

📍 14200 Shady Grove Road, Rockville, Maryland

Premier Life Science + Technology Space

CRC | Capital
Research
Campus

Existing Infrastructure

Available Now



Innovation Grows Here.

The Capital Research Campus is a collaborative, campus-style environment that brings researchers, innovators, and companies together in one connected ecosystem. It combines functional, purpose-built laboratory space with scalable infrastructure that adapts to evolving scientific needs. With attentive and committed ownership guiding every detail, the campus provides the full advantages of a modern research environment, highlighted by striking architecture, and positioned within one of the nation's most highly educated talent pools.



CRC

Capital
Research
Campus



15' Clear Heights



Avg. 32K SF Floor Plates



18 MW Available to Site



UPS System



Backup Generator



Covered Parking Garage



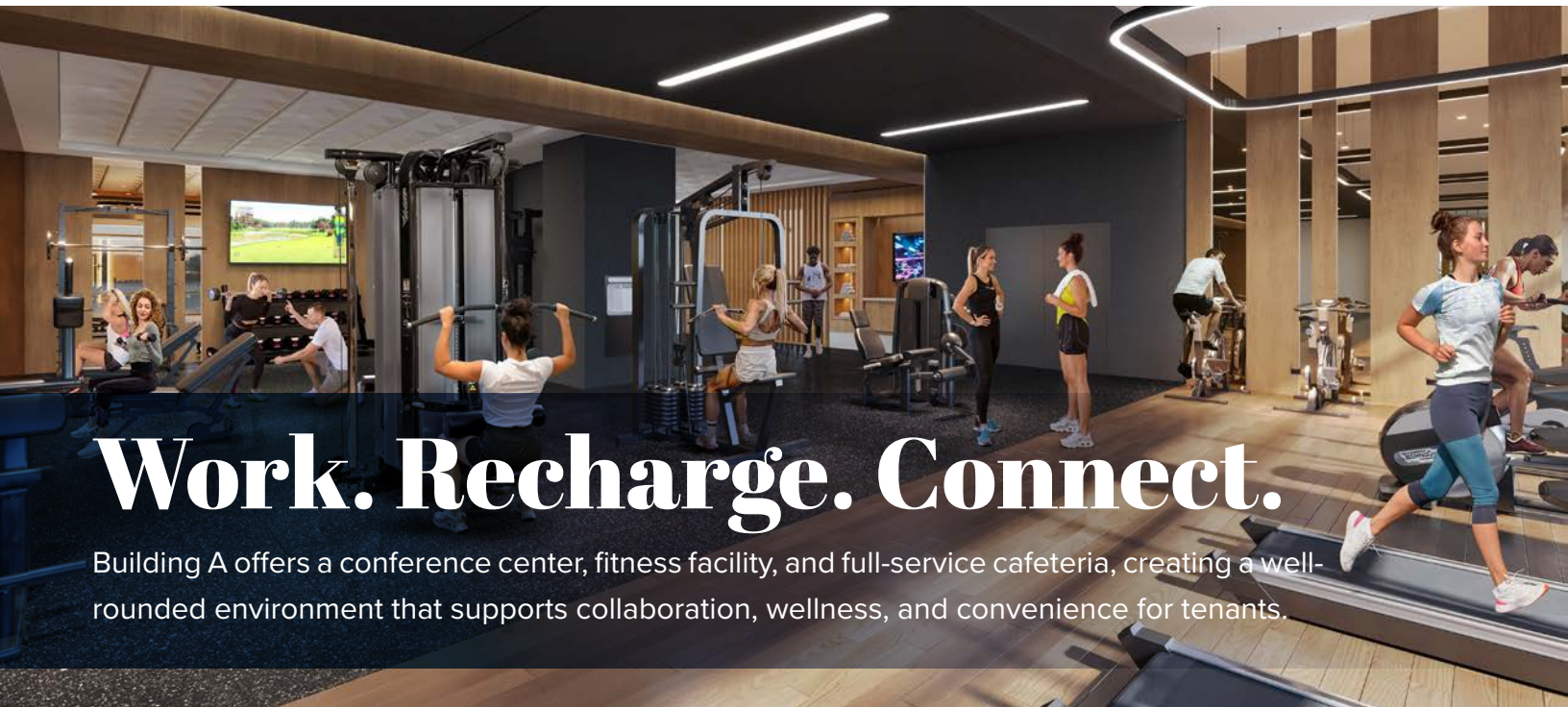
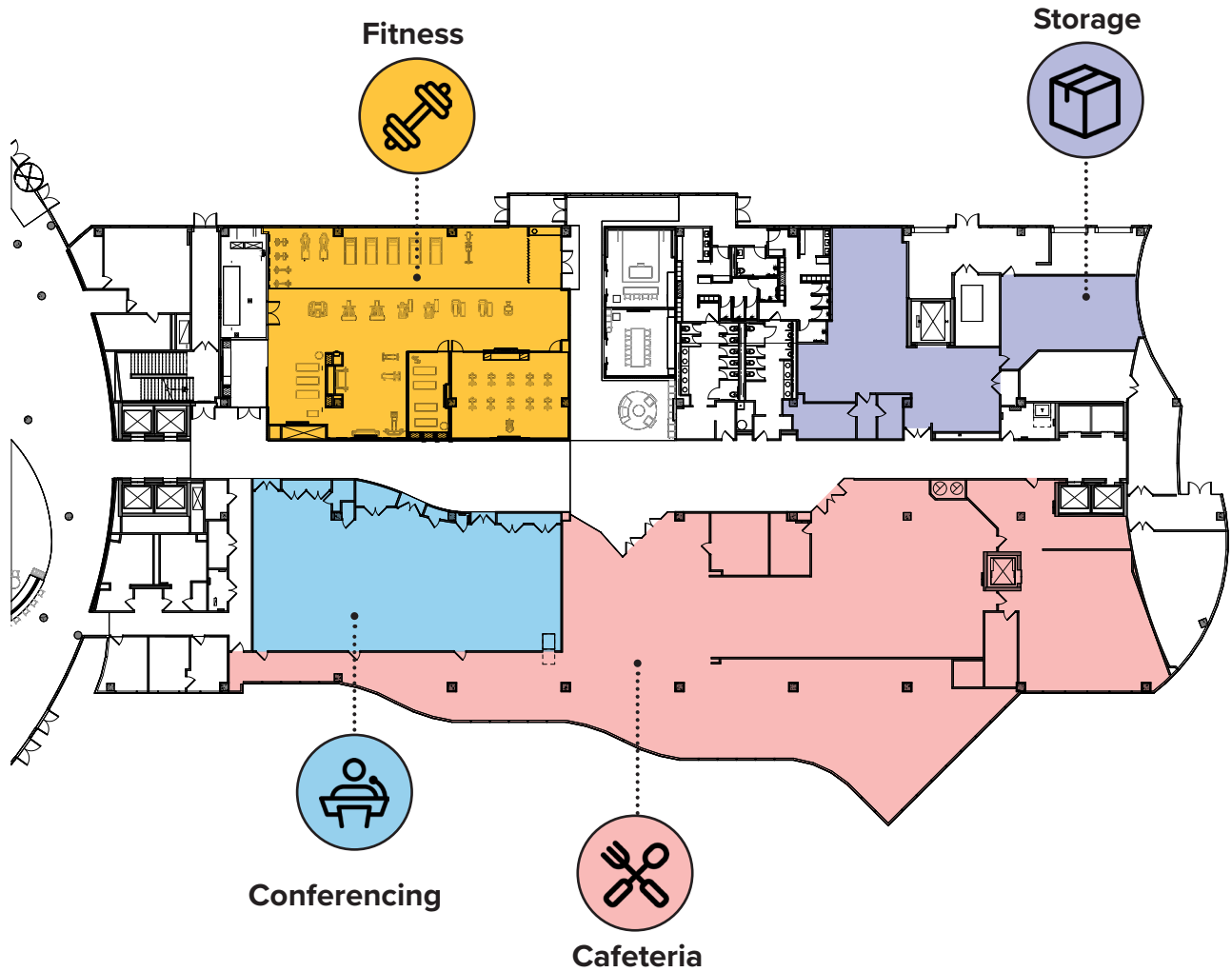
Centralized Utilities



Data Center on Site

BUILDING A

Amenities

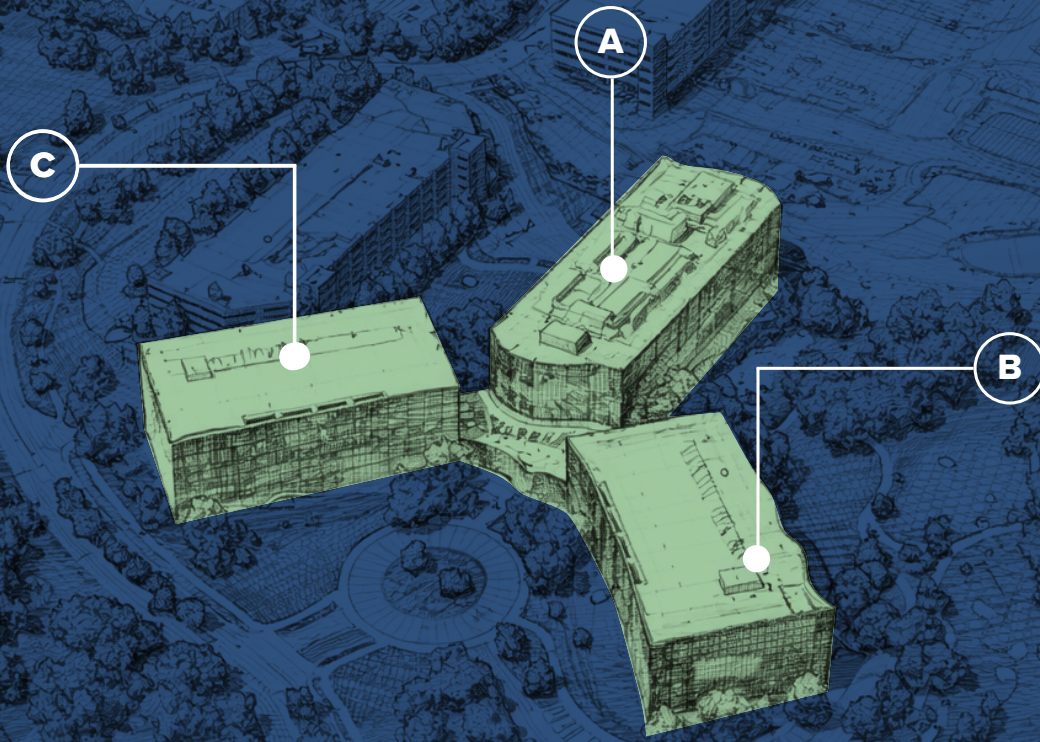


Work. Recharge. Connect.

Building A offers a conference center, fitness facility, and full-service cafeteria, creating a well-rounded environment that supports collaboration, wellness, and convenience for tenants.

Dynamic Space in the Region's Innovation Hub

Located in the largest concentration of life science and research space in the state, this three-building complex offers 635,000 RSF with dedicated loading docks and freight elevators for each building. With distinctive architecture and high-end finishes, the campus stands at the center of the region's Research, Life Science, and Education hub. Tenants benefit from on-site conference facilities, a fitness center, and a full-service cafeteria, all with seamless accessibility to I-270 and the Intercounty Connector.



Building A

247,000 SF

Fitness Center

Full-service Cafeteria

Office with Data Center

Building B

202,000 SF

BSL-2 Lab Space

Vivarium

Materials Warehouse

Building C

186,000 SF

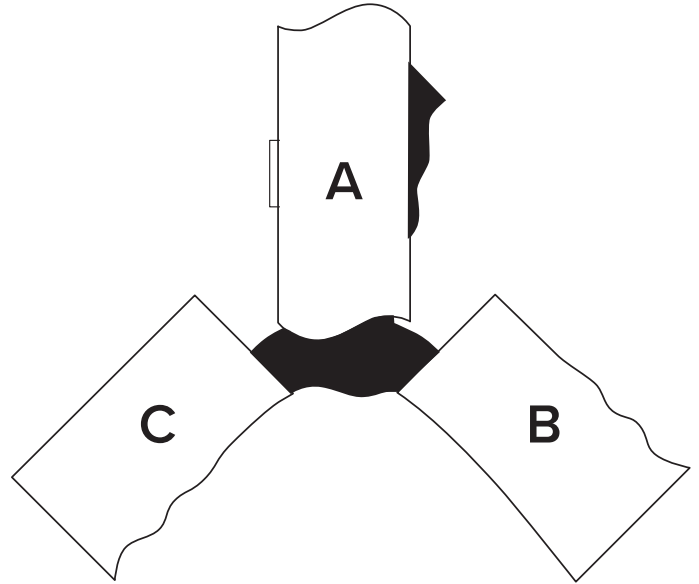
Bio-manufacturing

Lab Space

Cold Storage

Available Space

- Office
- Laboratory
- Manufacturing
- Vivarium lab
- Data Center
- Common/core
- Mechanical/electrical

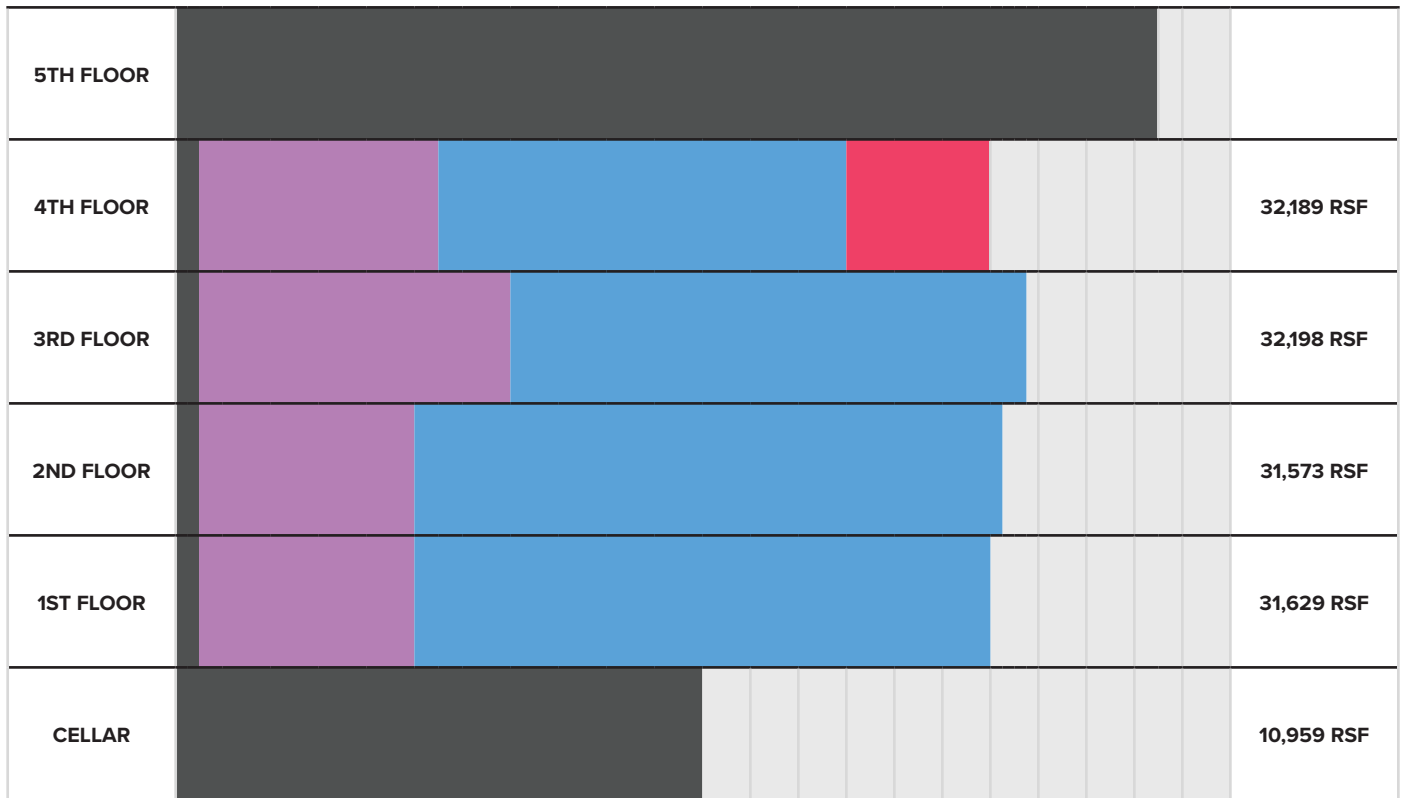


Building A • 220,274 RSF

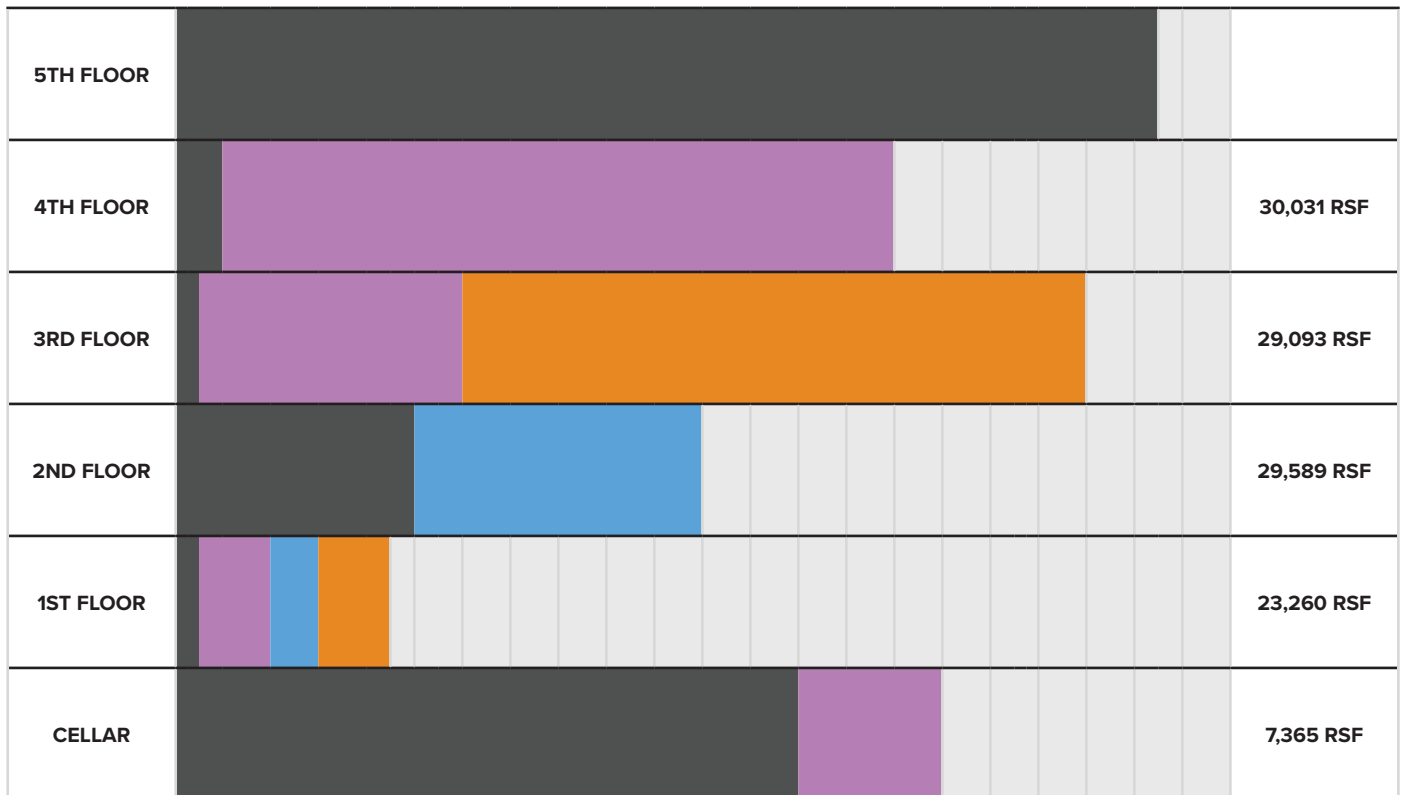
ROOF				
6TH FLOOR		35,686 RSF		
5TH FLOOR		37,205 RSF		
4TH FLOOR		36,228 RSF		
3RD FLOOR		36,465 RSF		
2ND FLOOR				36,459 RSF
1ST FLOOR				36,843 RSF
CELLAR				1,388 RSF

For illustrative purposes, not representative of location in building.

Building B • 138,548 RSF



Building C • 119,338 RSF



For illustrative purposes, not representative of location in building.

Existing Conditions

Laboratory	Bldg A	Bldg B	Bldg C
Analytical Labs			
Batch Records Room			
Bio-manufacturing Warehouse			
BSL - 2 Analytical Lab with Exhausted BSCs			
Buffer Weigh Lab - 3X Floor Scales			
Cell Banking			
Cell Culture Suite			
Buffer and Media Prep Suite			
Bulk Fill Freezers			
Bulk Product Staging			
Cold Rooms			
Chemical Storage			
Chromatography Column Room			
Cold Rooms			
Dark Room			
Fermentation Suite			
Freezer Rooms			
Glasswash and Autoclave Room - 1 X Washer; 1 X Autoclave			
Incubator Room			
Inoculum Room			
Lab Storage			
Mammalian Manufacturing - Dual Train			
Mass Spectrometry Labs			
Media Prep Lab			
Metrology/Lab Equipment Workshops			
Microscopy Room			
Package Testing Room			
Pharmacokinetics and Toxicology Lab			
Purification Suite			
Released Product Cold Room			
Shaker Room			
Solid Waste Storage			
Staging			
Tissue Culture Room			
Vivarium			
Waste Storage Room			

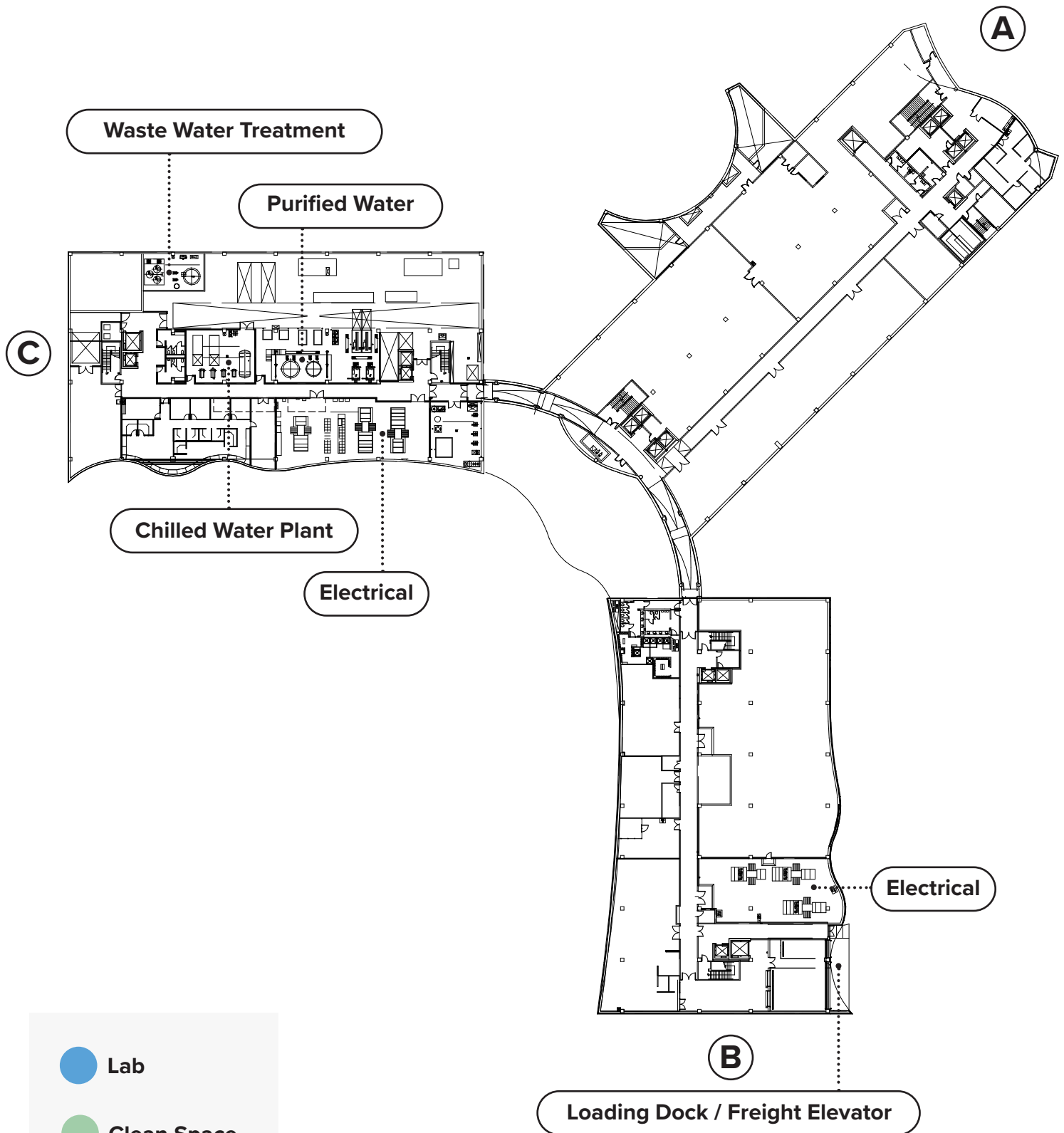
Office	Bldg A	Bldg B	Bldg C
Board Room			
CEO Suite with Offices			
Computer Room			
Conference Rooms			
File Rooms			
Offices			
Pantries			
Restrooms with Showers and Lockers			
Security Operations Center & Office			
Storage Rooms			
Training Rooms			
Wellness Room			
Workstations			

Common Areas	Bldg A	Bldg B	Bldg C
Cafeteria			
Copy Center			
Copy/Mail Rooms			
Fitness Center			
Food Services Cold Room/Dry Storage Room and Elevator			
Freight Elevator			
Furniture Storage Room			
IT Help Desk			
IT Training Room			
Loading Dock			
Mailroom			
Materials Warehouse			

Facility Support	Bldg A	Bldg B	Bldg C
Chiller Room			
Custodial Storage Rooms			
Data Center			
Document Storage Rooms			
Electrical Room			
Facilities Offices			
Mechanical Penthouse			
Mechanical Room			

LEVEL

Basement



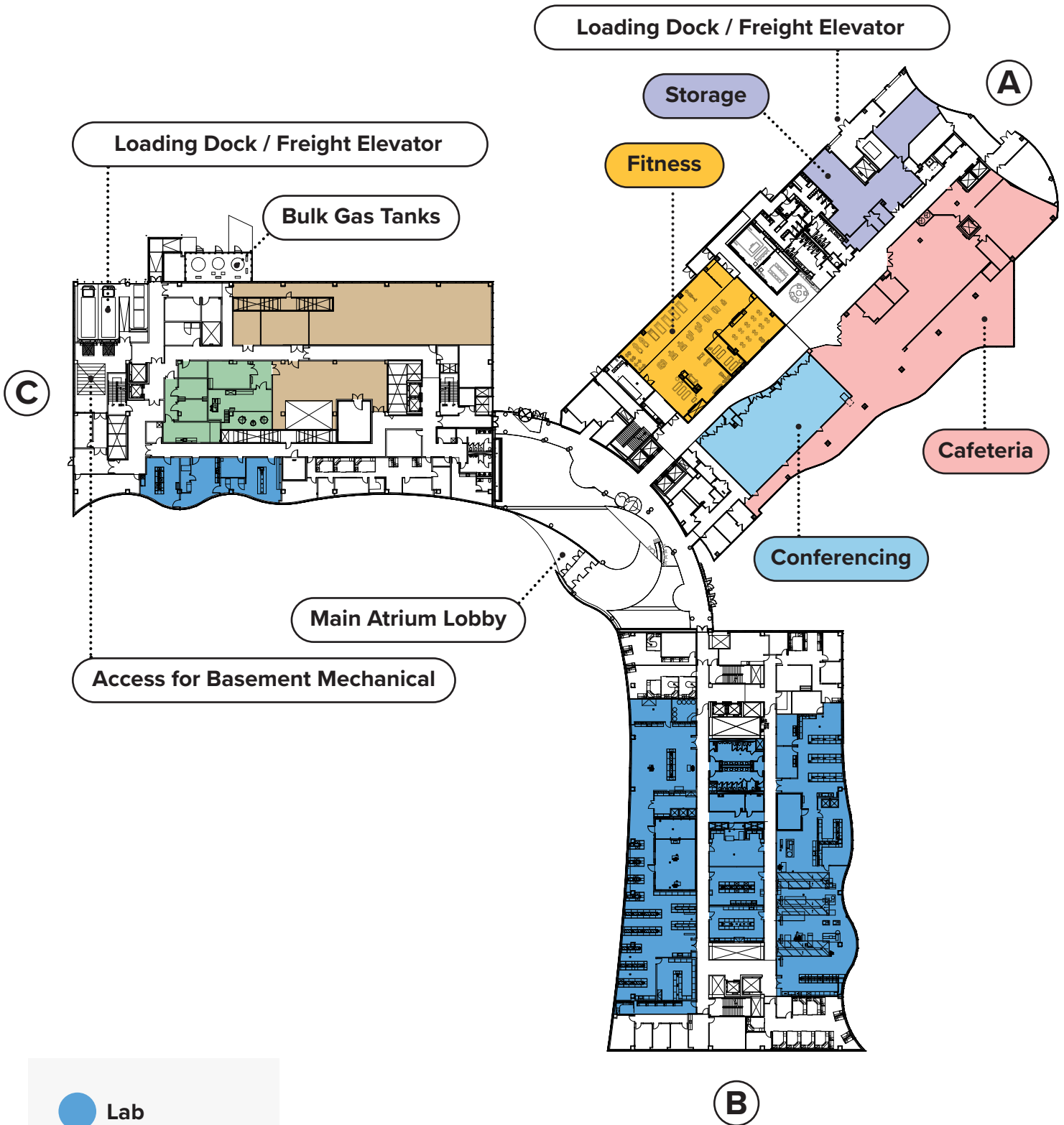
● Lab

● Clean Space

● Warehouse

LEVEL

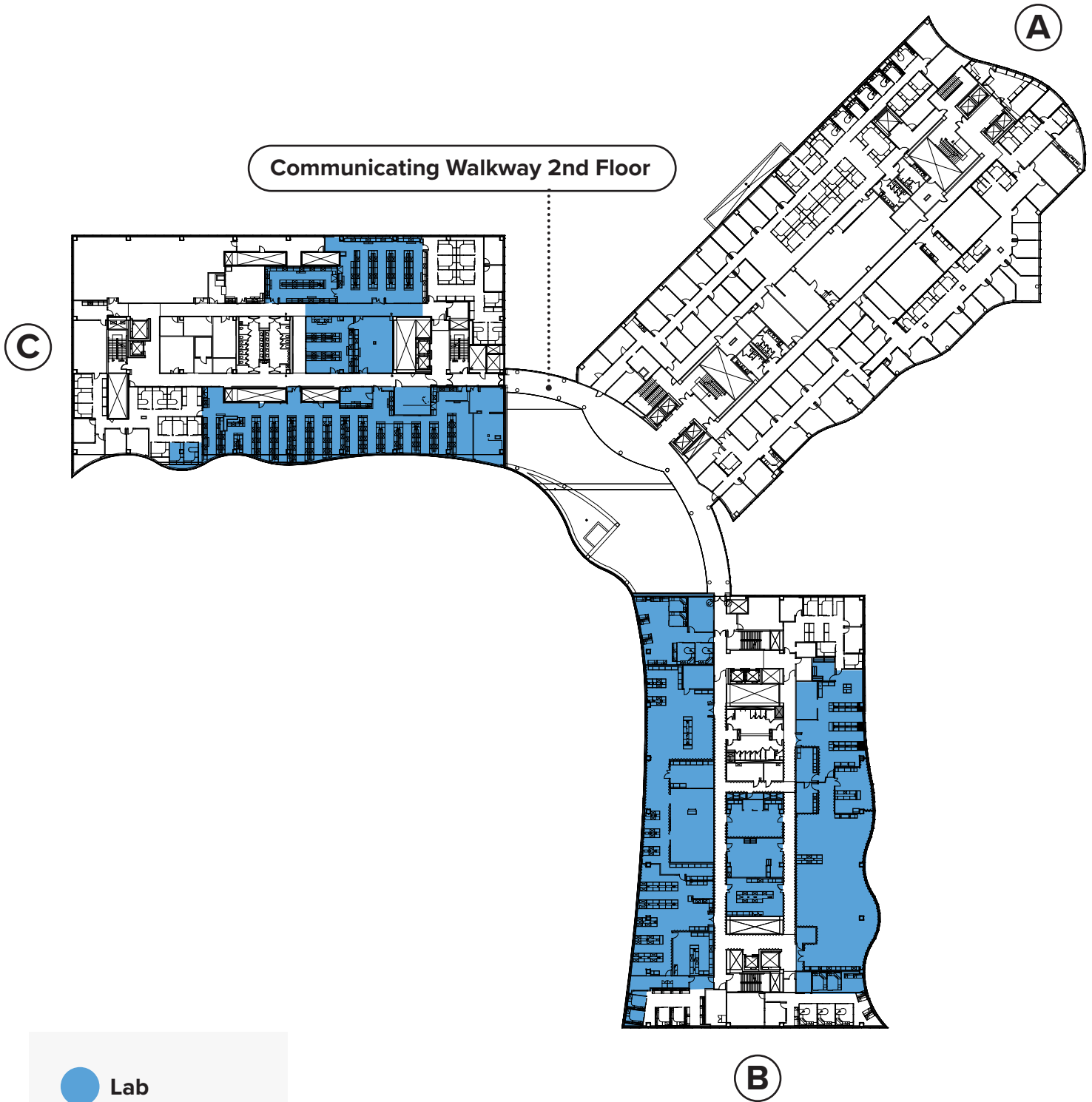
First



- Lab
- Clean Space
- Warehouse

LEVEL

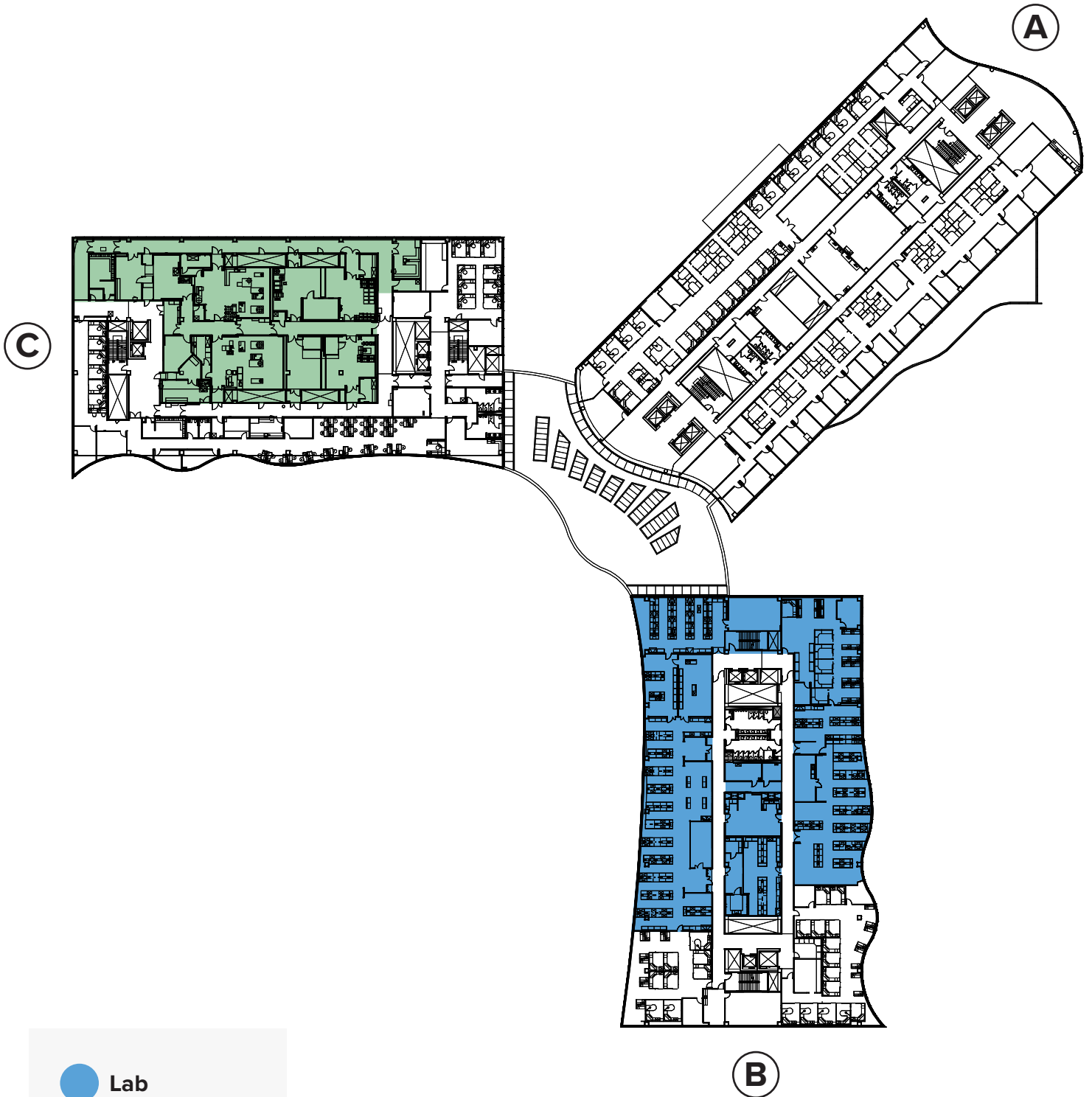
Second



- Lab
- Clean Space
- Warehouse

LEVEL

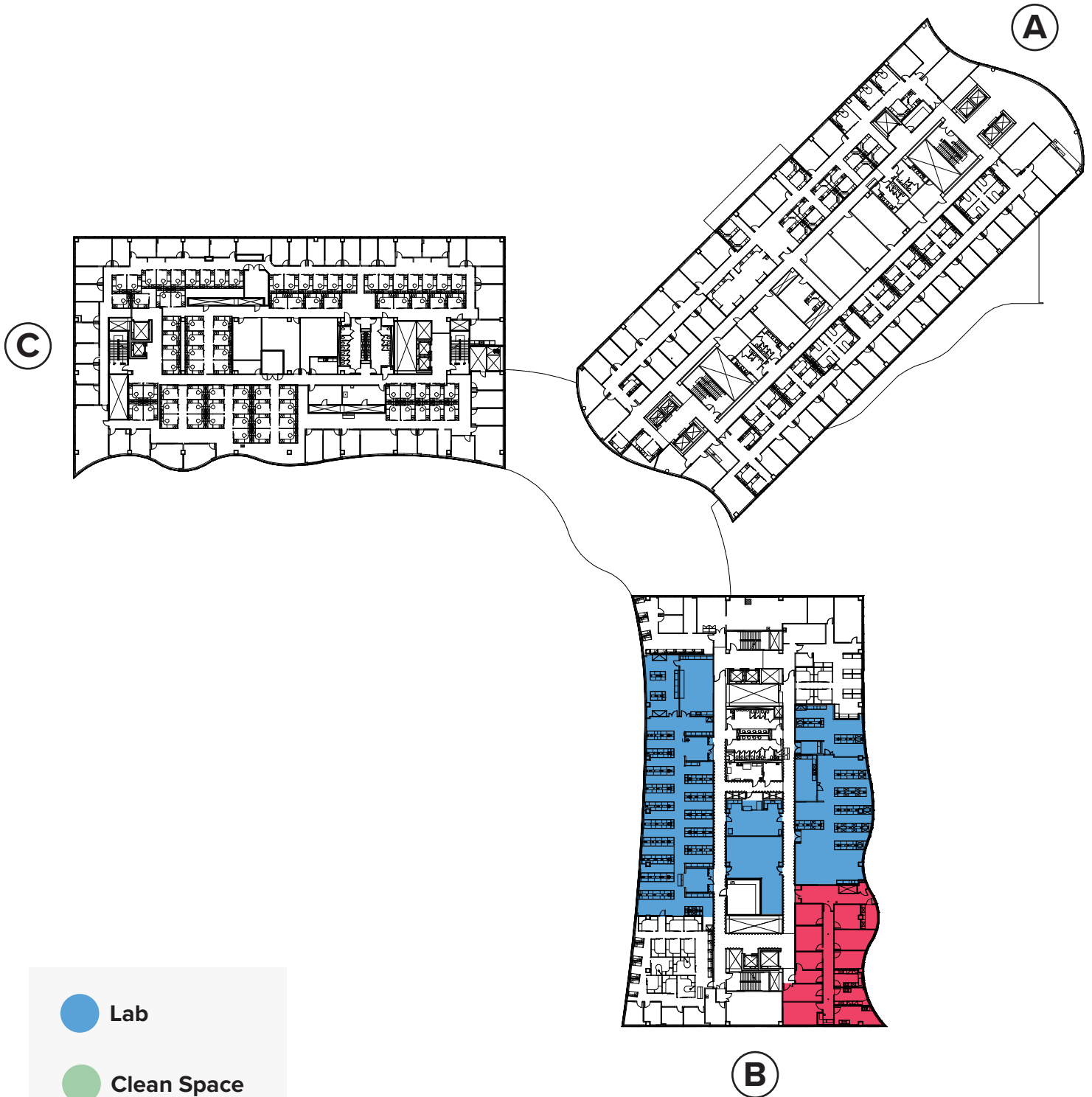
Third



- Lab
- Clean Space
- Warehouse

LEVEL

Fourth

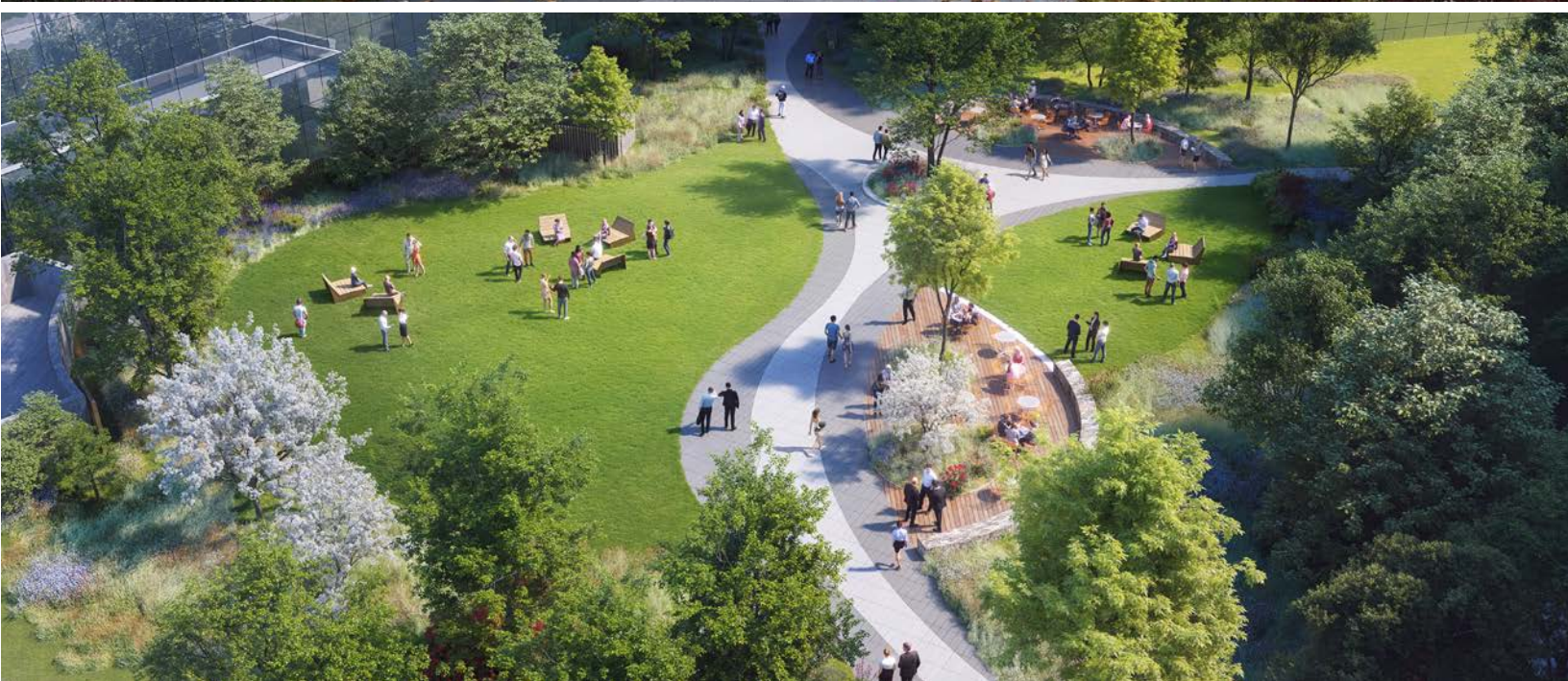


- Lab
- Clean Space
- Warehouse
- Vivarium



A New Era of Upgrades

With a multi-million dollar renovation, the Capital Research Campus is poised for a major upgrade that enhances collaboration, functionality, and campus-wide appeal. The improvements will modernize shared areas, expand scalable lab capabilities, and reflect strong ownership commitment to supporting future research and innovation.

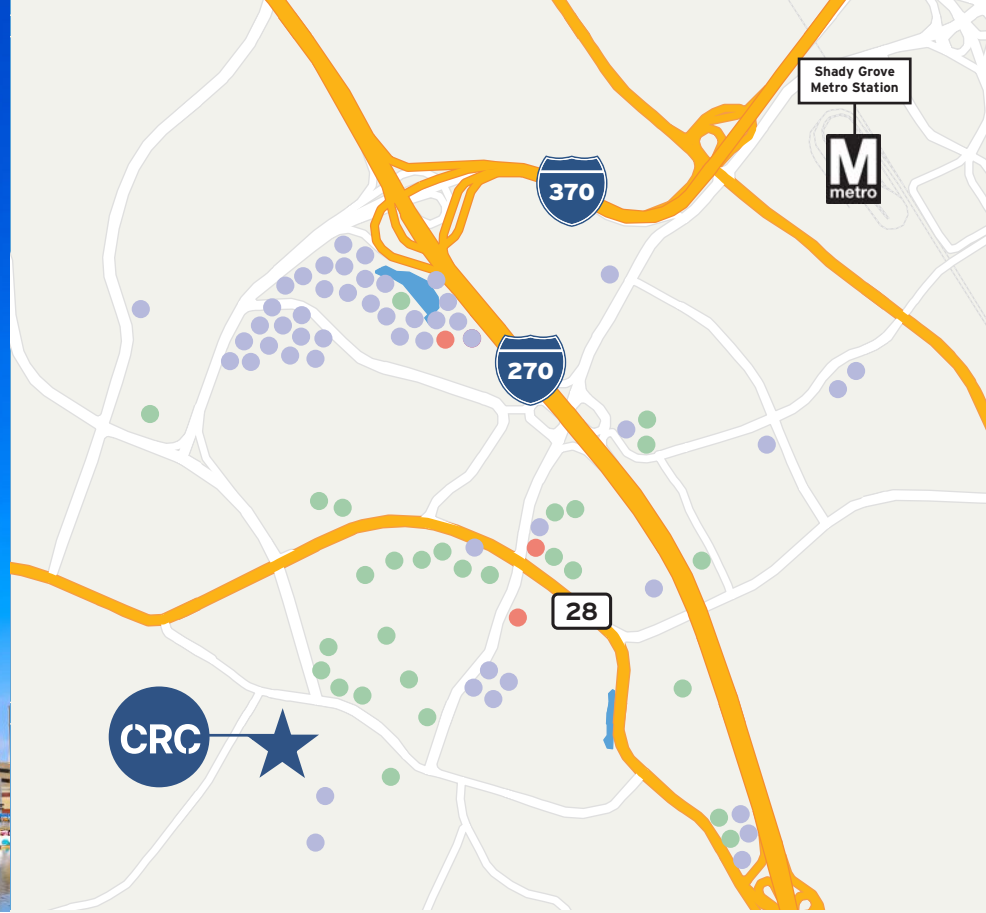


In Good Company

CRC sits at the center of top life science companies, dining, retail, and transit offering easy access to work and lifestyle essentials.



Rio Washingtonian Center



2 mins
Interstate 270



13 mins
Interstate 495



8 mins
Shady Grove Metro



8 mins
Marc Station



15 mins
Amtrak Station



32 mins
Reagan National Airport



28 mins
Dulles International Airport



42 mins
Baltimore Washington International Airport



Notable Companies

- Astrazeneca
- NIH
- Adventist HealthCare
- The Universities at Shady Grove
- Blue Door Pharmacies
- Millipore Sigma
- Supernus
- Hansoh Pharma
- ABL Inc.
- GSK
- Cellular Biomedicine Group
- Immunomic Therapeutics
- Lonza
- BioReliance
- RegenxBio
- Charles River
- Meso Scale Discovery
- Champions Oncology



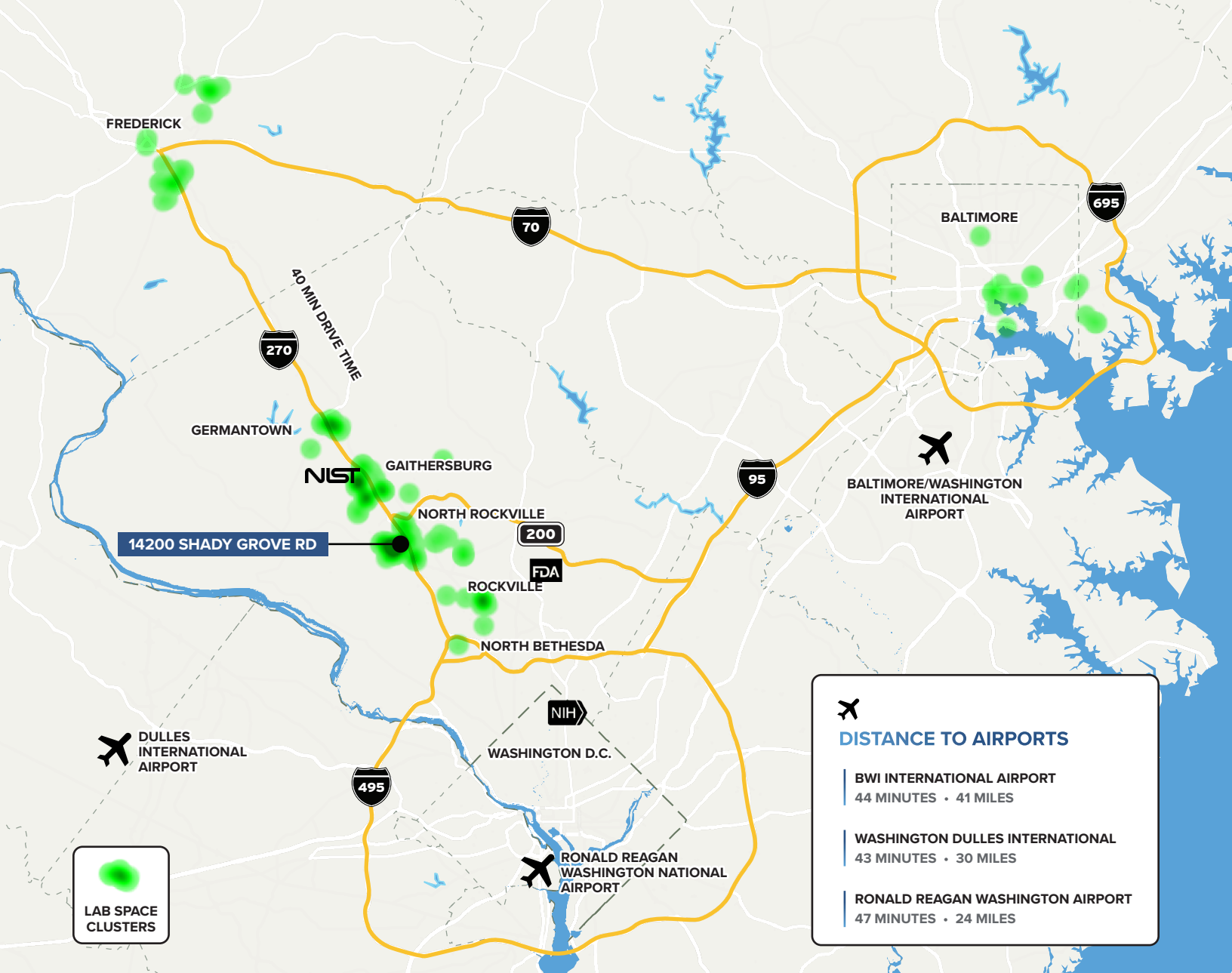
Notable Hotels

- Marriott Washingtonian
- Hilton Garden Inn
- Courtyard Rockville
- Residence Inn
- SpringHill Suites



Notable Restaurants & Retail

- Coastal Flats
- Ruth's Chris Steak House
- Ted's Bulletin
- Sweetgreen
- Starbucks
- Harris Teeter
- Target
- One Life Fitness
- Lululemon
- The Container Store
- Copper Canyon Grill
- Dick's Sporting Goods
- Dave & Buster's
- Ikea
- Uncle Julio's
- True Food Kitchen
- Yard House
- Silver Diner
- Mamma Lucia
- Panera Bread
- Rio Washingtonian Center
- Downtown Crown
- Cooper's Hawk
- Chick-fil-A
- One Life Fitness



THE Ecosystem

Located in the largest concentration of life science and research space in the state, the I-270 corridor in Maryland is a thriving life science cluster. This proximity offers companies unmatched access to regulatory expertise and collaboration opportunities. The area is also supported by leading universities and a highly skilled workforce, creating a vibrant ecosystem of innovation with state-of-the-art facilities and robust support services.

Proximity to Federal Agencies:



THE Talent

The region boasts a highly educated workforce, with a concentration of professionals in biotech, pharmaceuticals, and healthcare. Proximity to leading universities and research institutions, such as Johns Hopkins University and the University of Maryland, ensures a continuous pipeline of top-tier talent.

#3

U.S. Biopharma Cluster in the United States

1. San Francisco Bay Area
2. Boston, MA
- 3. BioHealth Capital Region**
4. New York / New Jersey
5. Los Angeles / Orange County

\$116k

Median Income

22%

Sector Job Growth
since 2020

\$989M

2023 Research
Project Grants



Capital
Research
Campus



Scheer Partners

A Reputation for Results

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