


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

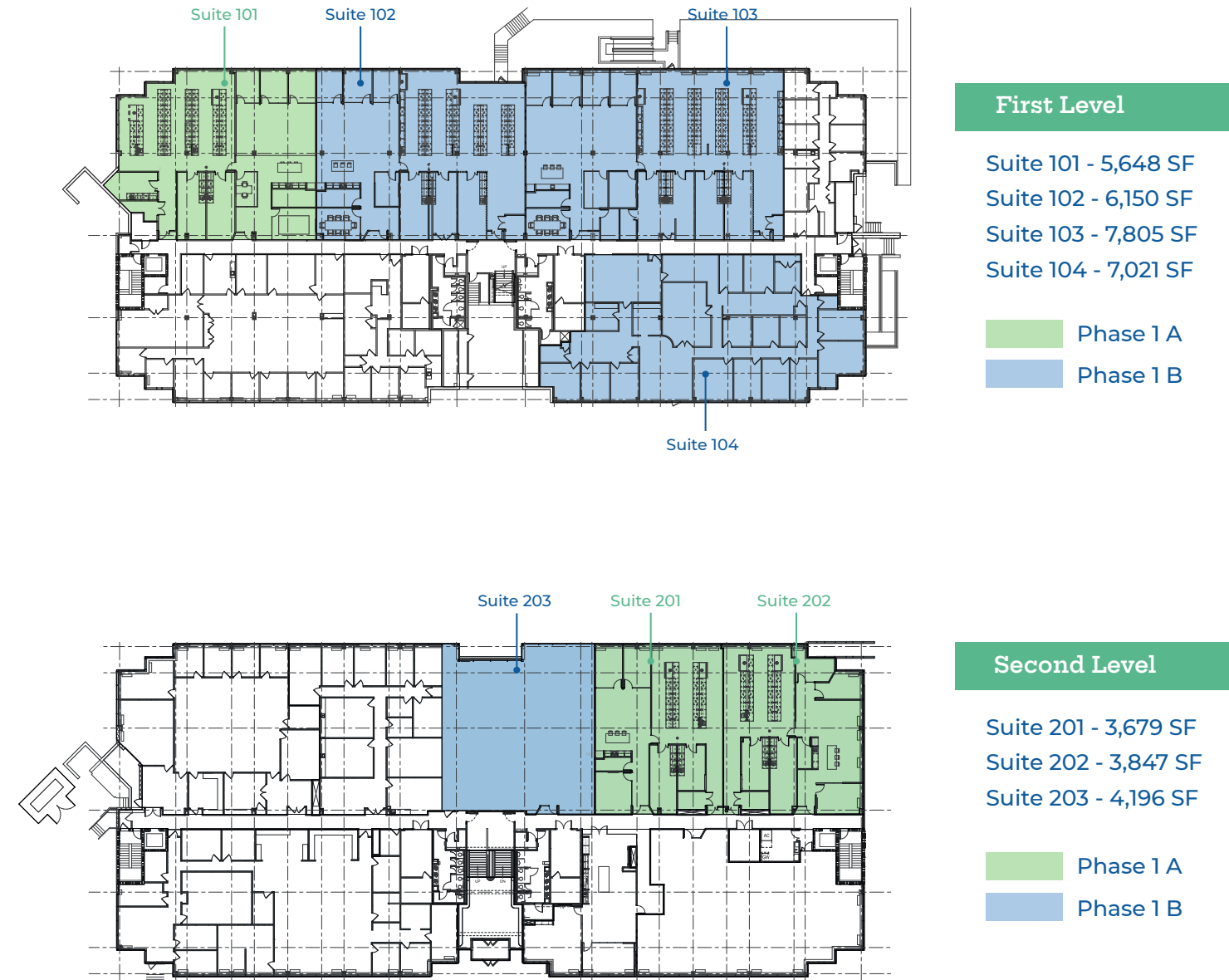


Growing Life Science Community



Immediate Move-In Ready Options & Build to Suit Opportunities

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



For leasing information, contact:

Amanda Davis

amanda.davis@jll.com
+1 301 287 9970

Danny Sheridan

danny.sheridan@jll.com
+1 301 287 9922

Alden Stabb

Alden.stabb@am.jll.com
301-287-3241

Patrick Hall

Patrick.hall@am.jll.com
301-287-9931



+1 301 287 9950

GUARDIAN
REALTY

Disclaimer: Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.