19710 OBSERVATION DRIVE, GERMANTOWN, MD
120,000 RSF OF AVAILABLE FOR LEASE

ENERGY EFFICIENT WHITE ROOF
WITH ROOF-TOP POSTS & DUNNAGE
SETUP TO ALLOW FOR TENANT
RTU'S & EXHAUST FANS

LIVE LOADS:
1ST FLR: 250#/SF
UPPER FLRS: 100#/SF
CENTER FLRS: 125#/SF

BACK-UP GENERATOR POWER TO EACH FLOOR 4.0W PSF

ONE HOUR FIRE PROOF STRUCTURE ON EACH FLOOR

17 FT 15 FT 15 FT

2 MR ELEVATORS 3,500#/ (PASSENGER) & 4,500#/ (PASSENGER/LOADING)

10W/RSF UTILITY POWER FOR TENANT PROCESS LOADS & LIGHTING

FOUR EXTERIOR SCREEN ENCLOSURES FOR TENANT EXHAUST DUCTS

245 PARKING SPACES

FUNCTIONALLY-DRIVEN BUILDING

AT PINKNEY INNOVATION COMPLEX
LOCATION & ACCESS:
» Located at the Montgomery College Germantown Campus, adjacent to Hughes Network Systems and Holy Cross Hospital.
» Convenient access to I-270 from two exits.
» Project designed for laboratory and biotech tenant needs.
» 120,000 RSF building with 40,000 SF floors in a sustainable LEED certified building.

SITE & EXTERIOR:
» Convenient driveway access to Observation Drive & Exploration Lane.
» Parking for 245 cars with electric vehicle charging stations provided.
» Two full height (4’) loading docks.
» Contemporary design featuring glass curtainwall, metal panels, and masonry spandrels.
» Rooftop screens for lab exhaust and equipment.
ARCHITECTURE:

» Contemporary two-story lobby with lounge area.

» Continuous windows to maximize day-lighting opportunities.

STRUCTURE:

» Long span steel structure, with typical 30’x22’ bays to minimize column obstructions.

MECHANICAL/ ELECTRICAL/ PLUMBING:

» Office side HVAC - VAV roof top units and distributed ductwork to provide for normal office HVAC sized for 1.5 CFM/RSF of tenant process load/lighting for 50% of the leased space.

» Lab side HVAC - central cooling tower with condenser water loops run 24/7 setup for tenant AHU (in their space) allowing for 18 W/RSF load for ventilation and space conditioning for 50% of the leased space.

» Back-up generator at 4.0W PSF
LOCATION HIGHLIGHTS

LOCATION & ACCESS:
• Direct access to I-270
• In the Montgomery College Tech/ Healthcare Hub
• Walking distance to Montgomery College amenities
• Direct Metro bus access
• 10 minutes to Metro & MARC commuter train

INITIATIVES:
• Located in Federal Opportunity Zone
• RISE Zone
• State and County financial incentives available

MONTGOMERY COLLEGE PARTNERSHIP BENEFITS:
• Shared college services, amenities and facilities
• College campus environment
• Academic/clinical research collaborations
• Training programs for lab professionals
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