



704 QUINCE ORCHARD ROAD
GAITHERSBURG, MARYLAND

NEXT GENERATION LAB BUILDING



704 QUINCE ORCHARD ROAD GAITHERSBURG, MARYLAND 20878

I-270 CORRIDOR'S NEWEST AND MOST CONTEMPORARY LAB BUILDING

GET IN TOUCH.

MATT BRADY • 301-337-4715 • MBRADY@SCHEERPARTNERS.COM

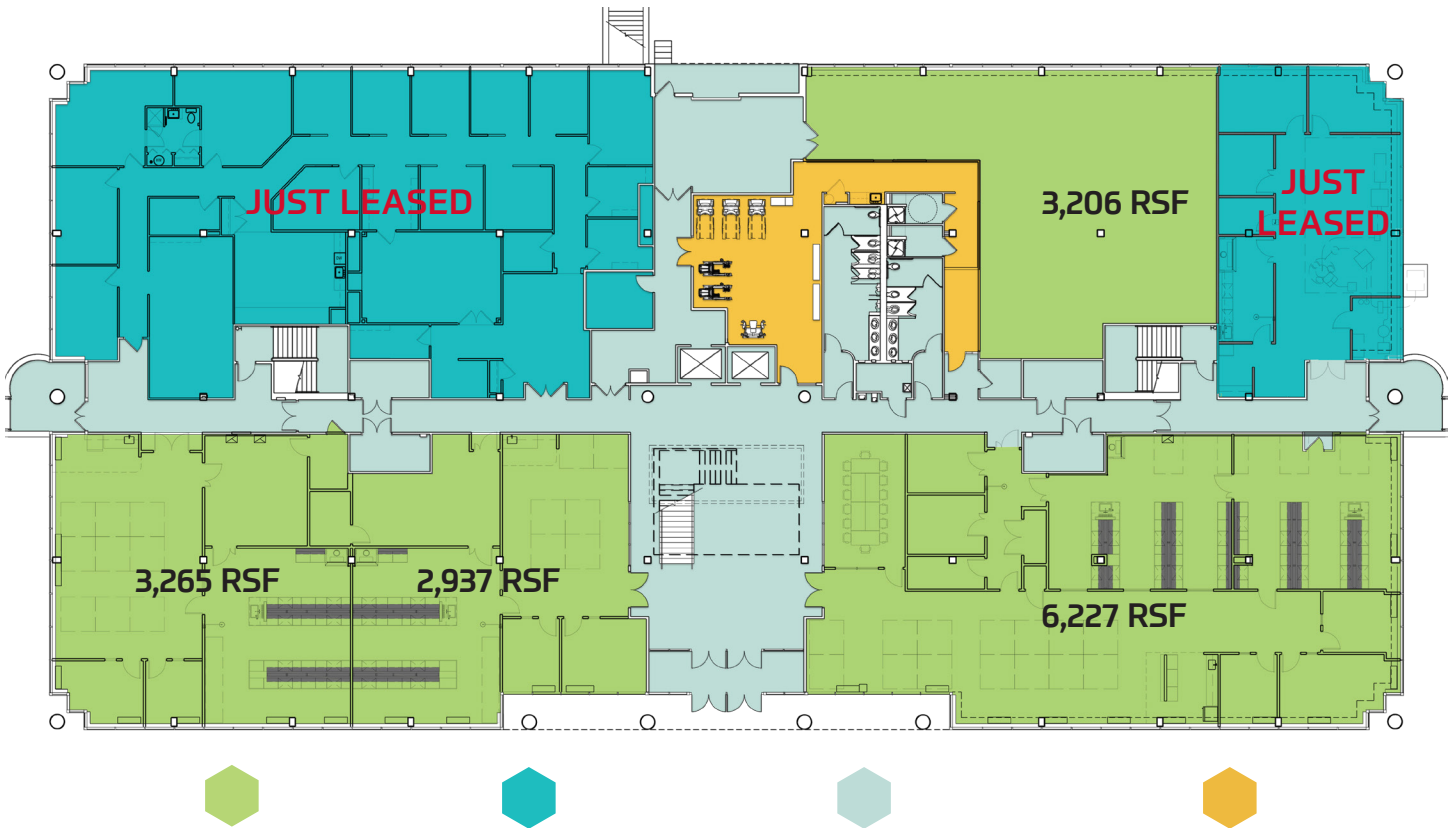
AARON GAMBINI • 301-337-4720 • AGAMBINI@SCHEERPARTNERS.COM

 **Scheer Partners**
A Reputation for Results



ALREADY 67% **LEASED**

First Floor



Available Space

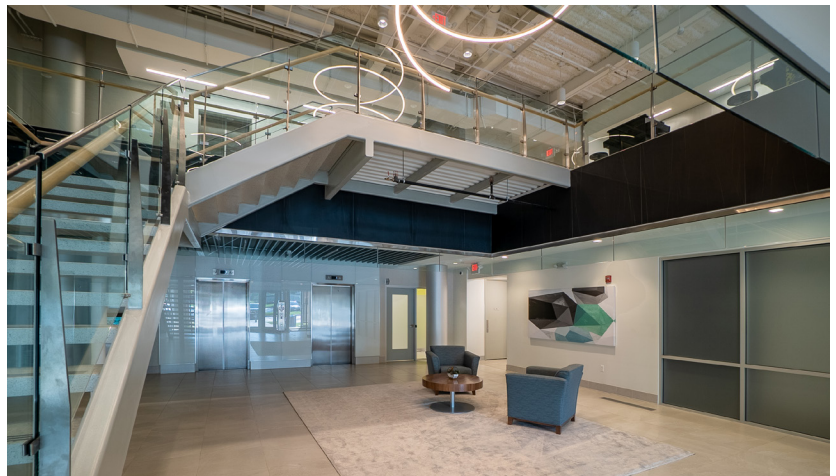
Occupied Space

Core/ Common Area

Building Amenities

FIRST FLOOR AMENITIES

- Expanded atrium lobby with grand stair case
- New common area finishes including the elevators, bathrooms, corridors and, main lobby
- Outdoor plaza/work area
- Fitness facility with separate showers and lockers
- Dramatic exterior canopy with LED lighting
- New sign and graphics



MAIN LOBBY WITH GRAND STAIRCASE

GET IN TOUCH.

MATT BRADY • 301-337-4715 • MBRADY@SCHEERPARTNERS.COM

AARON GAMBINI • 301-337-4720 • AGAMBINI@SCHEERPARTNERS.COM

Second Floor



Available Space

Occupied Space

Core/ Common Area

Building Amenities

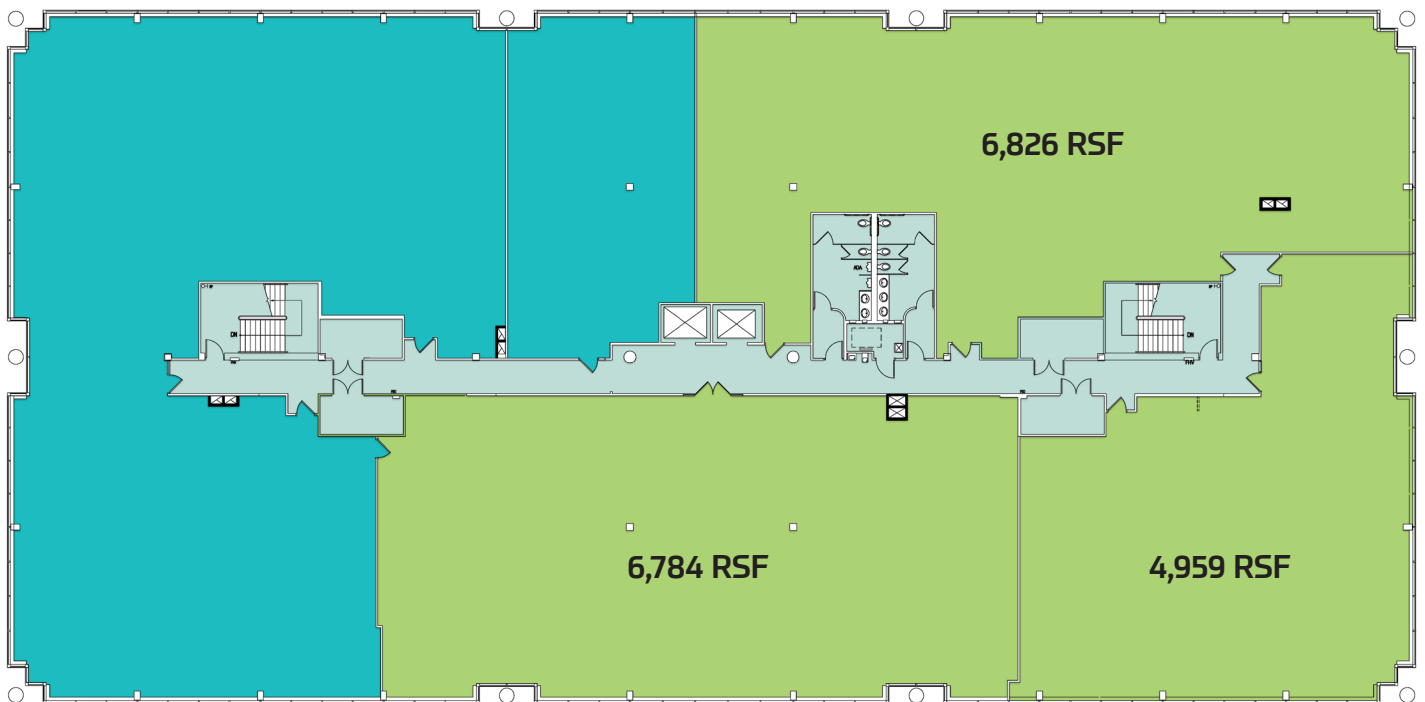
SECOND FLOOR AMENITIES

- Spec labs
- Three (3) shared conference rooms
- VWR lab consumables on-site store
- Shared lounge, kitchen and game room
- Back up generator
- Shared autoclave
- Shared glasswash
- Common ice machine and sink



SHARED LOUNGE & KITCHEN

Third Floor



STRATEGIC LIFE SCIENCE PARTNERSHIPS

Our tenants at 704, will have access to the biotech ecosystem through strategic relationships we have developed with the following organizations:

Advanced BioScience Labs (ABL) provides contract manufacturing and laboratory research services to advance leading vaccines and therapies from clinical development to the commercial market.

Smithers Avanza's Bioanalytical Services Division supports the development of biologics and vaccines from discovery through phase IV, with expertise that includes bioassays and high sensitivity assays. The Toxicology Services Division supports pharmaceutical and agrochemical development through the identification of safety and/or efficacy outcomes. Smithers Avanza's key expertise includes single dose to

BUILDING SYSTEMS & AMENITIES

- Expanded atrium lobby & grand stair case
- New common area finishes
- Outdoor plaza/work area
- Exterior canopy with LED lighting
- Three (3) shared conference rooms
- Fitness facility
- Common autoclave and glass wash
- VWR lab consumables on-site store
- Shared lounge, kitchen and game room

two-year general toxicology studies, vaccine safety testing, and infusion studies.

BioHealth Innovation (BHI) sources and evaluates market-relevant biohealth intellectual properties, connects the IP with funding, and assists businesses in marketing and growth. BHI is a regional innovation intermediary that accelerates and facilitates technology transfer and commercialization of market-relevant research in federal labs, universities, and biohealth companies in the region.