

935 Prose



The Next Evolution of Innovation.

935 Prose is a 10-story trophy-class, state-of-the-art research/lab building that marries iconic design, and superior lab functionality. It is positioned to recruit and retain the best-and-brightest scientific talent and will set a new standard for life science facilities.

Located in the heart of North Bethesda's nationally-acclaimed, metro-accessible, **Pike & Rose** mixed-use neighborhood.



www.935ProseStreet.com

RECRUIT & RETAIN TOP TALENT



EMPLOYMENT

33,585

No. of Life Science
Employees



EDUCATION

433,106

Post-Grad Population



INCOME

\$154,559

Median Household
Income



FUNDING

\$1 BILLION

VC Funding in 6 Years



TRANSIT

1/4 ML

Red Line
Metro Station
(Amtrak/Marc
Station - 4 ML)



SCIENTIFIC MARKET

4TH

Largest lab market in
the U.S. and home to
the NIH



WORK & LIFE BALANCE

100%

World-class amenities,
nationally recognized
restaurants and
retailers, providing an
exciting and stimulating
environment



DIVERSITY

150

Languages Spoken



935
Prose

+/- 260,000 SF

MONTROSE PARKWAY

ROCKVILLE PIKE

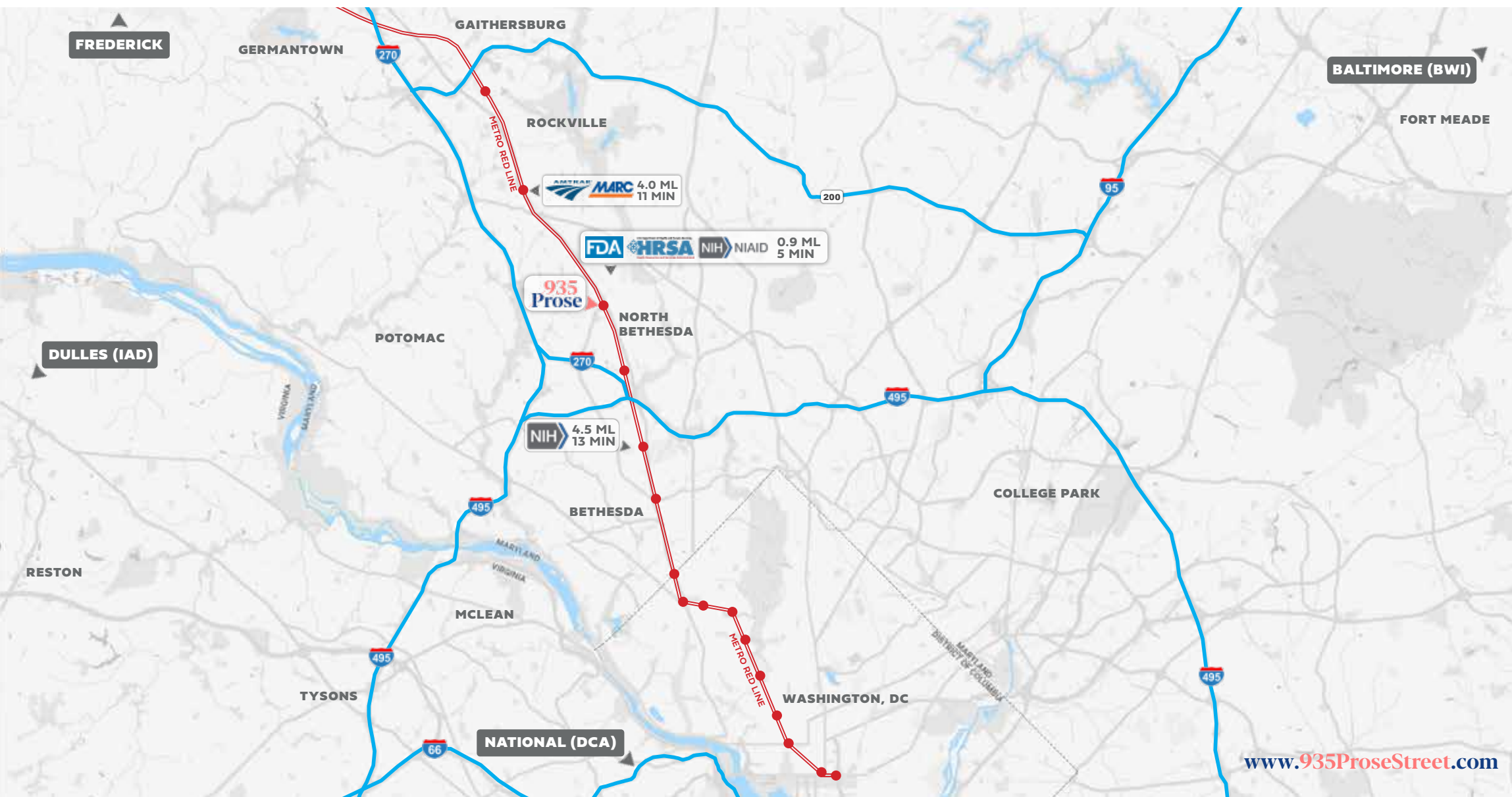
OLD GEORGETOWN RD

METRO REDLINE

FUTURE
BUILD-TO-SUIT
LAB PROJECT
+/- 250,000 SF

Location & Access

MAJOR LIFE SCIENCE TENANTS





The Pike & Rose Neighborhood

The concept of "live, work, play" seldomly describes life science developments in Maryland -- until now.

Pike & Rose is a mixed-use neighborhood that brings world class amenities, nationally recognized restaurants and retailers, regional and local favorites, multiple meeting and conference facilities, the Canopy Hotel by Hilton, and unique entertainment venues.

RESTAURANTS

PINSTRIPES
BISTRO BOWLING BOCCE

kusshi.

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

Juli

SUMMER
HOUSE
SANTA MONICA

The
BLOCK

sweetgreen

RETAIL

sport&health

REI
co-op

UNI
QLO

west elm

GAP

L.L.Bean

MAJOR OFFICE TENANTS

FEDERAL
1962

JLL

INDUSTRIOUS

United
Solutions

BANK OF AMERICA

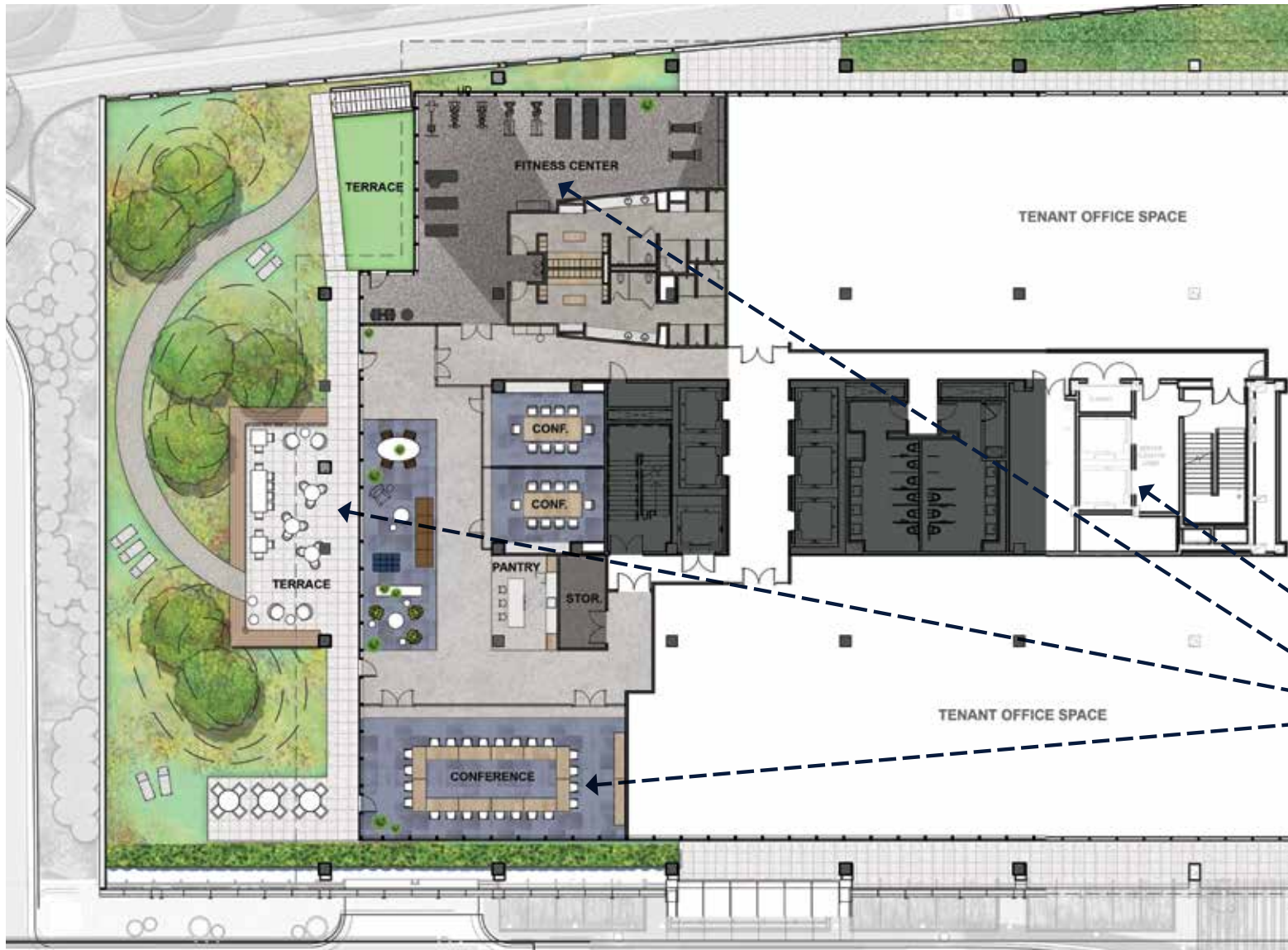
ONEDIGITAL

MERRILL
A BANK OF AMERICA COMPANY

HILTI

Design With A Purpose

935 Prose is a cutting-edge lab building designed and positioned to recruit and retain the best-and-brightest scientific talent.



4th Floor – Amenity Level

- + Active outdoor green terrace and promenade connected to collaboration and amenity spaces
- + Conference facility
- + Fitness
- + Freight elevator

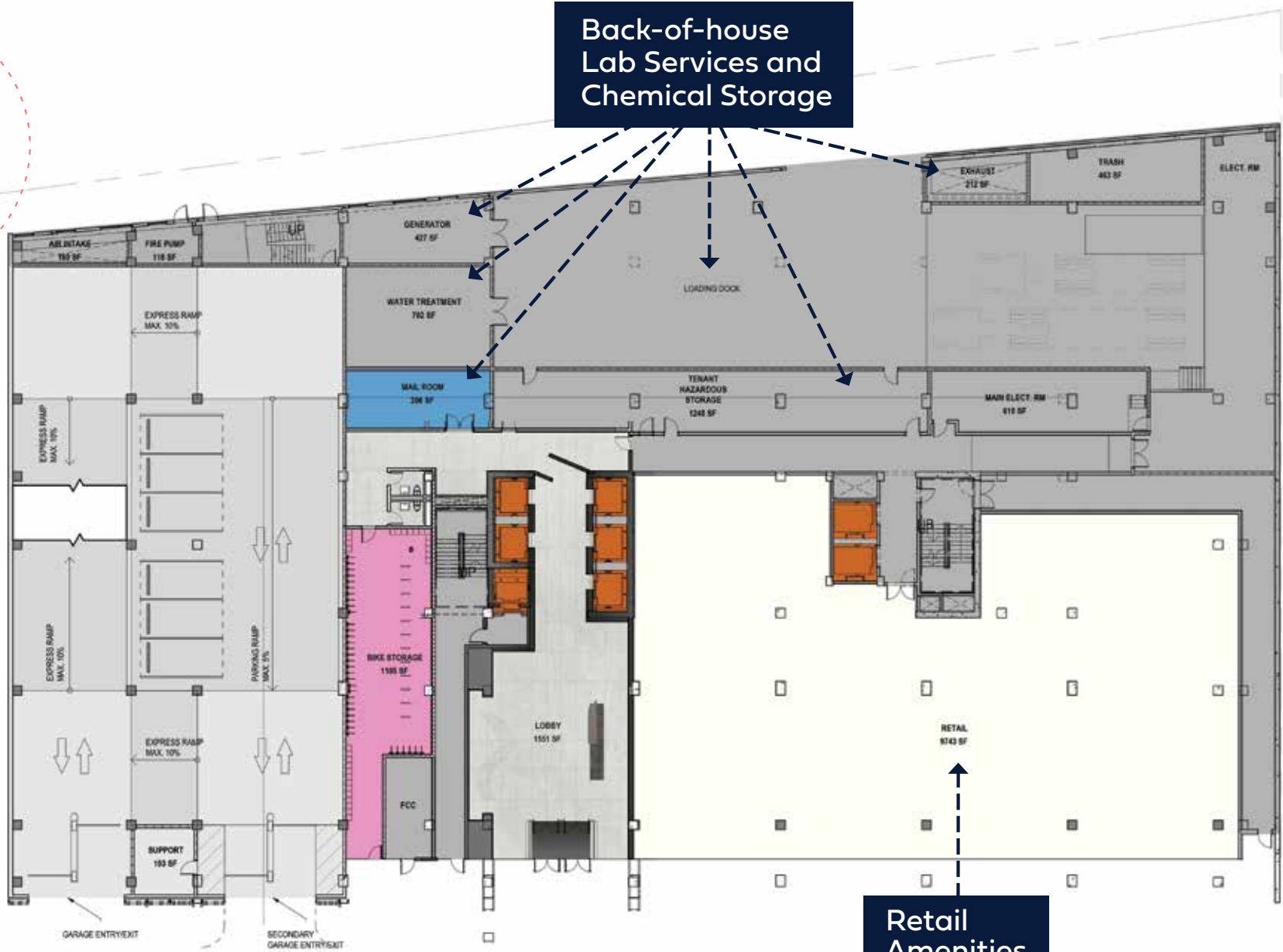
Tenant
Amenities

Back-of-house
Lab Services and
Chemical Storage

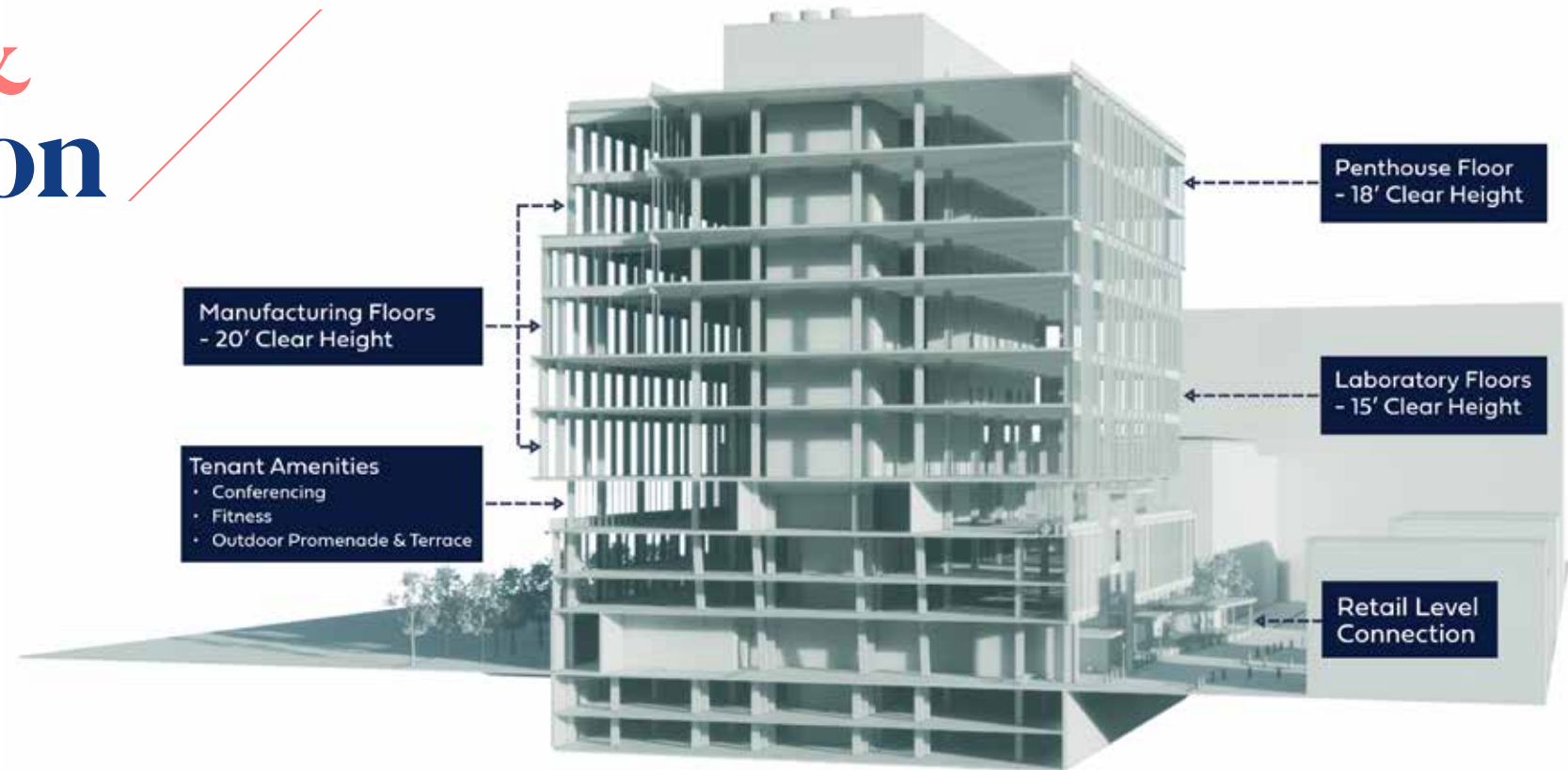
Retail
Amenities

Ground Floor - Retail Level

- + Retail amenities on first floor
- + Back-of-house lab services including chemical storage
- + Surface and in-building garage parking available



Form & Function



TECHNICAL HIGHLIGHTS

AMENITIES

Ground floor retail. Fourth floor amenities include fitness, conference facility and outdoor terrace/promenade

Unprecedented fiber connectivity - delivering direct connections to over 300+ diverse network and cloud providers

Accessible green terrace on multiple levels

400+ dedicated in-building parking spaces

LOGISTICS

First floor chemical storage, lab waste handling, and generator. Chemical storage capabilities on each floor

2 bay, full height loading, including compactor

Five passengers elevators with cabs are with Class A level finishes. Two service elevators with 4'-0" wide x 9'-0" high framed opening from first floor to roof/mechanical penthouse. Cabs are 10'-0" high. Freight elevator

MECHANICAL

Systems capacity based on 60% Lab/ 40% Office occupancy

HVAC provides 100% outdoor air with exhaust energy recovery, MERV 14 filtration, and is designed to accommodate additional IAQ and energy efficiency measures in the space fit-out

HVAC for lab and office provided by chilled water FCU in labs and DOAS VAV control boxes in office areas

ELECTRICAL

The electrical system is designed to provide 12 W/ square foot for lab equipment /receptacles

Generator will be sized to provide 5 W/ square foot for lab equipment

2x 4,000 Amp 480Y/277V, 3 phase, 4 wire. 1,600 Amp reserved for optional standby

PLUMBING

8" Domestic Water Service from street to building including water meter and duplex reduced pressure zone type backflow preventers

Separate non-potable lab water risers and lab waste risers provided with accommodations for future pure water system and acid neutralization

Accommodations for compressed air, vacuum, and other laboratory gases

STRUCTURAL

Lab ready floors designed to 100 psf floor live load. Loading area - 250 psf live load

3 dedicated manufacturing floors with 20' slab-to-slab and 125 psf floor live load

42' wide column bay spacing at typical floor plate north-south orientation

VC-A vibration criteria - 2,000 micro-inch/second in dedicated zones

Robust base building systems

Tenant Layouts

Single Tenant Layout



Tenant Layouts

Multi Tenant Layout



- + Systems capacity based on 60% Lab/ 40% Office occupancy
- + Lab floors 100 psf live load capacity
- + Manufacturing floors 125 psf floor live load and 20' slab-to-slab
- + VC-A vibration criteria - 2,000 micro-inch/second in dedicated zones

Project Timeline



* 935 Prose will deliver 12 months before similar lab projects in this market.



www.935ProseStreet.com

LEASING INFORMATION

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Disclaimer

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