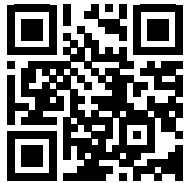


# MONUMENT INNOVATION CENTER



WATCH VIDEO

## A PREMIER LOCATION FOR YOUR NEXT BREAKTHROUGH

A **PURPOSE BUILT** 135,000 SF LIFE SCIENCES OPPORTUNITY

735 WATKINS MILL ROAD, GAITHERSBURG MD



# BUILDING HIGHLIGHTS

**Monument Innovation Center has the Key Elements for your next Life Sciences HQ**



New, Purpose Built  
Opportunity in Premier  
Gaithersburg Location



Core and Shell  
Delivering 2023



Walkable  
Amenities



Unparalleled Accessibility to  
I-270 and new Watkins Mill  
Interchange



Located in Heart  
of Life Science  
Corridor



Efficient  
and Flexible  
Floor Plate



LEED GOLD Certification  
(predicted to receive)



Exterior Premier  
Signage Opportunity



Ceiling Heights:  
Ground Level: 18'  
Levels 2 – 4: 15'

# BUILDING SPECS

BRAND NEW, BEST-IN-CLASS R&D SPACE

A rare opportunity in the center of Maryland's life science corridor, specifically designed to meet the standard for life science facilities.

## FLOOR TO FLOOR HEIGHT

Ground Level: 18 Feet  
Levels 2 – 4: 15 Feet

## HVAC

Combination Dedicated Outdoor Air System (DOAS) and VRF system designed for 50% lab, 50% office. Shell includes the DOAS and fully conditioned core, tenant spaces ready to receive VRF and exhaust fan network as needed.

## LOAD CAPACITY

100 psf live load in typical floors  
125 psf at center 30' bays

## ELEVATORS

2 Passenger Elevators  
3,500 lbs. traction at 350 fpm  
1 Freight Elevator  
4,500 lb. capacity

## EMERGENCY POWER

750 kW diesel generator  
5.5 W/sf of leasable space



## TOTAL RSF

135,000 SF  
with 34K SF  
floorplates

## STORIES

4 Stories of new  
ground-up construction  
for lab & office

## PARKING

2.00/1,000 RSF  
+ Electric Charging Stations

## LOADING DOCK

Two truck bay;  
dumpsters and recycling  
yard available

## LEED GOLD

Predicted to received LEED  
Gold certification by U.S.  
Green Building Council



# MONUMENT INNOVATION CENTER HAS DELIVERED

 [CLICK HERE TO WATCH GROUND BREAKING TO DELIVERY!](#)



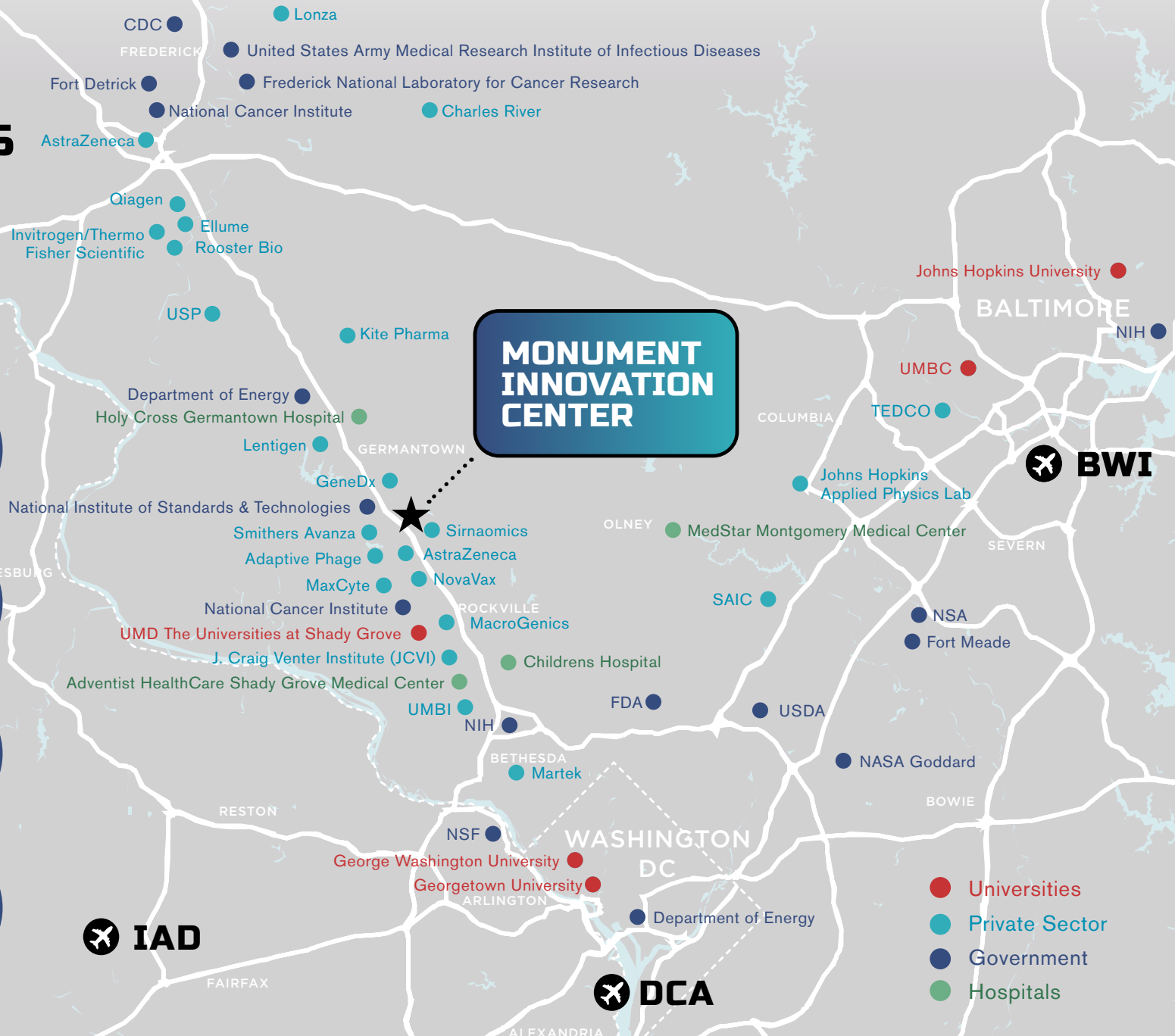
# ACCESS TOP TALENT IN SUBURBAN MARYLAND'S THRIVING LIFE SCIENCES COMMUNITY

Proximate to hundreds of private and publicly traded life science companies

Home to top academic institutions focused in life science

Highly-educated workforce with life science specialization

Network of preferred venture capital and research investment



# COLLABORATE WITH YOUR LIFE SCIENCE NEIGHBORS



DxNow  
EMERGENT  
NOVAVAX

GENETRON 泛生子

SHUTTLE  
PHARMACEUTICALS

MONUMENT  
INNOVATION  
CENTER

355

Watkins  
Mill Rd

DIRECT ACCESS  
VIA EXIT 12

FedEx

KAISER PERMANENTE

MRIGlobal

SAINT-GOBAIN

AstraZeneca  
Manufacturing

PROGRESSLABS  
AT PHARMER

ARCELLX

APPLIED BIOMIMETIC  
Be All About the Membrane

MARC

NIH  
National Institute of  
Allergy and  
Infectious Diseases

Miltenyi Biotec

124

BIONTECH

LGC sera care

355

AstraZeneca

ATCC

Cartesian  
THERAPEUTICS

NIST  
National Institute of  
Standards and Technology  
U.S. Department of Commerce



# SURROUNDED BY AMENITIES



INTERSTATE  
270  
NORTH

WALKABLE AMENITIES

0.5 MILES

MONUMENT  
INNOVATION  
CENTER

SENECA CREEK  
STATE PARK

DIRECT ACCESS  
VIA EXIT 12

LAKEFOREST  
REDEVELOPMENT - A  
MIXED USE COMMUNITY

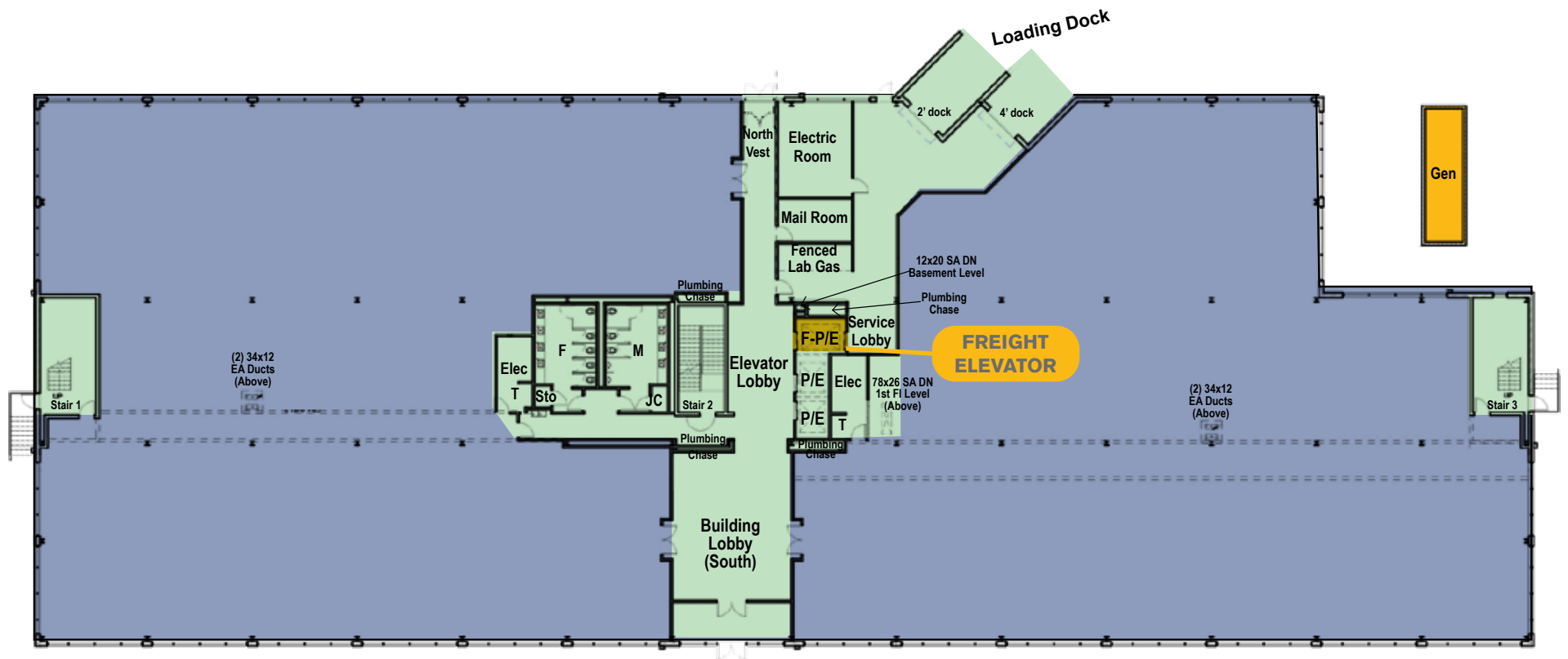
GAITHERSBURG  
SQUARE

MONTGOMERY  
CO. FAIRGROUNDS

INTERSTATE  
270  
SOUTH

- EATERIES
- RETAIL
- FITNESS/GYM
- CONVENIENCE
- GROCERY
- HOTEL

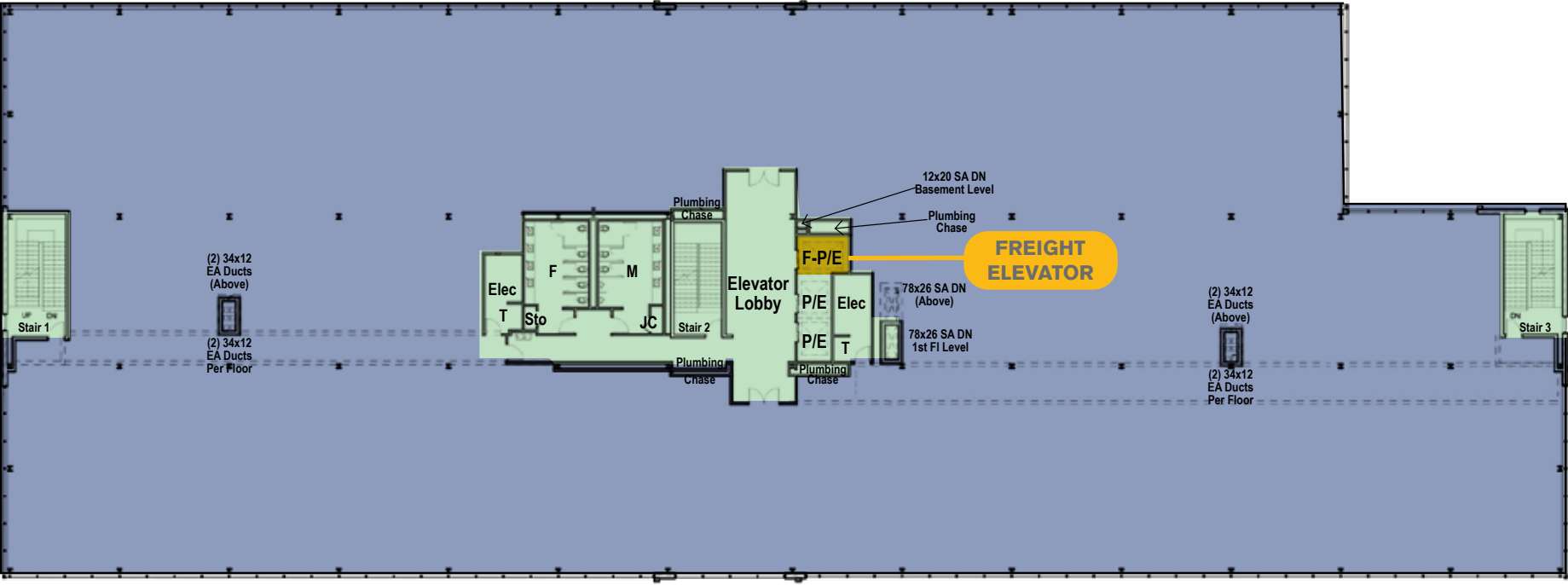
# GROUND FLOOR



● COMMON AREAS ● TENANT SPACE ● GENERATOR



# TYPICAL PLAN FLOORS 2, 3, 4



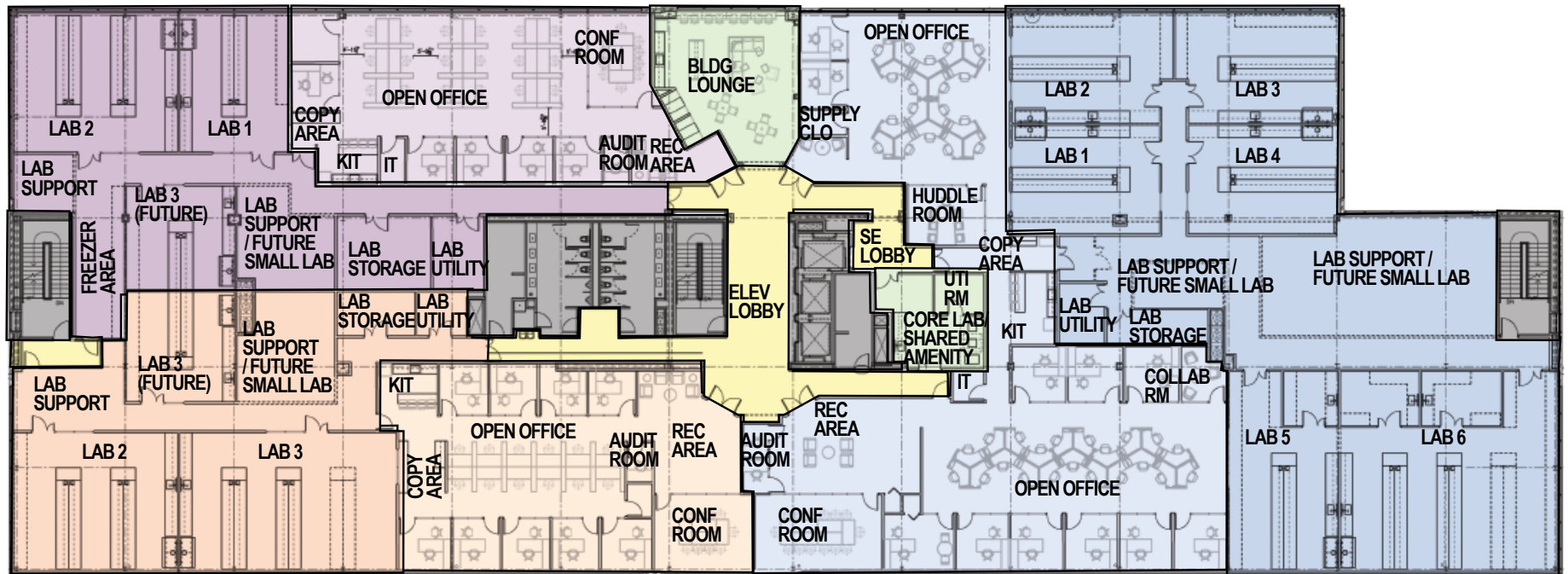
● COMMON AREAS ● TENANT SPACE

# POTENTIAL TENANT SPACE PLAN

**SUITE A**

**BUILDING  
AMENITY**

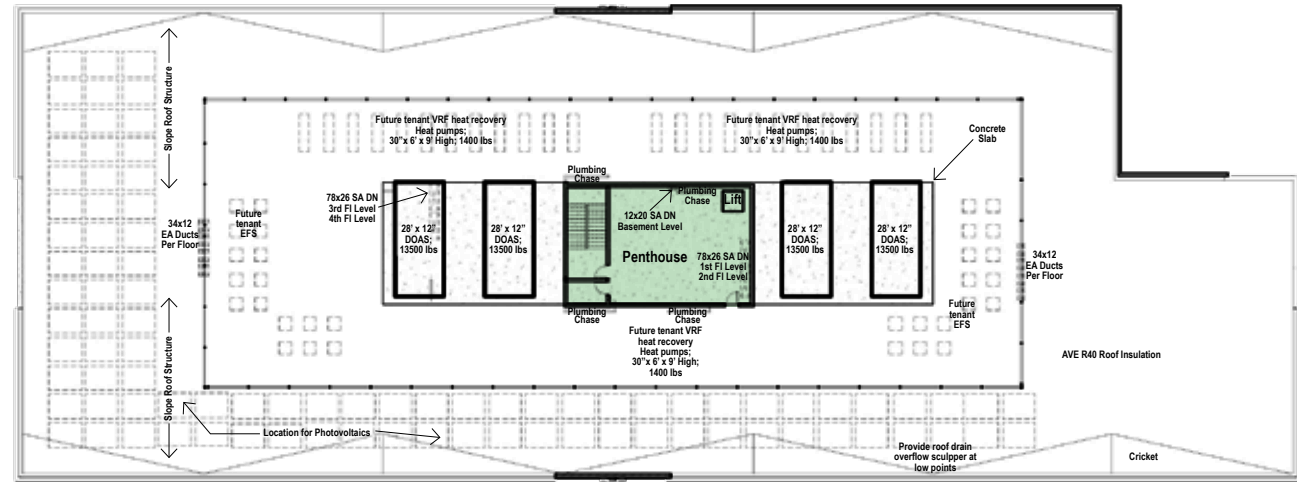
**COMMON  
AREAS**



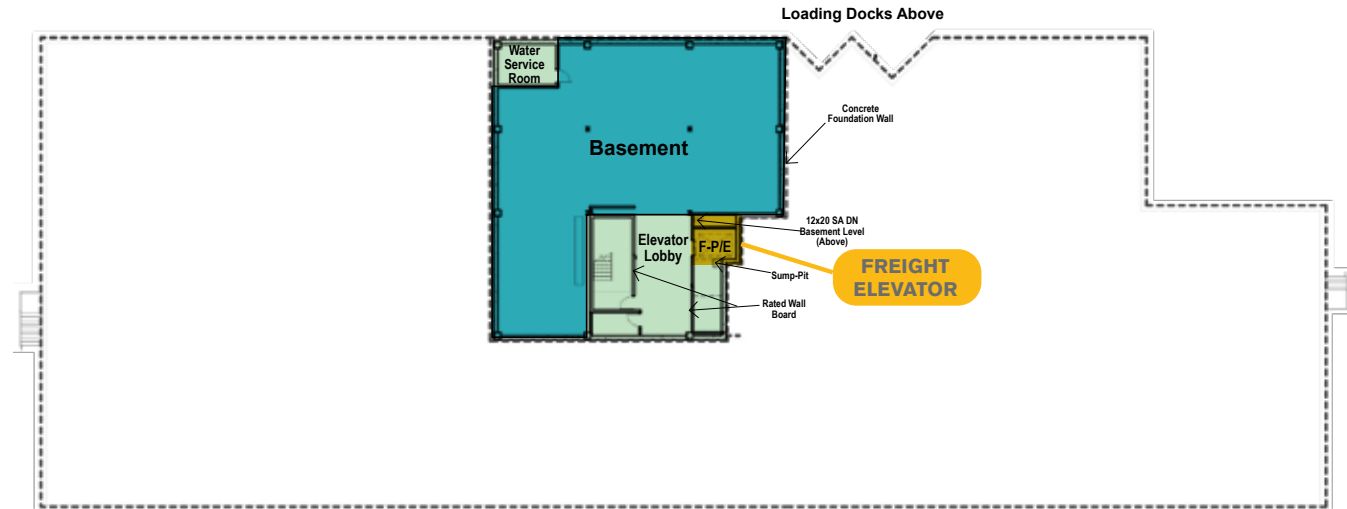
**SUITE B**

**SUITE C**

# PENTHOUSE



# BASEMENT



● COMMON AREAS ● STORAGE

# DEDICATED TEAM



CLICK HERE FOR  
OUR COMMITMENT  
TO ESG >



**Monument**  
REALTY

- 25 years of experience
- Portfolio includes eight million SF of Class-A office space, 8,000 residential units, and a number of hotel properties
- Assets valued over \$8 billion

FOR MORE INFO >  
[monumentrealty.com](http://monumentrealty.com)



- Over \$140 billion AUM globally
- In excess of five million SF of life science
- Life science markets include San Francisco, San Diego, Washington, D.C., Raleigh, New York, among others

FOR MORE INFO >  
[nuveen.com](http://nuveen.com)

LEASING



DEVELOPER



ARCHITECT



ENGINEER



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**A PURPOSE BUILT 135,000 SF LIFE SCIENCES OPPORTUNITY**

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REALTY

**nuveen**  
REAL ESTATE



CUSHMAN &  
WAKEFIELD