


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 complete, this life science community will foster pioneering technologies and world-changing discoveries. Spec Suites delivered in May 2023, Observations Labs leads 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:** 3.5 per 1,000 SF



Enhanced Amenities



Fully Renovated Lobby,
Common Areas & Bathrooms



Tenant Lounge w/ Gourmet
Kitchen & Conference Rooms



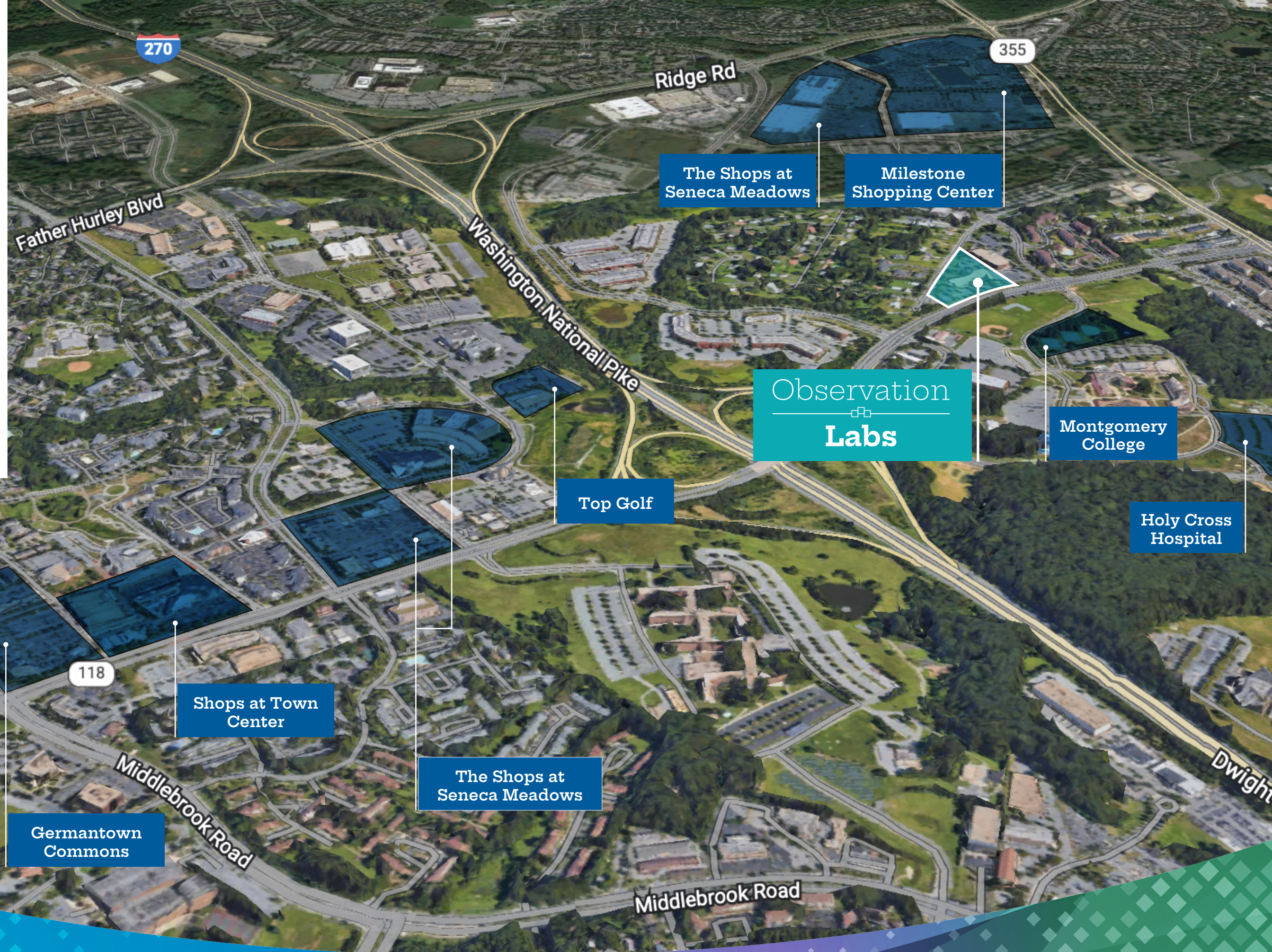
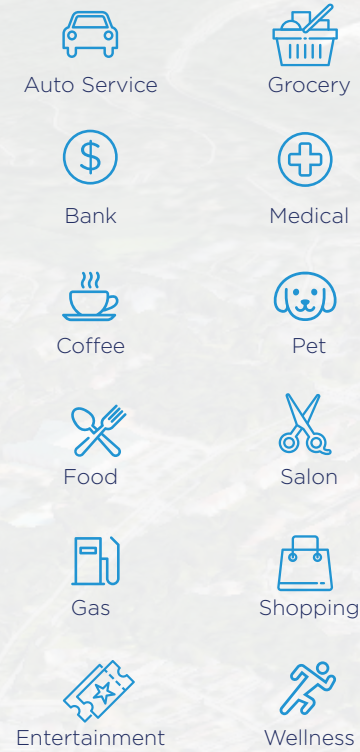
Shared Biotech
Lab Equipment



- 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

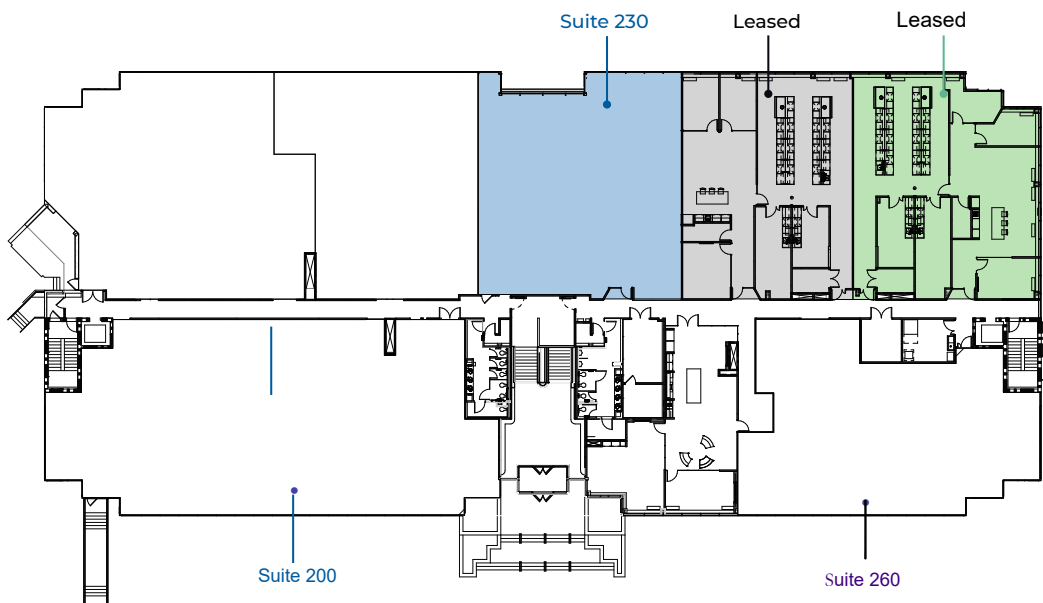
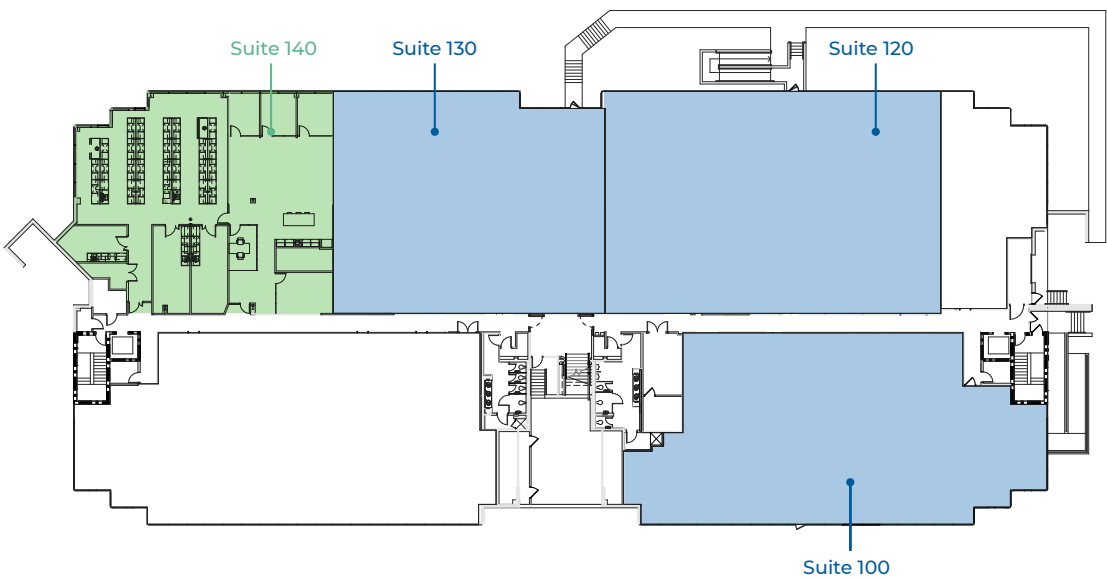


Growing Life Science Community



Immediate Move-In Ready Options & Build to Suit Opportunities

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



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