

20430 & 20440 Century Boulevard
Germantown, MD



GERMANTOWN'S

LIFE SCIENCE SOLUTION

INTRODUCING

Precision Labs™, a three-building life science opportunity undergoing extensive renovations offering numerous speculative wet lab suites ranging from 2,500 to 7,500 square feet in addition to a unique 32,000 square foot full building headquarters opportunity equipped with all of the infrastructure necessary for laboratory, R&D and cGMP manufacturing uses. Positioned just off I-270 in Germantown, MD, the buildings are located within one of the largest life science clusters in the country.





20430

Century Boulevard



32,190 RSF
1-Story

To be **delivered in shell condition**
ready for tenant buildout

Five 48" High Loading Docks
Accommodates **53' Tractor Trailer**

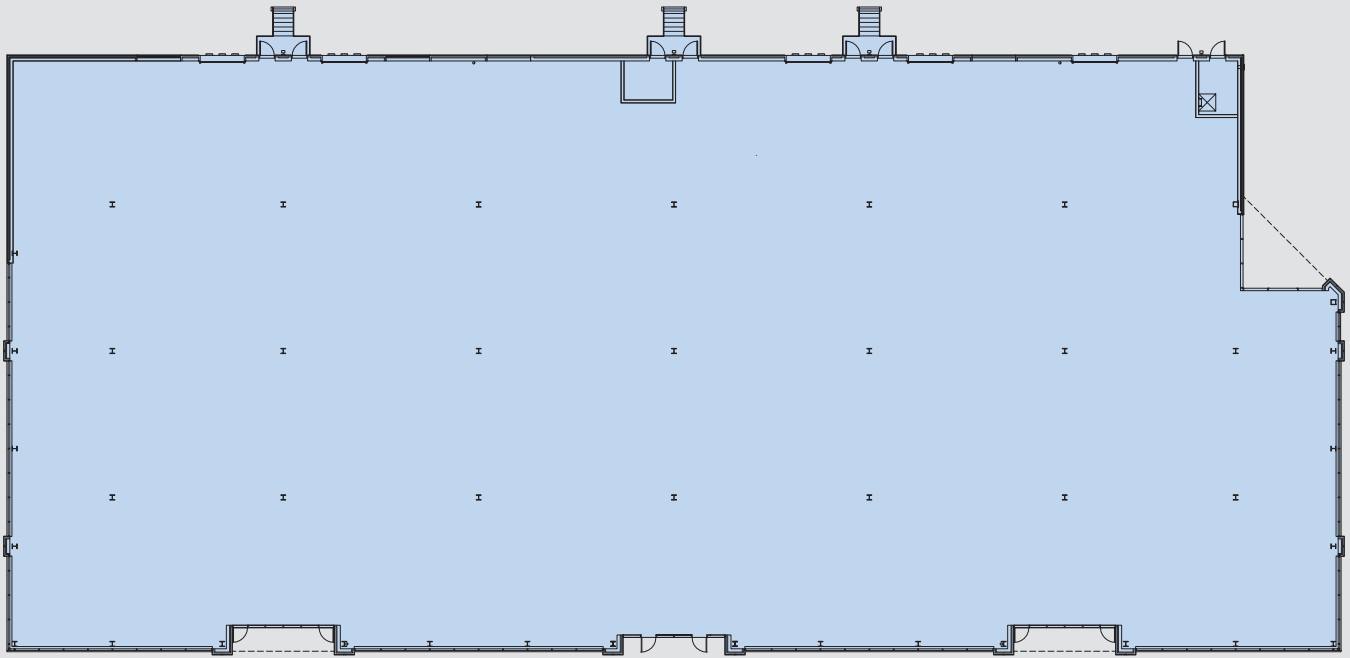
Slab Heights:
20' 7" Clear at Center of Building
19' 5" Clear at Front and Rear of Building
17' Approx. to Underside of Roof Trusses

1st Floor Load: **100 lbs/SF**
Roof Structure Floor Load: **55 lbs/SF**

Column Spacing:
Typical Bay Size
40' x 30'



Lab Ready for R&D and Manufacturing



20430 Century Boulevard
Full Building | 32,190 RSF | 1-Story



20440

Century Boulevard



51,691 RSF
2-Story

Lobby, common area and restroom
renovations to be delivered

Column Spacing:
North and South Exterior Walls **30' x 39' 6"**
Center of Building **30' x 28'**

Slab Heights:
15' Clear to Underside of Deck
14' to Underside of Structural Beams

One 48" High Loading Dock
Accommodates **53'** Tractor Trailer

New Service Elevator with
Proximity to Loading Dock

1st Floor Load: **100 lbs/SF**
2nd Floor Load: **80 lbs/SF**
Roof Structure Floor Load: **55 lbs/SF**



Spec Lab Opportunities | 2,500-7,000 RSF



20440 Century Boulevard | First Floor

■ Suite 125	■ Suite 150
5,091 RSF	7,380 RSF
58%/42%	60%/40%



20440 Century Boulevard | Second Floor

■ Suite 230	■ Suite 240	■ Suite 200	■ Suite 280
2,971 RSF	2,203 RSF	7,446 RSF	4,096 RSF
58%/42%	60%/40%	58%/42%	63%/37%



NIST

NIH

FDA

Johns Hopkins University

The Universities at Shady Grove

NIH

USP

FDA

NIH

**LIFE SCIENCE
I-270 CORRIDOR**

LIFE SCIENCE NEIGHBORS



- | | | | | | | | |
|---------------------------|--------------------------------|---|-------------------------------------|---|---------------------|---------------------------------------|--------------------------|
| 1 Alteon
HEALTH | 2 TeraImmune
seraxis | VENCORE
ALEXANDRIA
<small>Building the Future of Life-Changing Innovation™</small> | 3 ThermoFisher
SCIENTIFIC | RADA USA
sirnaomics
<small>Advancing RNAi Therapeutics</small> | 6 Senseonics | 7 MARS
syndioscience
SGS | 8 SGS
Terracon |
|---------------------------|--------------------------------|---|-------------------------------------|---|---------------------|---------------------------------------|--------------------------|



AMENITIES

Precision Labs™ is located just a short drive to an abundance of dining, shopping, fitness, and other conveniences. In addition, the campus will feature an outdoor amenity gathering space.



WISTERIA DR

GERMANTOWN RD

MIDDLEBROOK RD

Germantown Plaza



Germantown Commons



Shops at Town Center





Auto Service



Bank



Coffee



Entertainment



Food



Gas



Grocery



Medical



Pet



Salon



Shopping



Wellness

Center & Century Station

The Shops at Seneca Meadows





Leasing by

Owned by



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