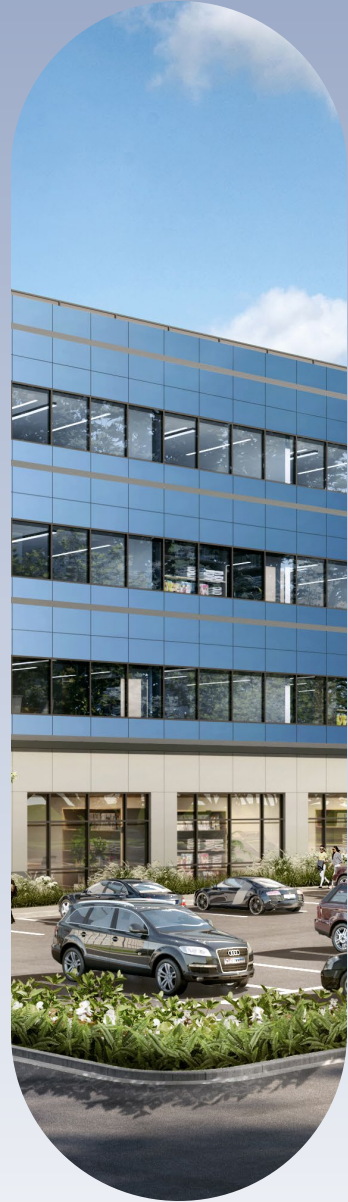
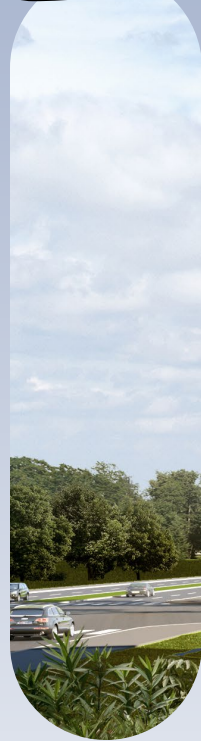


MONUMENT INNOVATION CENTER



Monument
REALTY

nuveen
REAL ESTATE

735 WATKINS MILL ROAD | GAITHERSBURG, MD
135,000 RSF > New Development | Life Science > Lab > Office

A rare opportunity in the center of Maryland's life science corridor.
Specifically designed to meet the standard for life science facilities.

Ideal Location > Class A Lab + Office > Branding Opportunities > Untapped Market

**AVAILABLE
SUMMER
2023**



BUILDING SPECS

34K SF FLOORPLATES

PARKING
2.00 space per
1,000 RSF

**135,000
TOTAL RSF**

4 STORIES
New, ground-up
construction for
lab and office

**LOAD
CAPACITY**
100 psf live
load in typical
floors, 125 psf
at center
30' bays

**SUSTAINABLE
DESIGN**
LEED **GOLD**
Certified

LOADING DOCK
Two truck bay; dumpster and
recycling yard available

**PASSENGER
ELEVATORS**
Two passenger, 3,500
pound traction at 350 fpm

**FREIGHT
ELEVATOR**
4,500 lb. capacity

**FLOOR TO
FLOOR HEIGHT**
17' ground-level
15' levels 2-4

ELECTRIC CHARGING STATIONS

HVAC
Combination Dedicated Outdoor Air System
(DOAS) and VRF system designed for 50% lab,
50% office. Shell includes the DOAS and fully
conditioned core, tenant spaces ready to receive
VRF and exhaust fan network as needed.

EMERGENCY POWER
700 kW diesel generator
(5 W/sf of leasable space)

Ideally located in the center for innovation in Montgomery County's thriving life science community

LOCATIONAL ADVANTAGES

Proximate to hundreds of private and publicly traded life science companies

Home to top academic institutions focused in life science

Highly-educated workforce with life science specialization

Network of preferred venture capital and research investment



SITE PLAN

Site

I-270 Highway

Point of Interest

EMERGENT

DxNow
sirnaomics
Advancing RNAi Therapeutics
GRL
ProteinBioSolutions

designDATA

novavax
Creating tomorrow's vaccines today.

SENSEI
BIOTHERAPEUTICS

FUTURE SENIOR LIVING

BARKING MAD

California TORTILLA

火锅英雄
HOT POT HERO

FIREBIRDS
WOOD FIRED GRILL

MULTIFAMILY & RESTAURANTS

ROYAL FARMS
Real Fresh. Real Fast.

THE HUMANE SOCIETY
OF THE UNITED STATES

MONUMENT
INNOVATION
CENTER

SIGNALIZED
INTERSECTION

Hampton
by HILTON

KAISER PERMANENTE

PROGRESSLABS
AT CENTER 85
(BioManufacturing)

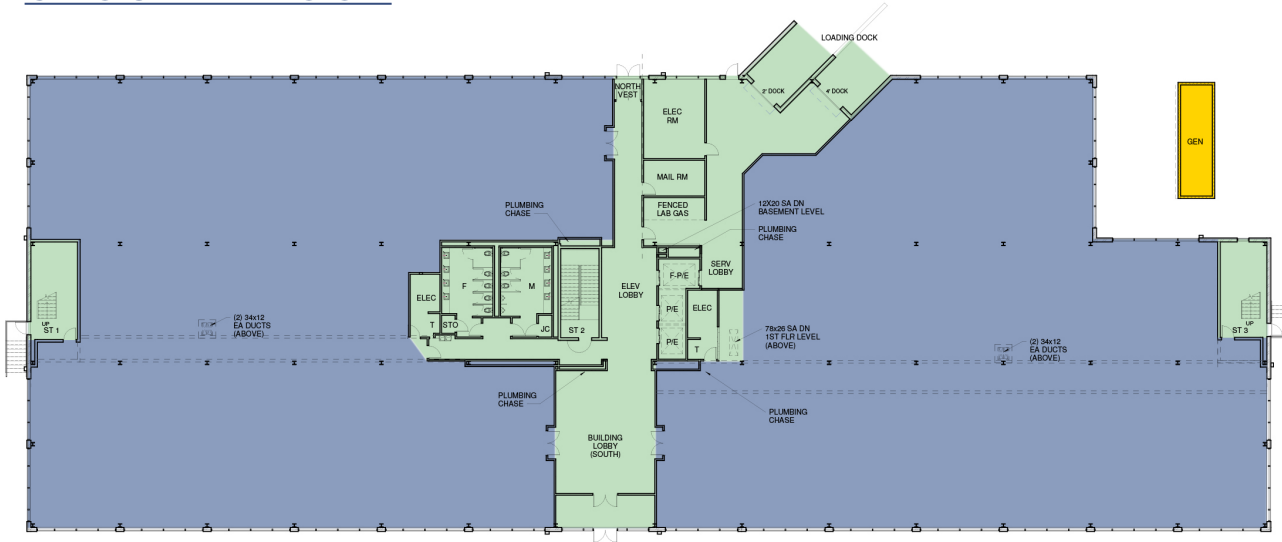
NEW HIGHWAY
INTERCHANGE

FLOOR PLANS

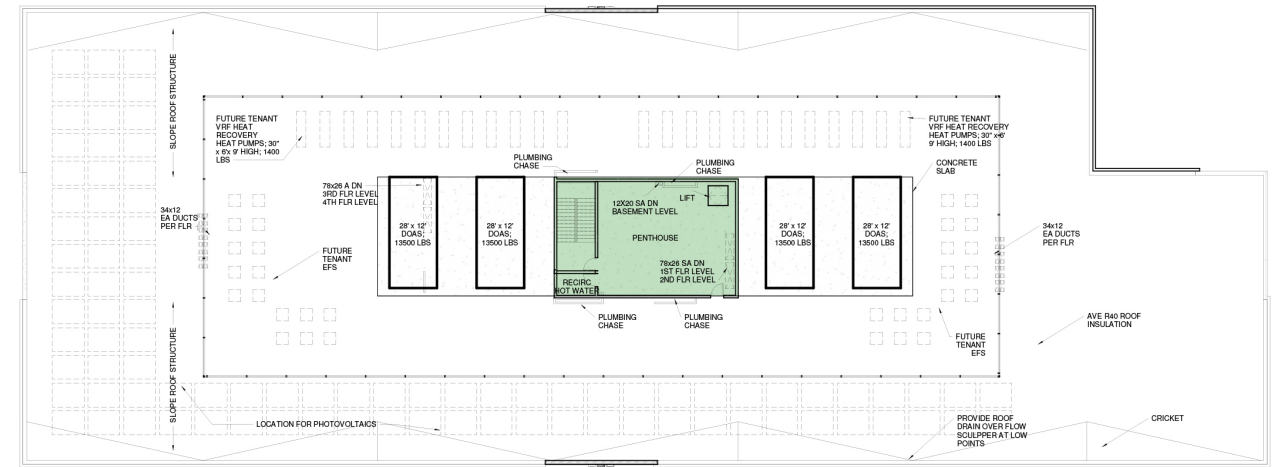
● Common Areas ● Tenant Space ● Storage ● Generator

GROUND FLOOR

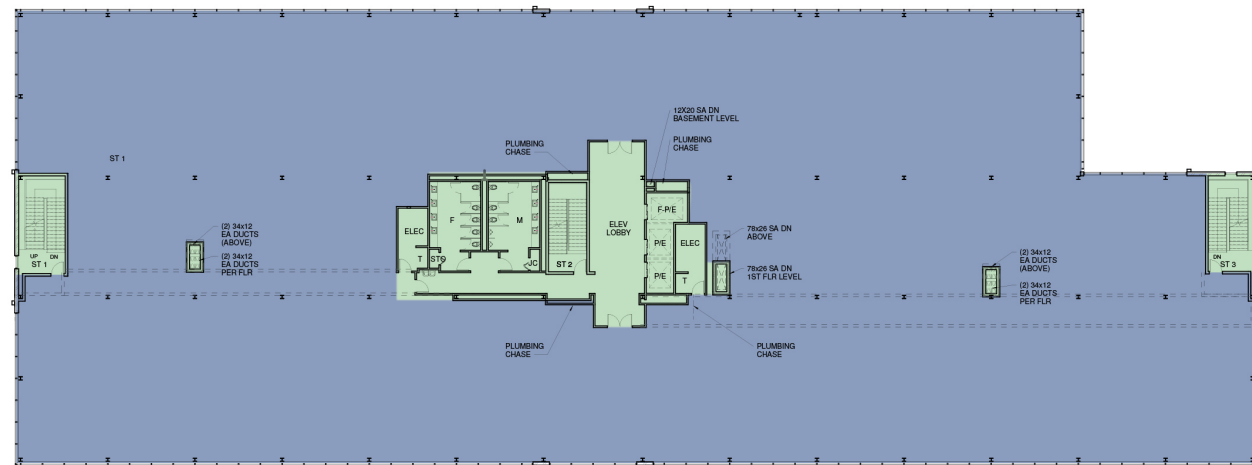
Click plan for larger view



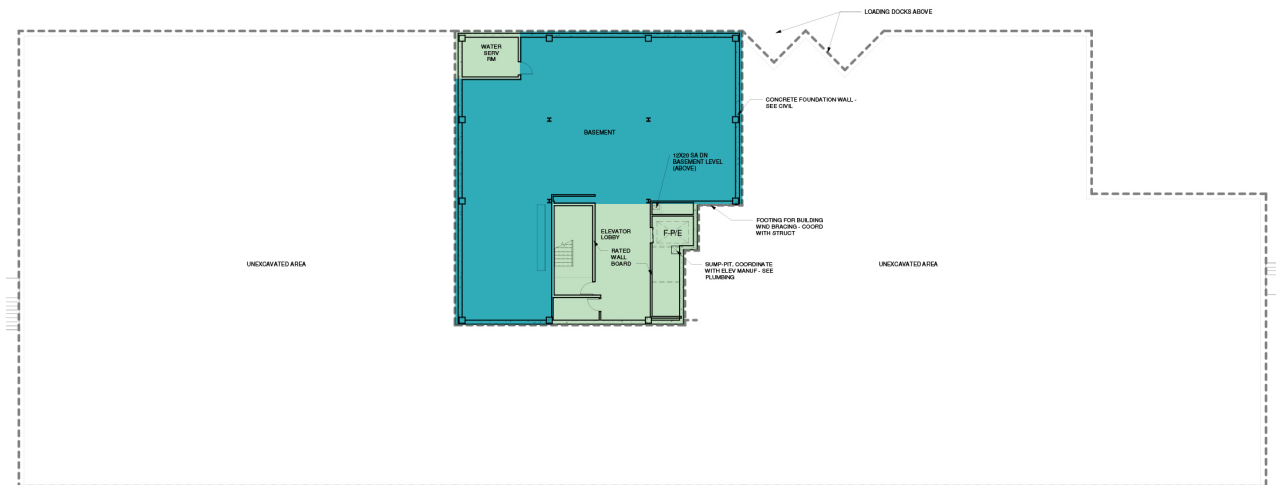
PENTHOUSE












TYPICAL PLAN



BASEMENT



AREA MAP

- Hotel 
- Retail 
- Coffee 
- Restaurant 
- Bar 
- Train Station 
- Bus Stop 
- Point of Interest 
- Park 

Site

I-270 Highway



NEW HIGHWAY INTERCHANGE

MONUMENT INNOVATION CENTER

KAISER PERMANENTE

BROWNS STATION PARK

METROPOLITAN GROVE STATION

BOWL AMERICA

MONTGOMERY CO. FAIRGROUNDS

MONUMENT INNOVATION CENTER

Team

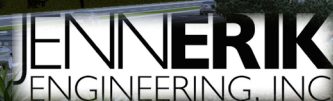
DEVELOPER



ARCHITECT



ENGINEER



CONTACT

DOUGLAS D. OLSON
dolson@monumentrealty.com
202.777.2004

750 17th St, NW
Suite 1100
Washington, DC 20006
monumentrealty.com



- 23 years of experience
- Portfolio includes eight million SF of Class-A office space, 8,000 residential units, and a number of hotel properties
- Assets valued over \$8 billion

FOR MORE INFO >
monumentrealty.com

nuveen
REAL ESTATE

- Over \$140 billion AUM globally
- In excess of five million SF of life science
- Life science markets include San Francisco, San Diego, Washington, D.C., Raleigh, New York, among others

FOR MORE INFO >
nuveen.com