



📍 9713, 9715, and 9717 Key West Ave. Rockville, Maryland 20850

10,100 - 26,929 SF

Available For Lease

- Three-building campus in Rockville's life science hub
- Ample parking and walkable retail and dining
- Fully equipped labs with benches and fume hoods
- Easy access to I-270, Route 28, and Metro
- Flexible layouts and abundant natural light
- Onsite café, gym, lounge, and lobby
- Located in the Shady Grove Corridor

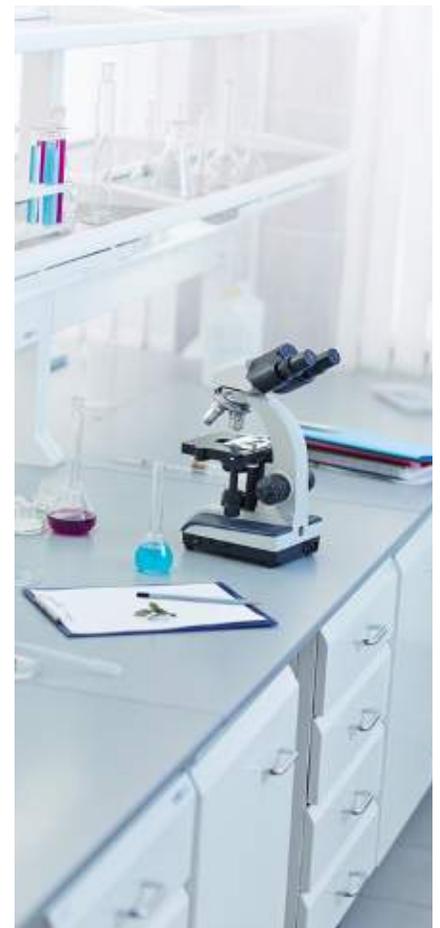


Position your business in the heart of Montgomery County's premier innovation corridor.

Key Labs offers a rare leasing opportunity in a highly sought-after Rockville location; surrounded by nationally recognized research institutions, healthcare providers, and cutting-edge biotech firms.

These Class A commercial buildings feature flexible floor plates, abundant natural light, and modern infrastructure tailored to meet the needs of today's tenants. With easy access to Route 28, I-270, and the Shady Grove Metro, your team and clients enjoy seamless regional connectivity. Onsite parking and proximity to major life science anchors make Key Labs a strategic choice for forward-thinking companies.

Whether you're expanding operations, opening a satellite office, or seeking a strategic location, Key Labs offers visibility, convenience, and access in one of the region's most dynamic business hubs.





Property Overview



Building Highlights

9713 Key West Ave

120,160 SF
SF RBA

26,929 SF
Available SF

5
Stories

4.0/1,000 SF
Parking Ratio

9715 Key West Ave

82,258 SF
SF RBA

0 SF
Available SF

3
Stories

4.0/1,000 SF
Parking Ratio

9717 Key West Ave

73,761 SF
SF RBA

10,100 SF
Available SF

3
Stories

4.0/1,000 SF
Parking Ratio



Lobby & Lounge Space



Elevated Spaces

Effortless Flow

Energized Days



CAFE & GYM

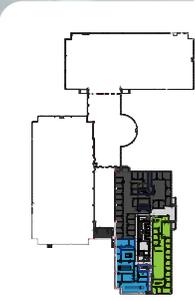
Level 1

10,100 SF

9717 Key West Ave



● Lab ● Office ● Leased ● Common Areas



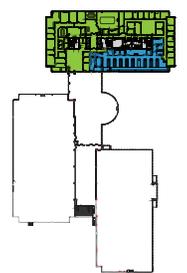
Level 5

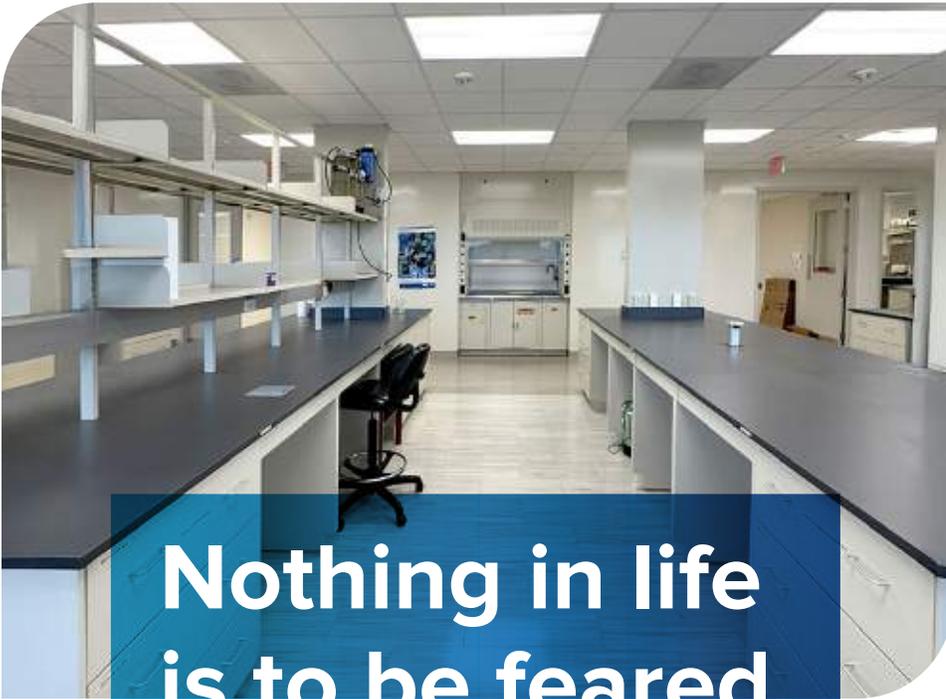
26,929 SF

9713 Key West Ave



● Lab ● Office ● Leased ● Common Areas

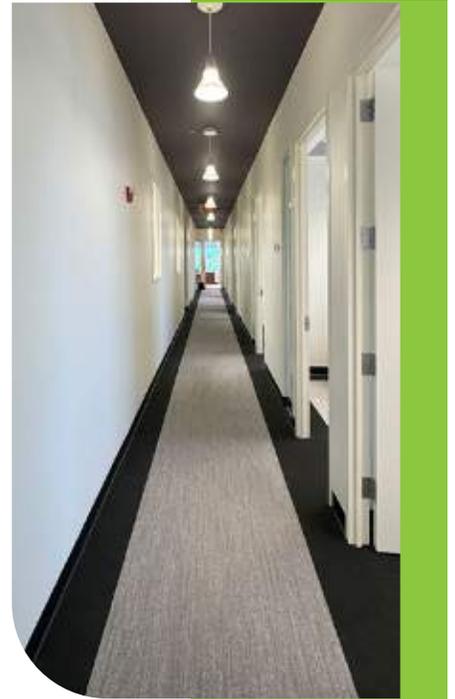




Nothing in life
is to be feared,
it is only to be
understood.
- Marie Curie



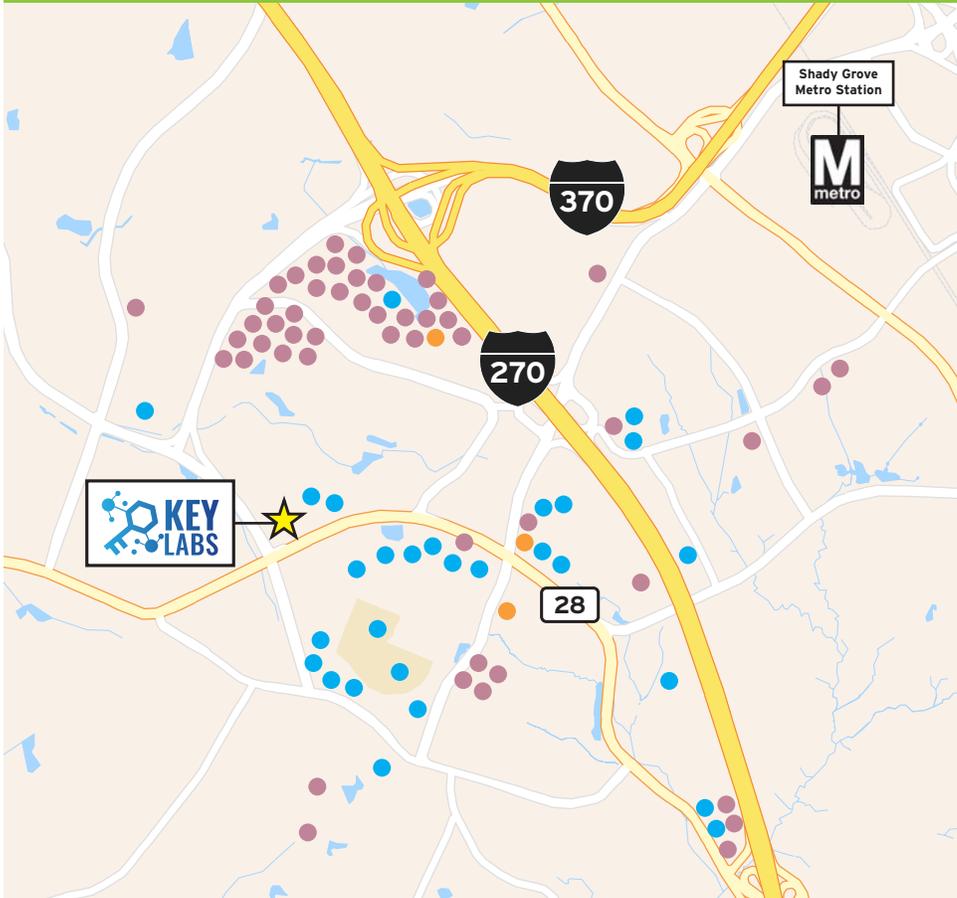
Lab Space



Workplace Redefined



Meet the Neighbors



Rio Washingtonian Center

2 min to



13 min to



8 min to



8 min to



15 min to



32 min to



28 min to



42 min to



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 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

Notable Hotels

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

The Biobelt

The DC–Baltimore–I-270 corridor is one of the most dynamic life science clusters in the country, home to major federal research institutions, biotech startups, global pharma companies, and top-tier universities. With access to talent, capital, and infrastructure, this region drives innovation in therapeutics, diagnostics, and advanced research.

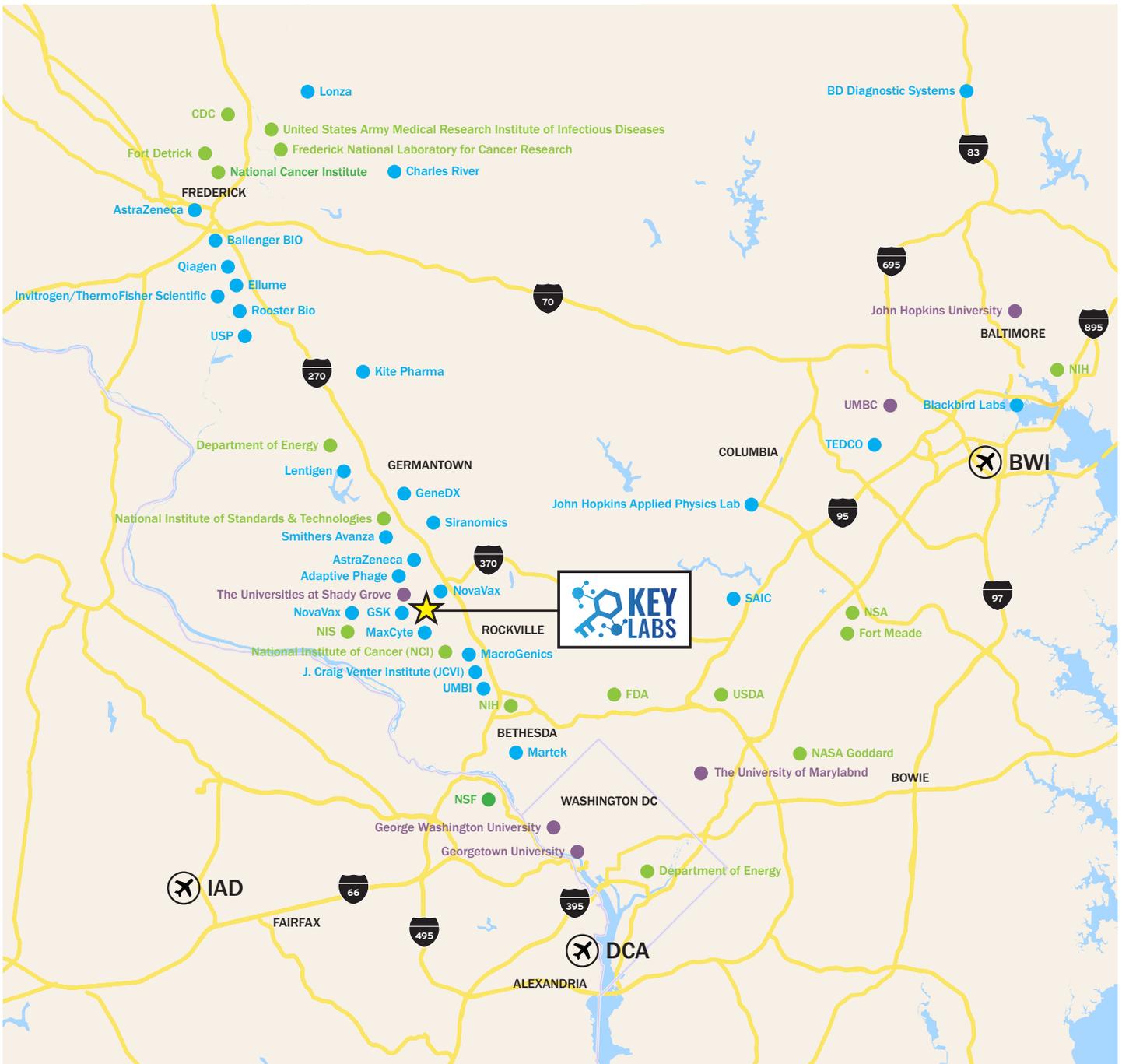
75k

Life Science Professionals

14.3M SF

SF of Lab/R&D space

● Government ● Universities ● Scientific Companies



The Shady Grove Life Science Corridor



Shady Grove Life Science Corridor By The Numbers

5.2M SF

Existing Life Science Inventory¹

143

Number of Scientific Companies²

20K+

Proximate Labor Pool of Scientists³

The Shady Grove Life Science Corridor is a biotech hub driving innovation and research in Maryland. It blends cutting-edge science with upscale retail and dining, creating a vibrant community for top talent and businesses.

¹ Scheer Partners Advisory Services; ² Database USA; ³ Lightcast

World Class Companies



Top Talent



Diverse Dining



Upscale Retail





Innovation at Work

Contact Us

Matt Brady

President
301.980.0641
mbrady@scheerpartners.com

Drew Davis

Senior Vice President
203.803.7283
adavis@scheerpartners.com

Devin Zitelman

Director, Scientific Real Estate Advisory Services
301.873.6700
dzitelman@scheerpartners.com

301.337.4700

scheerpartners.com

15245 Shady Grove Road, Suite 210
Rockville, Maryland 20850