


20400 Observation Drive, Germantown, MD

20400

Observation

Labs

Where Discoveries are **Made**

Observe Success

20400 Observation Drive

At the forefront of the Life Sciences Sector in Germantown, MD, lies Observation Labs, Guardian Realty's newest best in class lab opportunity. With building renovations underway, this life science community aims to foster pioneering technologies and world-changing discoveries. With spec suites delivering as early as 2023, Observation Labs will lead the way with design innovation and next-gen lab space.



Enhanced Amenities



Upgraded Lobby



Conference Room



Shared Biotech
Lab Equipment



- **Laboratory Sterilizer**
*BMT Model
SP559-1E*
- **Laboratory Glassware Washer**
*Miele Model
PG8583CD*
- **Water Purification System**
*Neuion Model
Pure Ion 44max*
- **Flake Ice Machine**
*Scotsman Model
FS0522A-1B*

Next-Gen Lab Space

HVAC: Pretreat DOAS air and house condenser water system

Elevators: 2500 LB Passenger (2) (Loading docks at each floor level)

Structural Bay Size: 25'-8" x 31'-3"

Floor Load: First floor: 250 PSF
Second floor: 80 PSF (Spot reinforcement possible for areas of concentrated load.)

Floor Type: First floor: concrete slab on grade / Second floor: concrete on metal deck

Plumbing: Wet risers, natural gas and lab waste

Electrical: 480 Volt

Gas: 2 PSIG

Emergency Power: 5 W / USF

Parking Ratio: 4/1,000 SF



Local Amenities



Auto Service



Grocery



Bank



Medical



Coffee



Pet



Food



Salon



Gas



Shopping



Entertainment



Wellness

Father Hurley Blvd

270

118

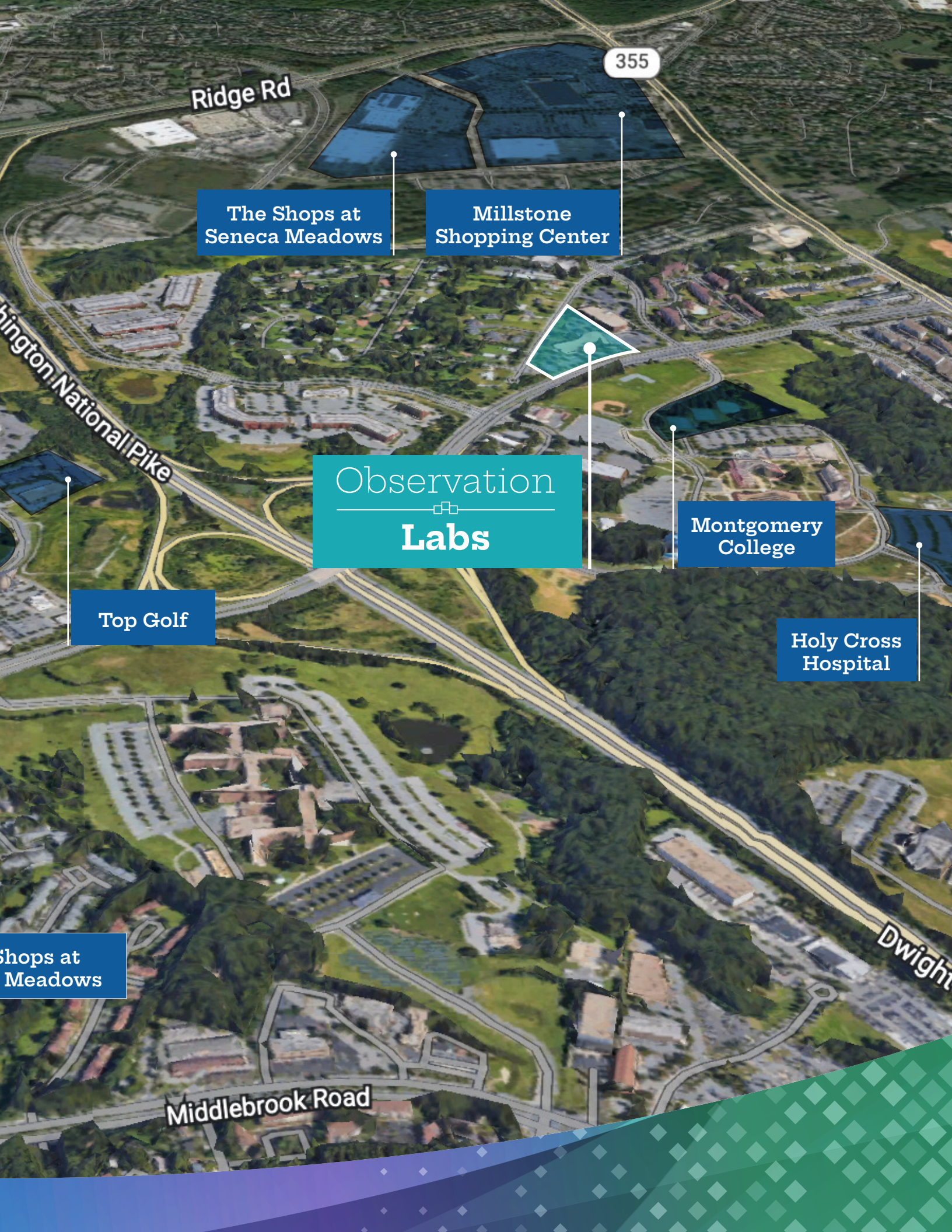
Shops at Town Center

Germantown Plaza

Germantown Commons

Middlebrook Road

The S
Seneca



Ridge Rd

355

The Shops at
Seneca Meadows

Millstone
Shopping Center

Washington National Pike

Observation
— —
Labs

Montgomery
College

Top Golf

Holy Cross
Hospital

Shops at
Meadows

Dwight

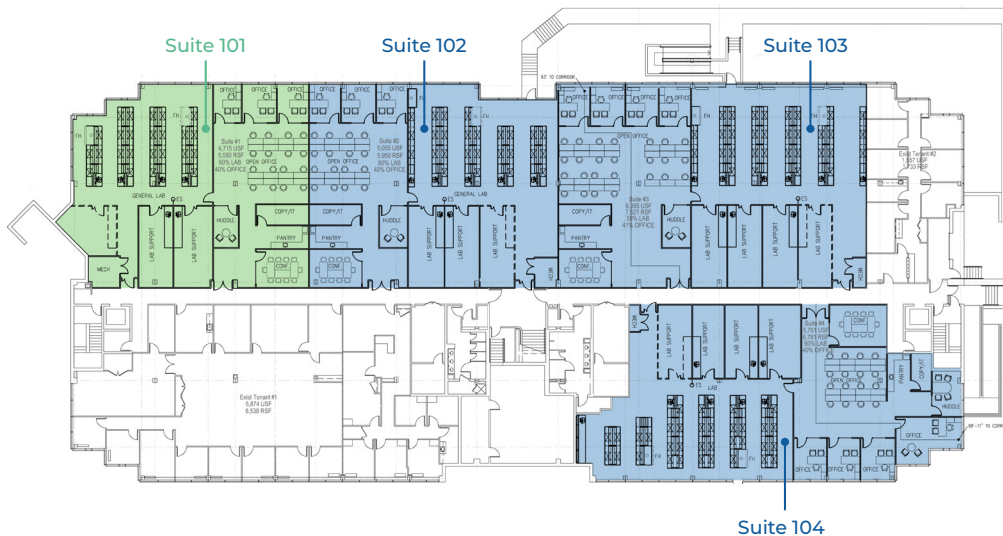
Middlebrook Road

Growing Life Science Community



Immediate Move-In Ready Options & Build to Suit Opportunities

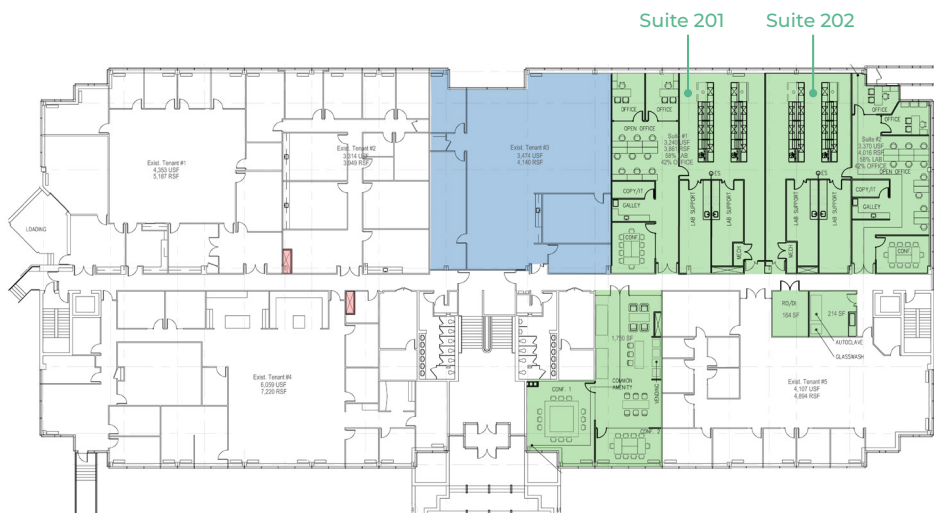
Spec Suites Ranging from 3,500 RSF to 7,500 RSF



First Level

Suite 101 - 5,550 SF
Suite 102 - 5,950 SF
Suite 103 - 7,527 SF
Suite 104 - 6,781 SF

Phase 1 A
Phase 1 B



Second Level

Suite 201 - 3,861 SF
Suite 202 - 4,016 SF

Phase 1 A
Phase 1 B

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