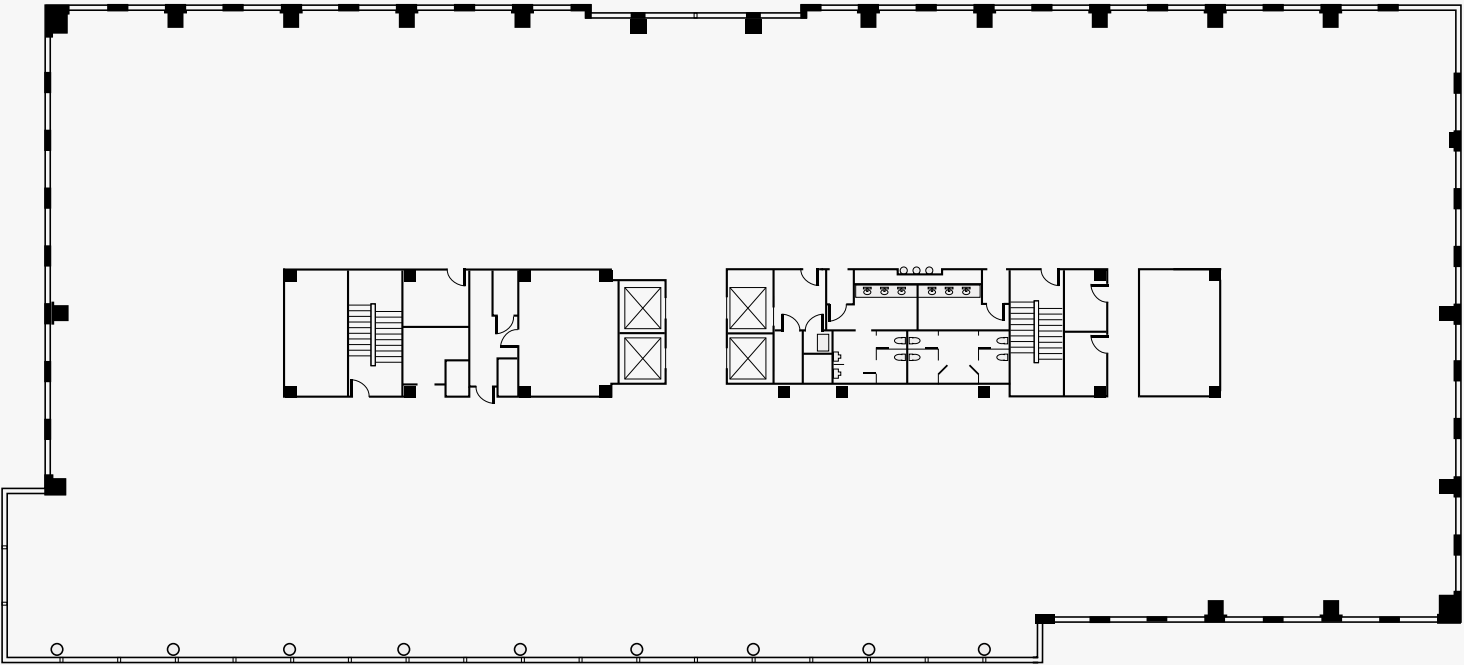
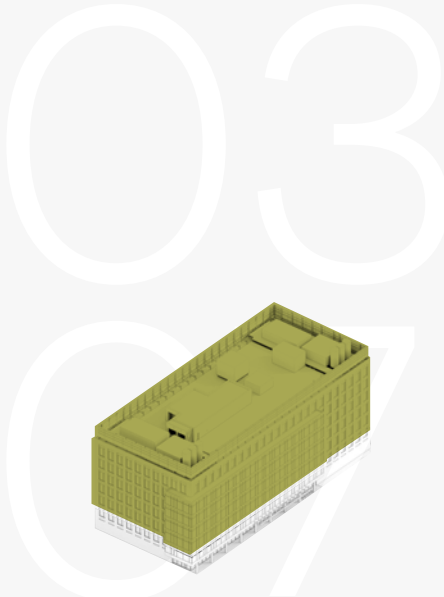
Single Tenant | 31,324 SF

LEASEABLE SPACE 



FLOOR PLAN

Core & Shell | 31,324 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
- 3.0/1,000 parking ratio
- LEED Silver

② HVAC

- Upgraded mechanicals to provide lab space with 100% outside air
- Fresh air provided at 1.5 CFM/SF for lab space and 0.35 CFM/SF 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

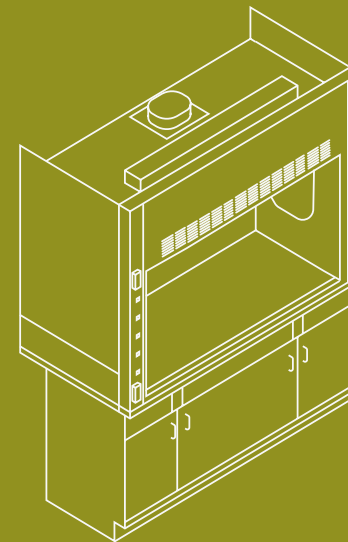
③ Electric

- 4,000 AMP PEPCO service
- 14W/SF to the lab space, 6W/SF 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)
- Electric vehical charging stations

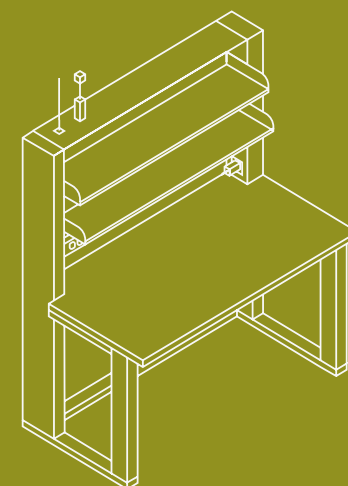
④ Spec Lab Suite Delivery

- 30,000 SF of pre-built lab space delivering Q1 2024
- Divisible to 12,000 SF

6' GENERERAL EXHAUST FUME INCLUDED WITH ABILITY TO ADD MORE

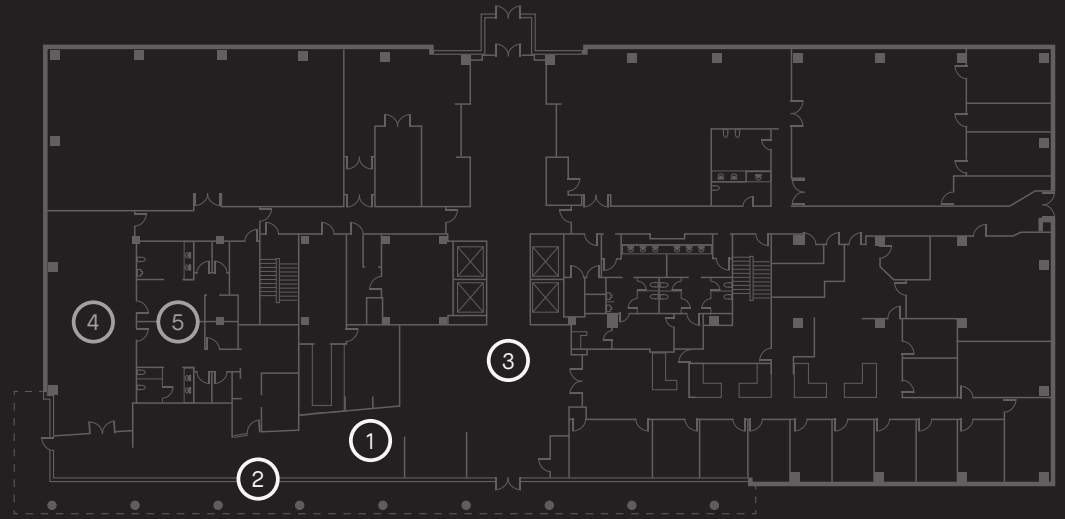


50% MOBILE CASEWORK AND CABINET INCLUDED IN SPEC SUITE WITH ABILITY TO CUSTOMIZE



AMENITIES

The Complete Employee Experience



1 BOOKABLE CONFERENCE ROOM

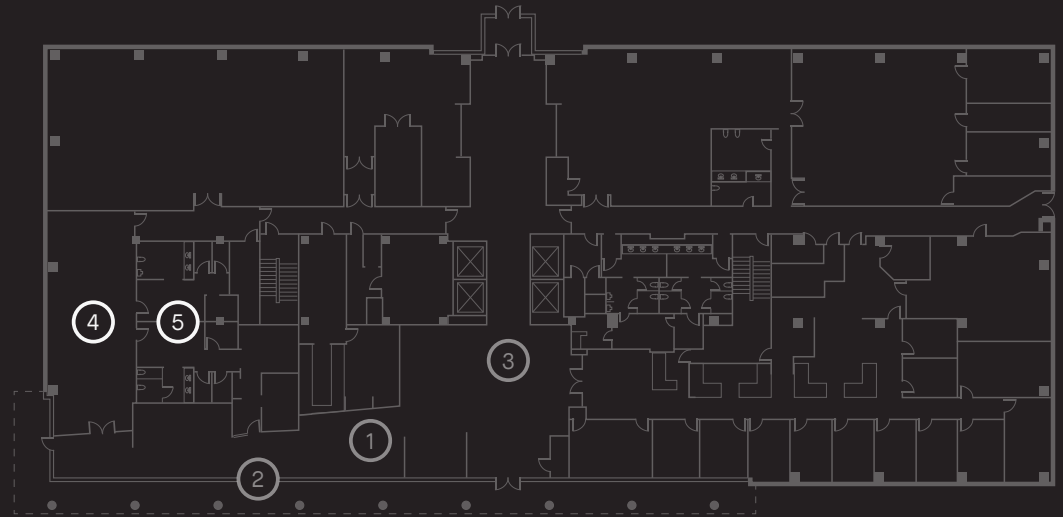
2 CO-WORKING LOUNGE

3 CAFE & DINING



AMENITIES

The Complete Employee Experience



4 FULLY EQUIPPED FITNESS CENTER



5 LOCKER ROOMS & SHOWERS



AMENITIES

Introducing **ELEVATE**, Longfellow's Proprietary Amenity and Programming Platform

BALANCE

Fitness Classes
Wellness Events & Workshops
Walking & Running Trails

BRAIN POWER

Lunch & Learn Workshops
Virtual Educational Opportunities
Fully Equipped Meeting Spaces

CONNECTIONS

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts

PLAY

Tenant Competitions & Prizes
Outdoor Gaming

ACCESS

Car Detailing Services
Mobile Hospitality Services
Free Parking
EV Charging

GENEROSITY

Donation Collections
E-Waste Recycling
Blood Drives

TASTE

Rotating Food Trucks
Beer & Wine Tastings



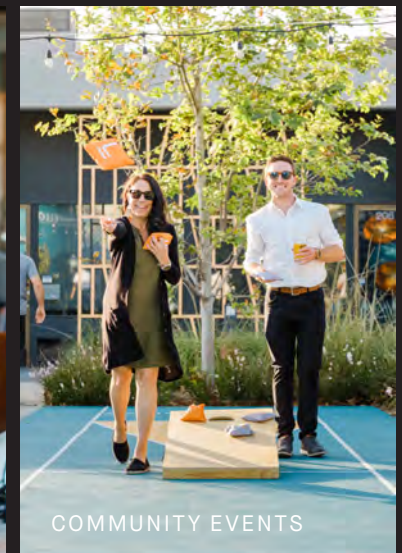
PROGRAMMED FITNESS CLASSES



FOOD TRUCKS



BESPOKE SERVICES



COMMUNITY EVENTS



DNA Alley

Frederick	<p>PUBLIC</p>	<p>PRIVATE</p>
Bethesda	<p>PUBLIC</p>	
Gaithersburg	<p>PUBLIC</p>	<p>PRIVATE</p>
Parklawn/ North Bethesda	<p>PUBLIC</p>	<p>PRIVATE</p>
Germantown	<p>PRIVATE</p>	
Shady Grove	<p>PUBLIC</p>	<p>PRIVATE</p>



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:





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.

● LONGFELLOW OFFICES

● EXISTING MARKETS



16 Million Square Feet & Over 300 Customers

A global portfolio of existing buildings and a development pipeline with over \$10 billion in total value.



200+ 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.

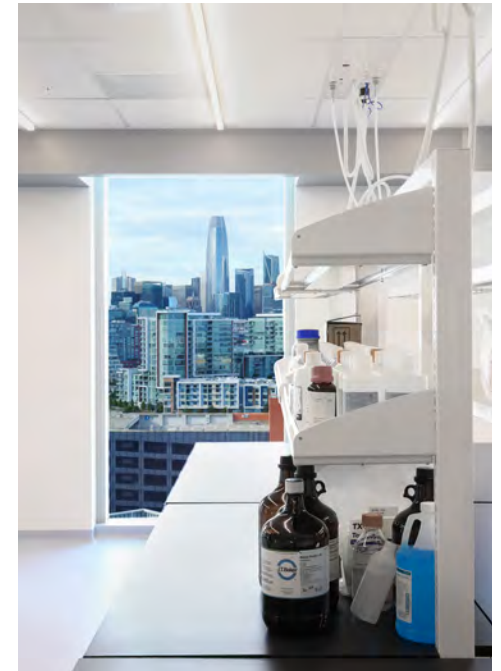
① SOVA SCIENCE DISTRICT
SAN DIEGO, CA



② DISCOVERY AT PERIMETER
MORRISVILLE, NC




③ ICONA
SAN FRANCISCO, CA



Bioterra

 SAN DIEGO, CA


 320,000+ SF


 2024



Triangle LIFE


 MORRISVILLE, NC

 806,000+ SF

 2023



Palo Alto Labs

 PALO ALTO, CA

 260,000+ SF

 AVAILABLE NOW





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