


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 Spring 2023, Observation Labs will lead the way with design innovation and next-gen lab space.



## 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



## Enhanced Amenities



Fully Renovated Lobby,  
Common Areas & Bathrooms



Tenant Lounge w/ Gourmet  
Kitchen & Conference Rooms



Shared Biotech  
Lab Equipment

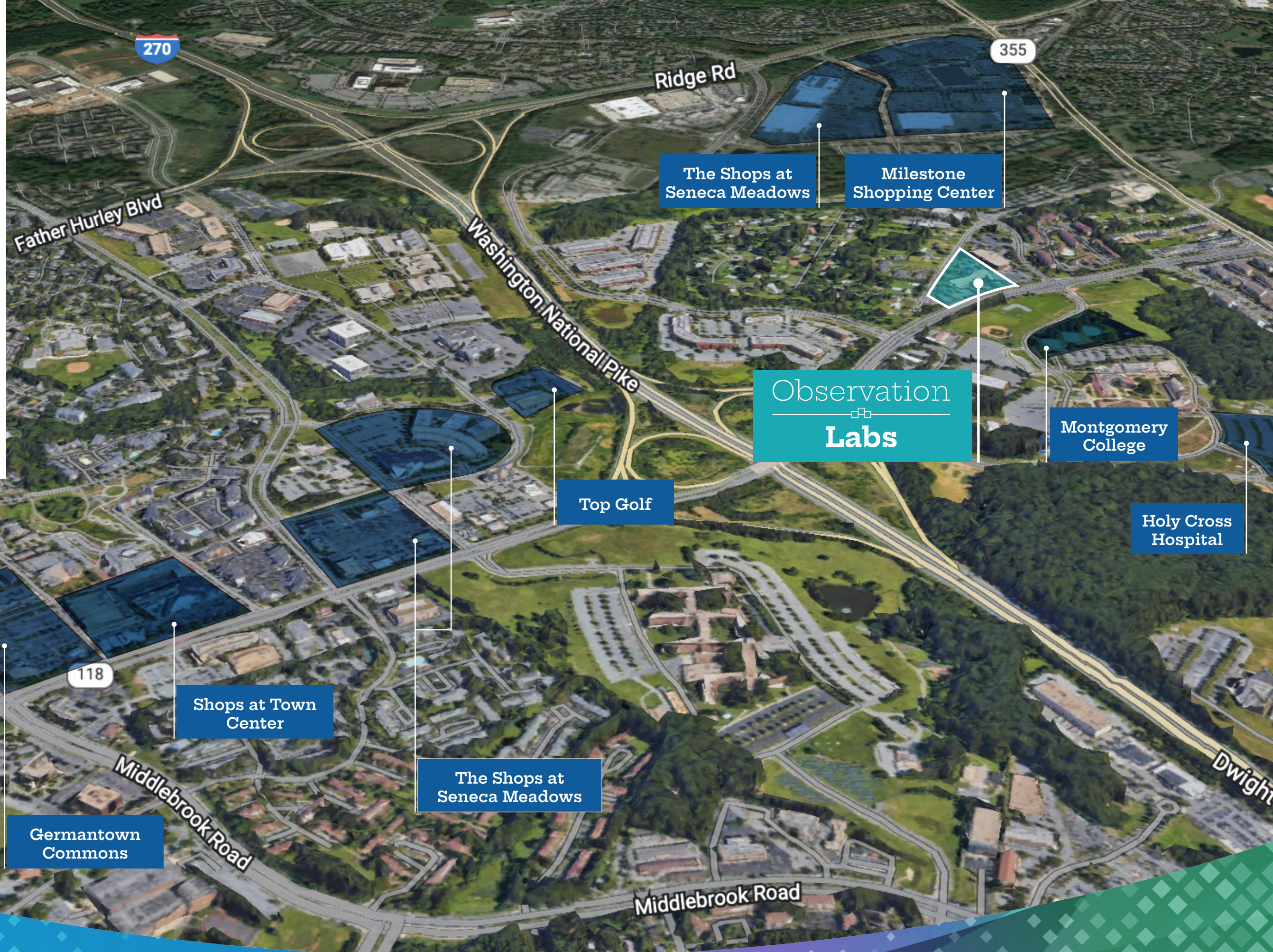


- **Laboratory Sterilizer**  
*BMT Model SP559-1E*
- **Laboratory Glassware Washer**  
*Miele Model PG8583CD*
- **Water Purification System**  
*Neuion Model Pure Ion 44max*
- **Flake Ice Machine**  
*Scotsman Model FS0522A-1B*



### Local Amenities

- Auto Service
- Bank
- Coffee
- Food
- Gas
- Entertainment
- Grocery
- Medical
- Pet
- Salon
- Shopping
- Wellness



The Shops at Seneca Meadows

Milestone Shopping Center

Observation Labs

Montgomery College

Holy Cross Hospital

Top Golf

Shops at Town Center

The Shops at Seneca Meadows

Germantown Plaza

Germantown Commons

Middlebrook Road

Middlebrook Road

Dwight

270

355

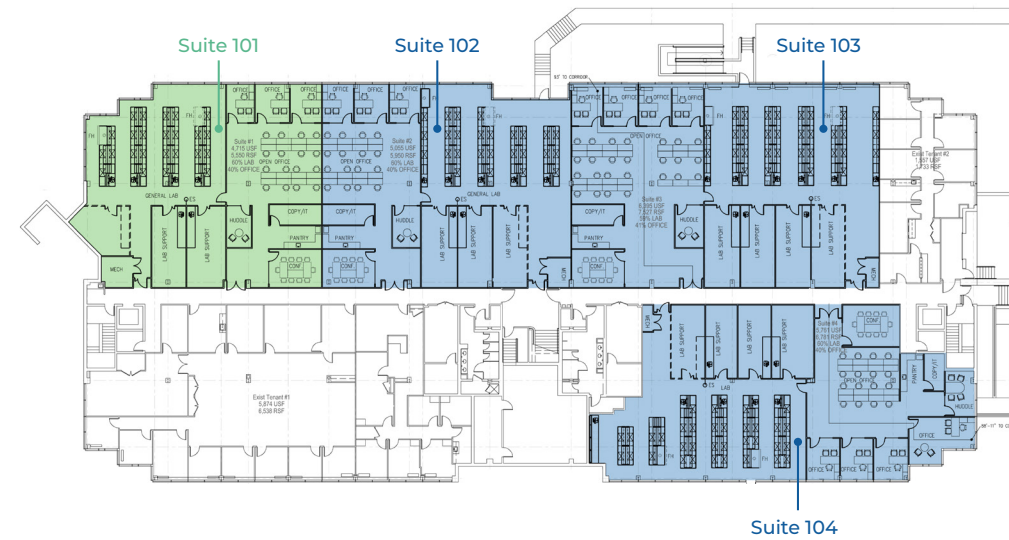
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# Growing Life Science Community



# Immediate Move-In Ready Options & Build to Suit Opportunities

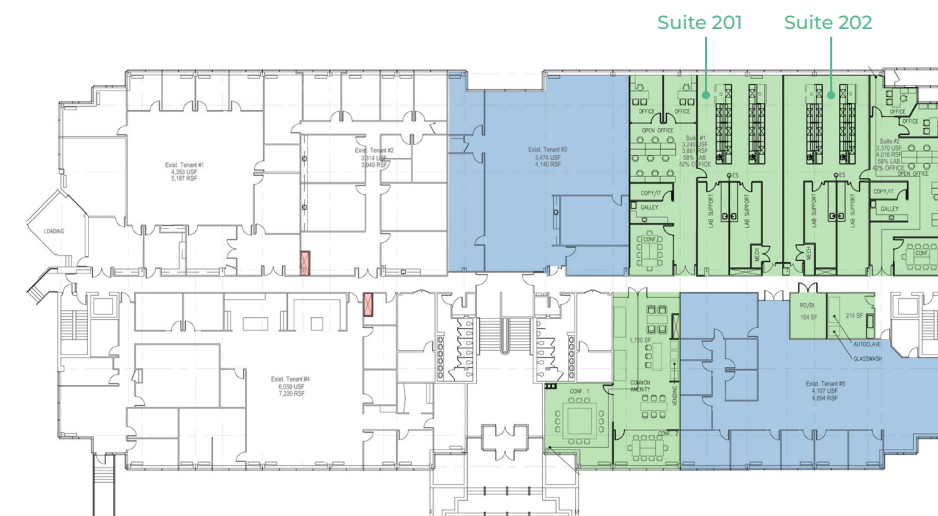
Spec Suites Ranging from 3,500 RSF to 7,500 RSF



## 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

**For leasing information, contact:**

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