

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

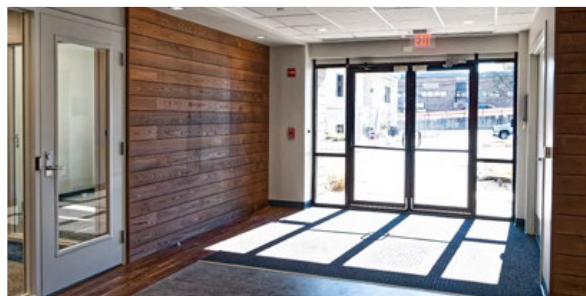


Fully Leased

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
- Façade 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

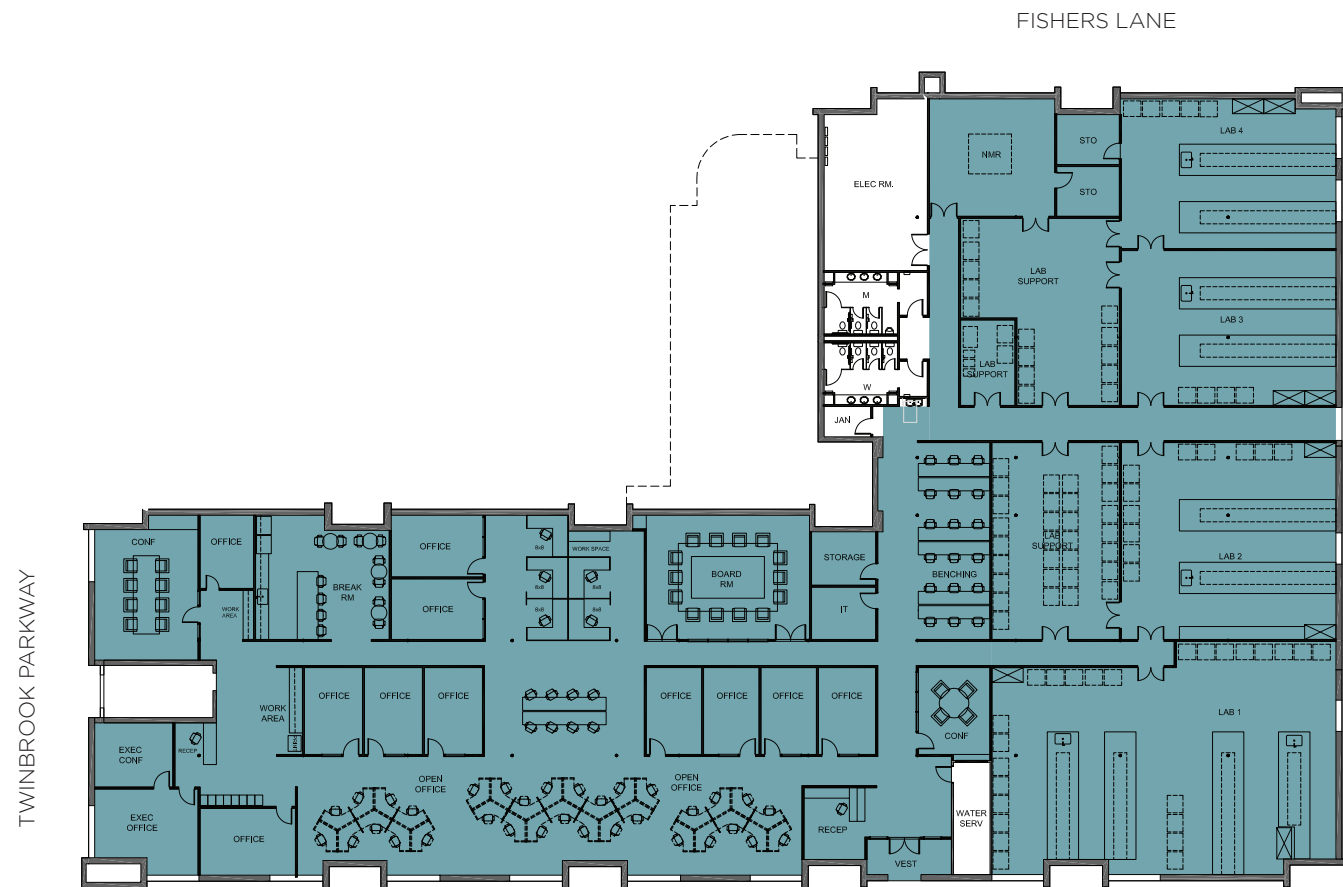




AVAILABLE SPACE

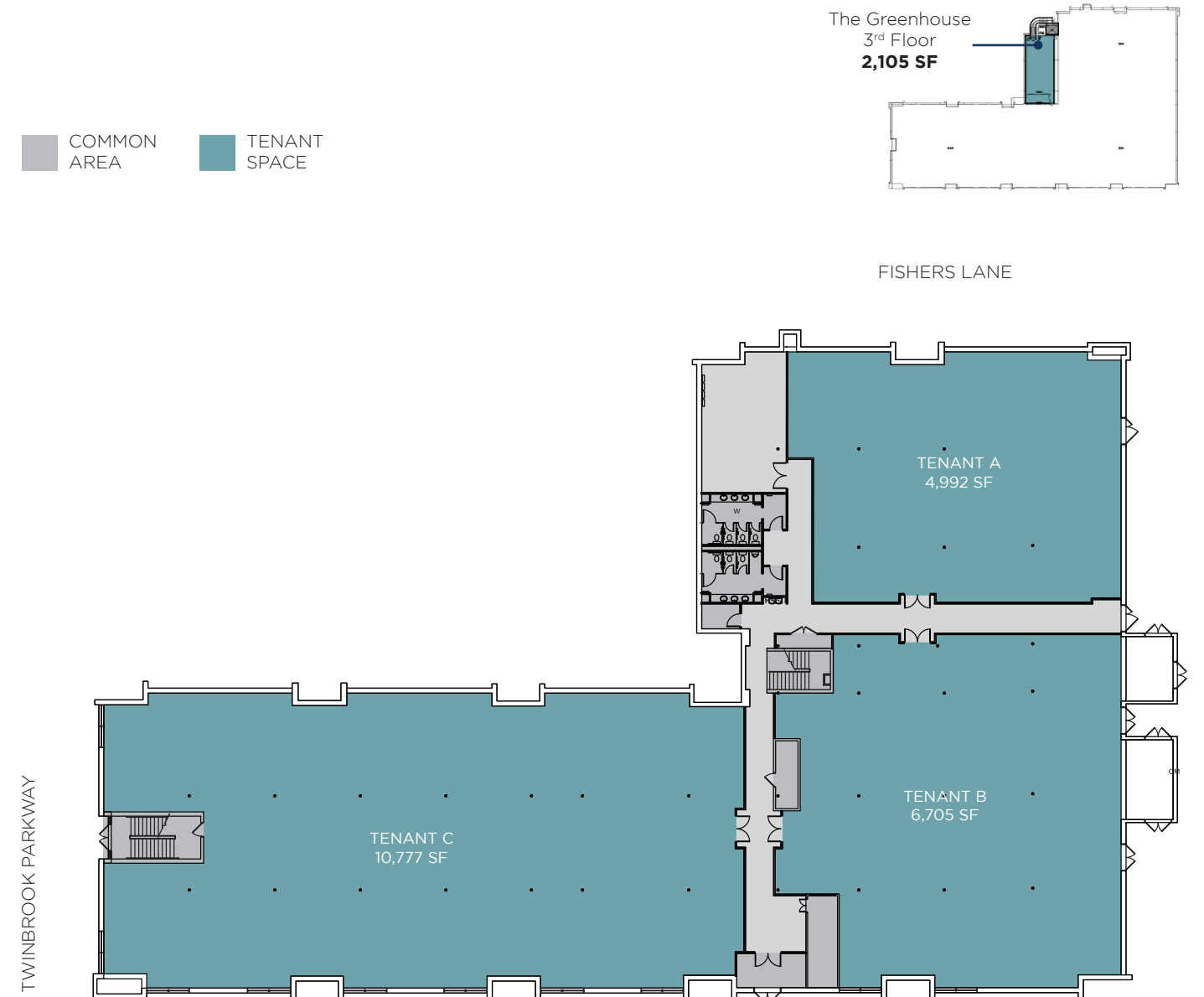
12441 PARKLAWN DRIVE

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**

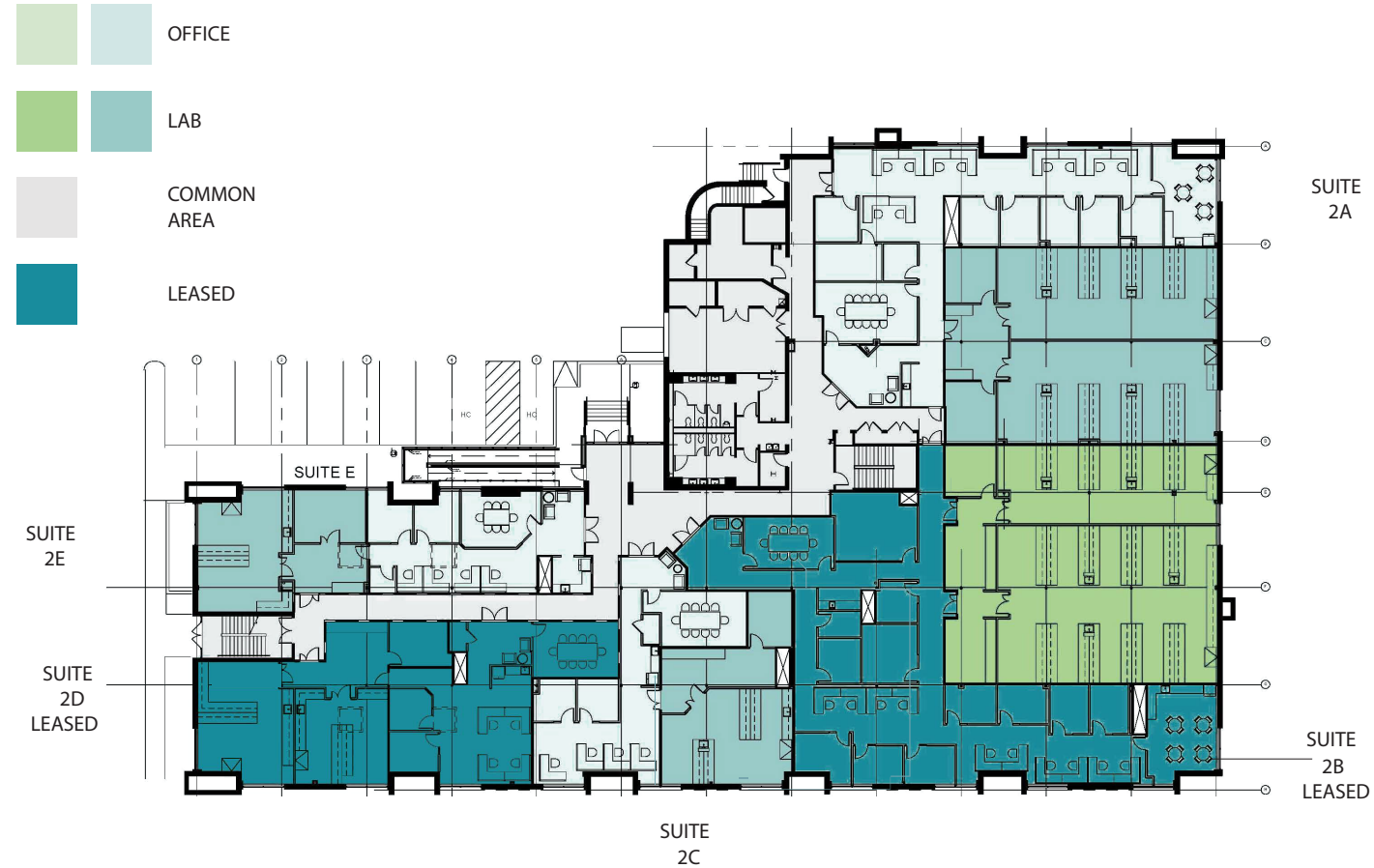


12441 PARKLAWN

2ND FLOOR SPEC SUITES - 13,404 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- LEASED 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

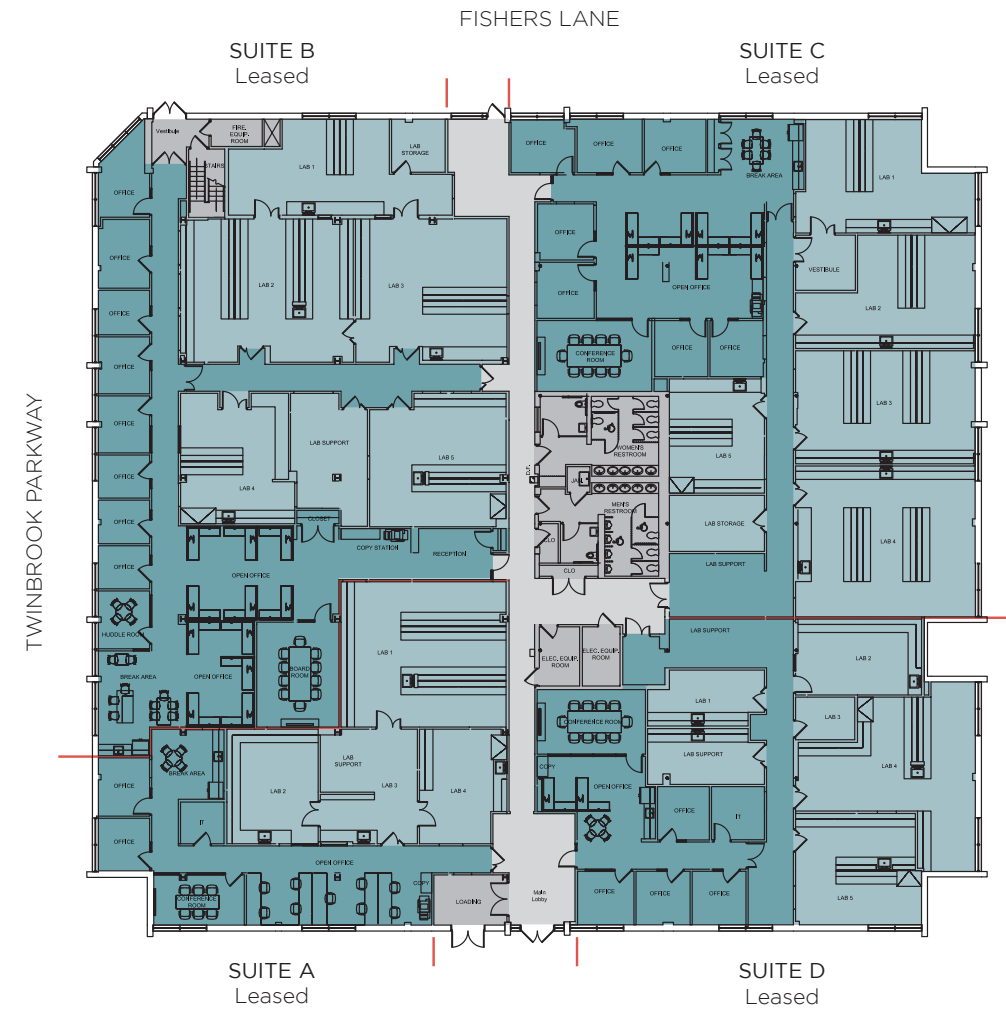
8,784 RSF
 57% LAB
 43% OFFICE

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

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