



1450

R E S E A R C H

Up to 30,020 SF OF LAB

Spec Suites Are Available!



 **Scheer Partners**
A Reputation for Results

**south
DUELL**
COMMERCIAL REAL ESTATE INVESTMENTS

+ BUILDING OVERVIEW

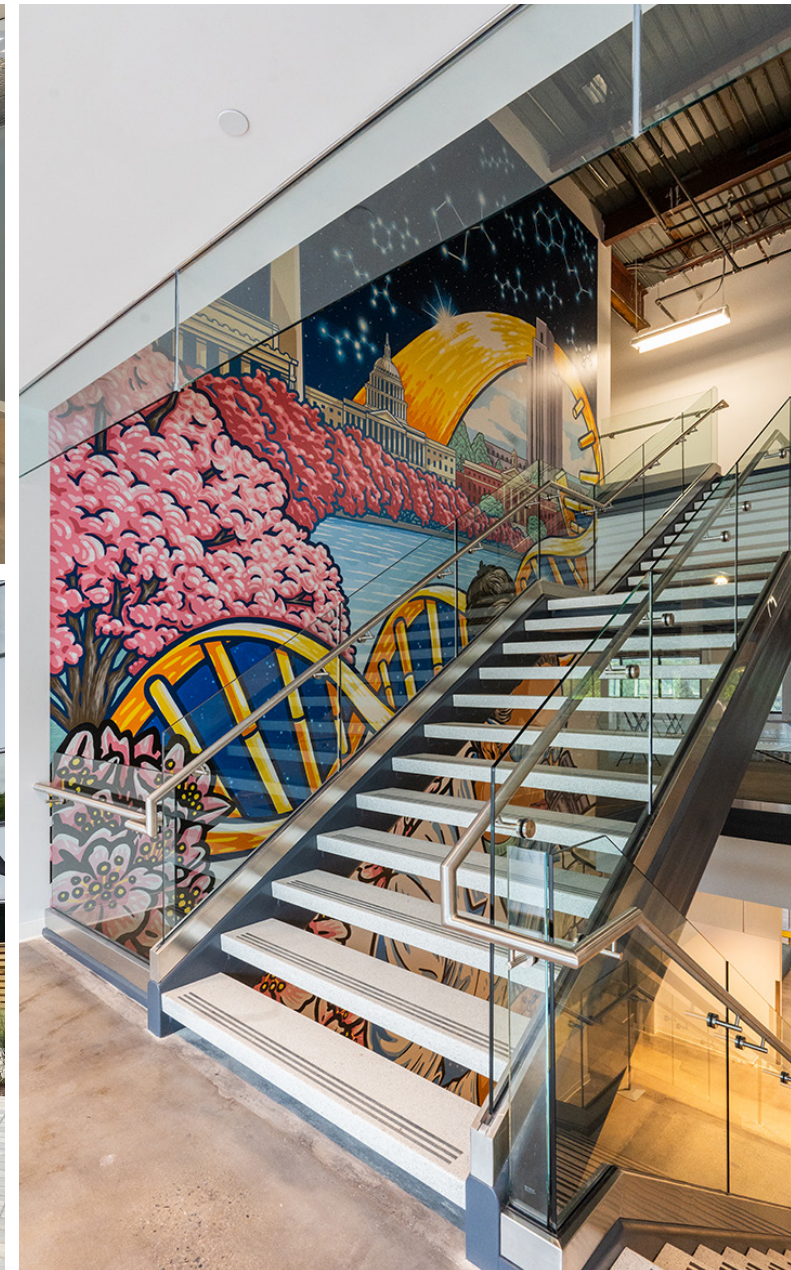
Located conveniently in the bustling I-270 life science corridor near the Shady Grove Life Science Center with easy access from exits 6 and 8, 1450 Research Boulevard is a newly renovated, three-story, 45,000 SF, life science building in Rockville, MD.

Improvements to the building include two shared conference rooms, a patio/outdoor entertaining area, a three-level open staircase, restrooms, an autoclave and glass-wash, and a tenant lounge with a pantry equipped with Wi-Fi.

Brand new mechanical, electrical, and plumbing systems, natural gas backup generator, a dedicated outdoor air supply (DOAS) unit, and a service elevator ensure reliable and highly functional infrastructure.

+ NEW AMENITIES

- Tenant lounge/ pantry
- Shared conference rooms
- Outdoor collaboration area
- Common areas and restrooms
- Shared glass wash & autoclave
- Freight elevator
- Loading area
- Backup generator
- Lab ready mechanical systems
- 4 electric vehicle charging stations



+ TECHNICAL HIGHLIGHTS

TOTAL SF

+ 45,000 SF

POWER

+ 3000 Amp 480/277Volt,
3-Phase, 4-Wire

HVAC/MECHANICAL

+ New rooftop DOAS units

ZONING

+ Mixed-Use
Employment (MXE)

UTILITIES

+ 5" Sanitary
+ 3" Domestic Cold Water
+ Natural Gas 2 PSIG)

EMERGENCY GENERATOR

+ Natural Gas (180KW)

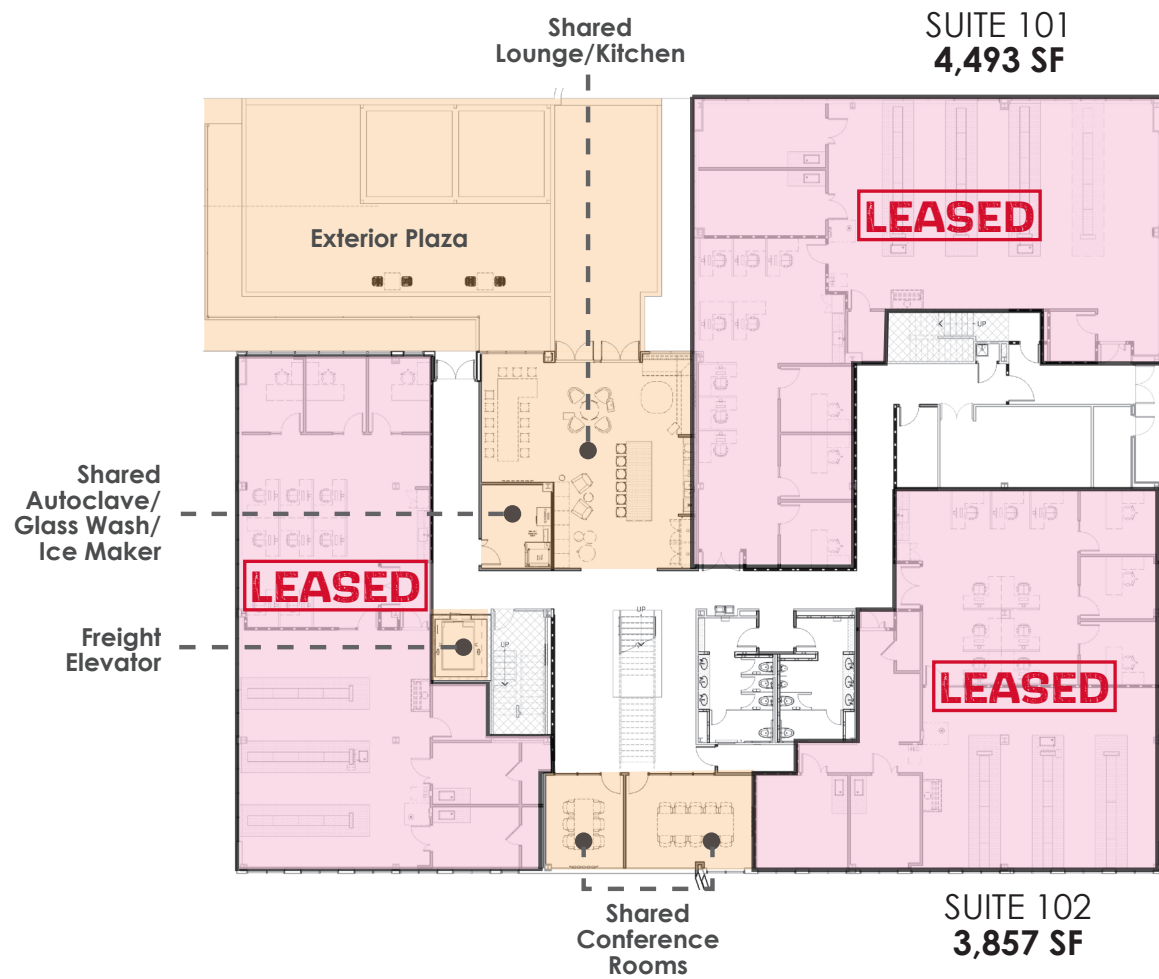


+ FLOOR PLANS & AVAILABILITY

2,651 – 30,020 SF AVAILABLE

Four move-in ready lab spec suites ranging from 2,651 to 4,748 SF are now available for occupancy on the 2nd floor along with one full floor measuring 15,387 SF (build to suit).

LEVEL 1



LEVEL 2

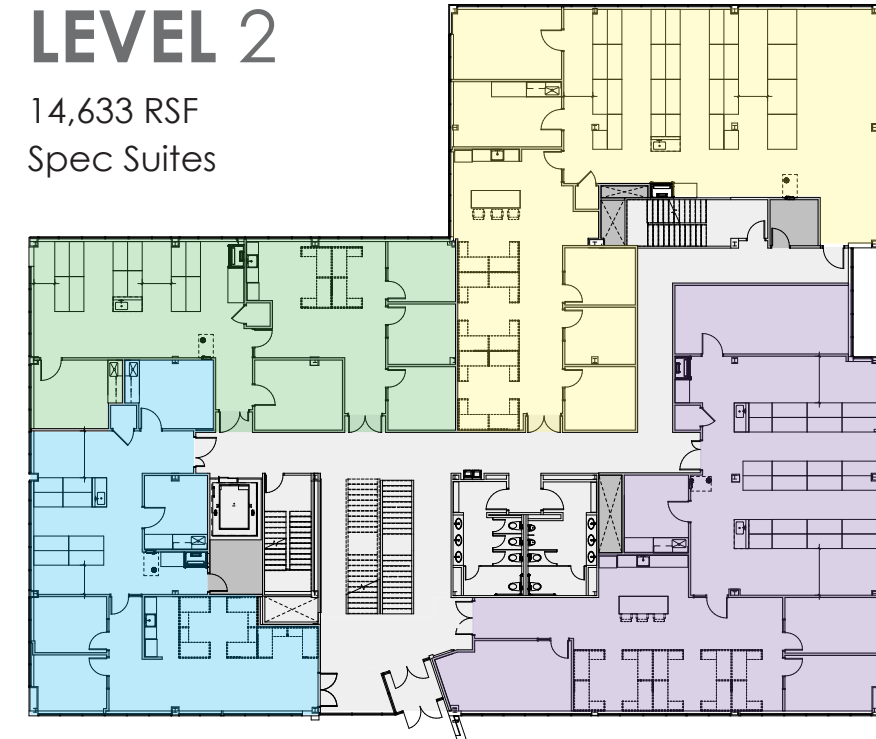
14,633 RSF
Spec Suites

Suite 220
2,784 SF

Suite 210
2,651 SF

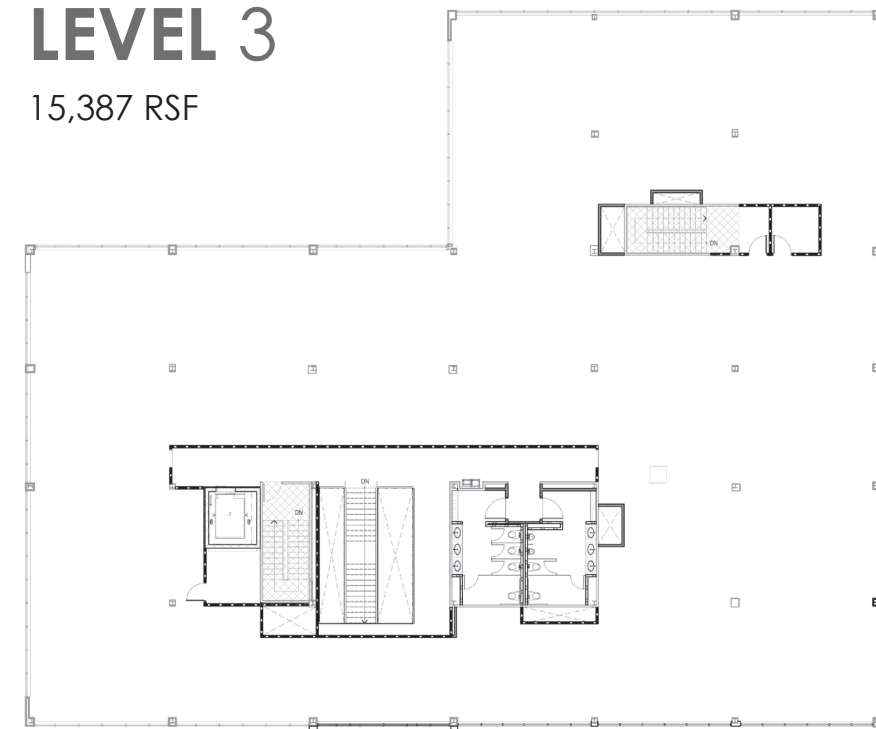
Suite 230
4,748 SF

Suite 240
4,450 SF



LEVEL 3

15,387 RSF



+ LEVEL 2 SPEC SUITES



+ LOCATION OVERVIEW

1450 Research Boulevard is a short walk away from neighborhood amenities including restaurants, hotels, and fitness centers such as Chick-Fil-A, Cooper's Hawk, Robeks, and Onelife Fitness.





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