

SENECA
MEADOWS
CORPORATE CENTER

DELIVERING SEPTEMBER 2023

Minkoff
ESTD. 1972



73,166 RSF OF BEST-IN-CLASS LAB SPACE
IN THE HEART OF GERMANTOWN

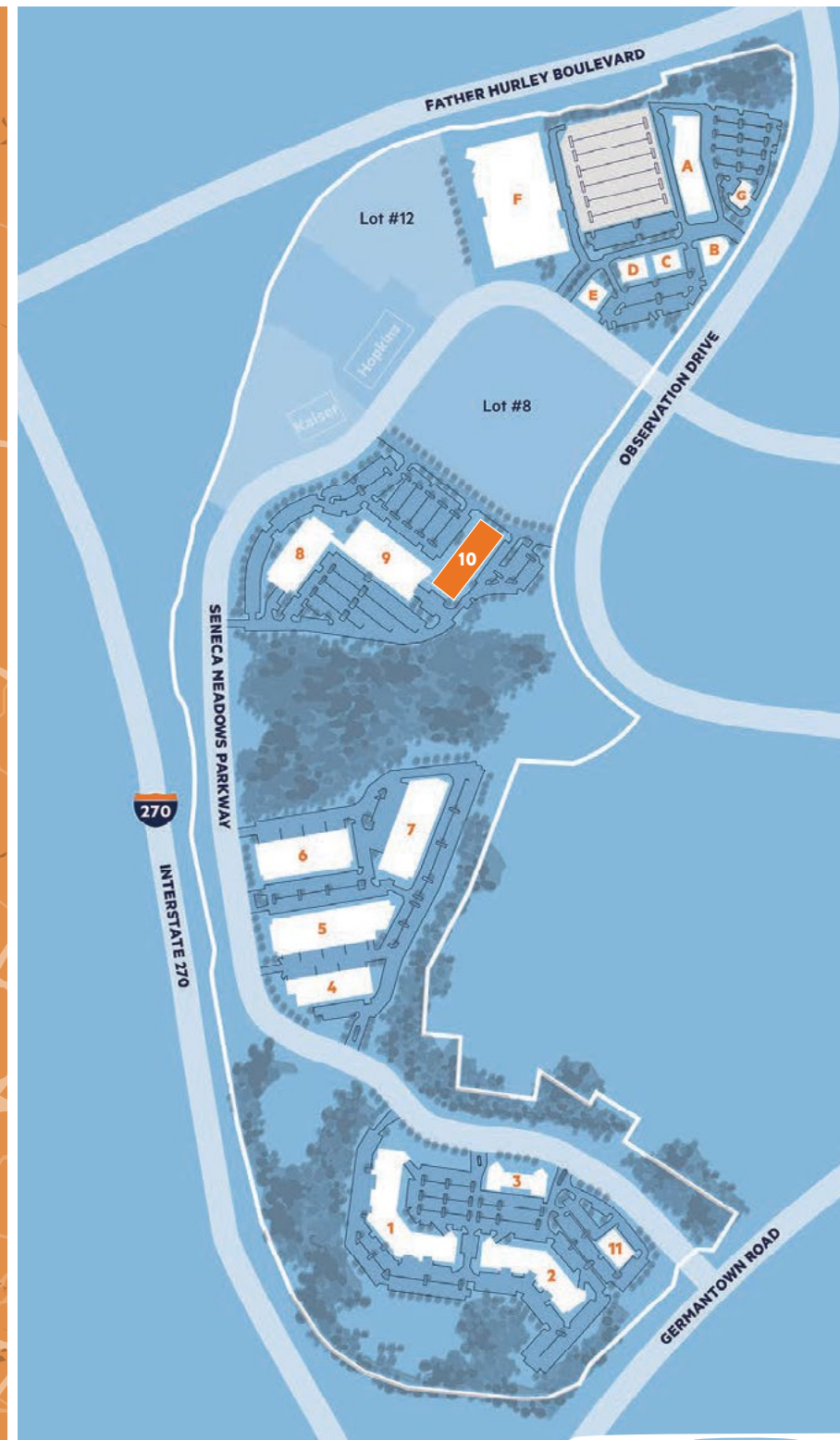
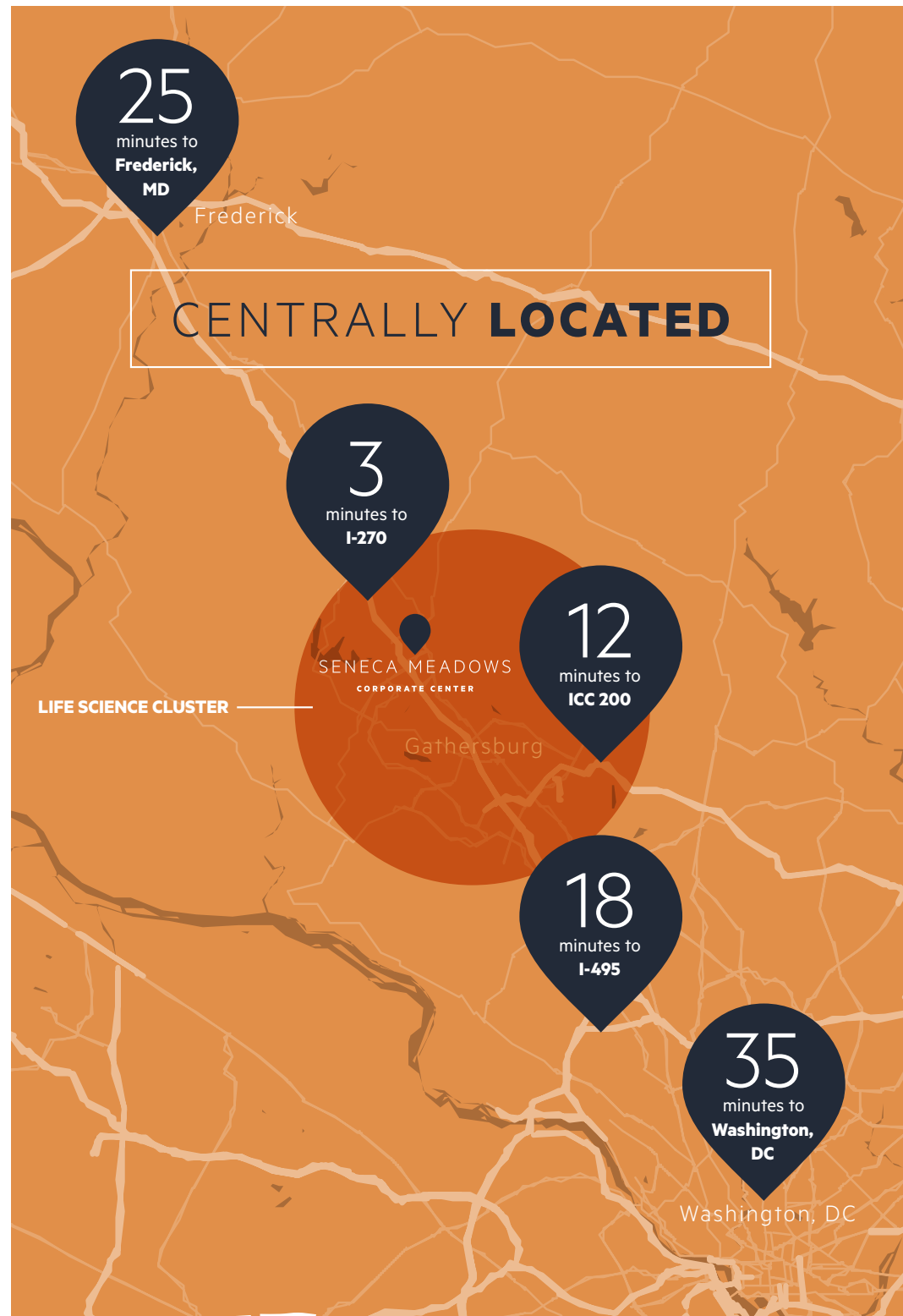
BUILDING 10

20521 SENECA MEADOWS PARKWAY | GERMANTOWN, MD

Minkoff

FLOWING WITH TALENT

GERMANTOWN, MD DEMOGRAPHICS



POPULATION

1 mile	3 miles	5 miles
12,149	99,512	203,182

AVERAGE HH INCOME

1 mile	3 miles	5 miles
\$119,356	\$111,619	\$114,064

NUMBER OF EMPLOYEES

1 mile	3 miles	5 miles
8,740	27,106	66,112

TOP HIGH SCHOOL IN THE STATE

91.1%
High school graduation rate

67%
Advanced placement
(double national rate)

36
National Blue-Ribbon
Schools (local schools)

EDUCATION PROFILE

31%
holds post-grad degree

60%
holds bachelor's degree

LOCAL UNIVERSITIES

Montgomery College / PIC
MC (Pinkney Innovation
Complex for Innovation &
Technology)

University of Maryland

CLOSE TO IT ALL

ABUNDANT AMENITIES

Venture a few minutes from the center and your work force will find an incredible amount of convenient shops, restaurants, and services nearby. Dining, shopping, running errands, exercising, relaxing—you name it. Multiple retail complexes are in the vicinity, such as The Shops at Seneca Meadows, Milestone Center, Neelsville Village Center, and the Germantown Town Center.

THE SHOPS AT SENECA MEADOWS

- Bank of America
- Beer, Wine & Tobacco
- Bella Nail Salon & Spa
- Bray & Scarff
- Bubbles
- Café Rio
- Crest Cleaners
- Crumbl Cookies
- Floormax
- For Eyes
- F45 Training (Fitness Center)
- Hair Cuttery
- Little Seneca Animal Hospital
- Medical Office Space (2nd Floor)
- Montgomery Co. Beer, Wine & Liquor
- Panera Bread
- Sally Beauty Supply
- Sirwan Thai
- T-Mobile
- Wegmans Food Market



OVER 722,000 SF IN 11 BUILDINGS

GERMANTOWN, MD

HOME TO THESE
LIFE SCIENCES COMPANIES



HOME TO THESE
TECH COMPANIES





73,166 SF AVAILABLE



INTRODUCING GERMANTOWN'S **FIRST TROPHY LIFE SCIENCE** OPPORTUNITY

Delivering September 2023

Building 10 is the newest and most hi-tech life science building coming soon to Seneca Meadows Corporate Center. A striking lobby, efficient floor plates and first-class campus amenities, this property is well-equipped for today's ambitious workforce. Boasting a wide array of corporate neighbors in life science-related fields, abundant amenities, and a convenient location, everything you need is right here to help your business thrive.

BUILDING FEATURES

Clear Height - 1st floor: 18' / 2nd floor: 16'

Elevators - One passenger elevator, two service elevators

Loading Bays - Four dock-high enclosed loading bays

Access - Grade level access on both floors

Floor Load - 1st Floor: 250 psf / 2nd Floor: 125 psf

Column Spacing - 32.5 x 30 center bays / 29 x 30 outer bays

Electrical Capacity - 3,000A 480/277V

Generator Capacity - 400kW (5w/sf) with 48-HR belly tank

HVAC Capacity/Design Concept - Energy Efficient recirculating office VAV HVAC system for 50% of each floor - assumes the second 50% is specialized per use.

Additional Density - At least 500,000 sf of additional density on two adjacent lots (15 acres)

Zoning - CR (Commercial Residential)

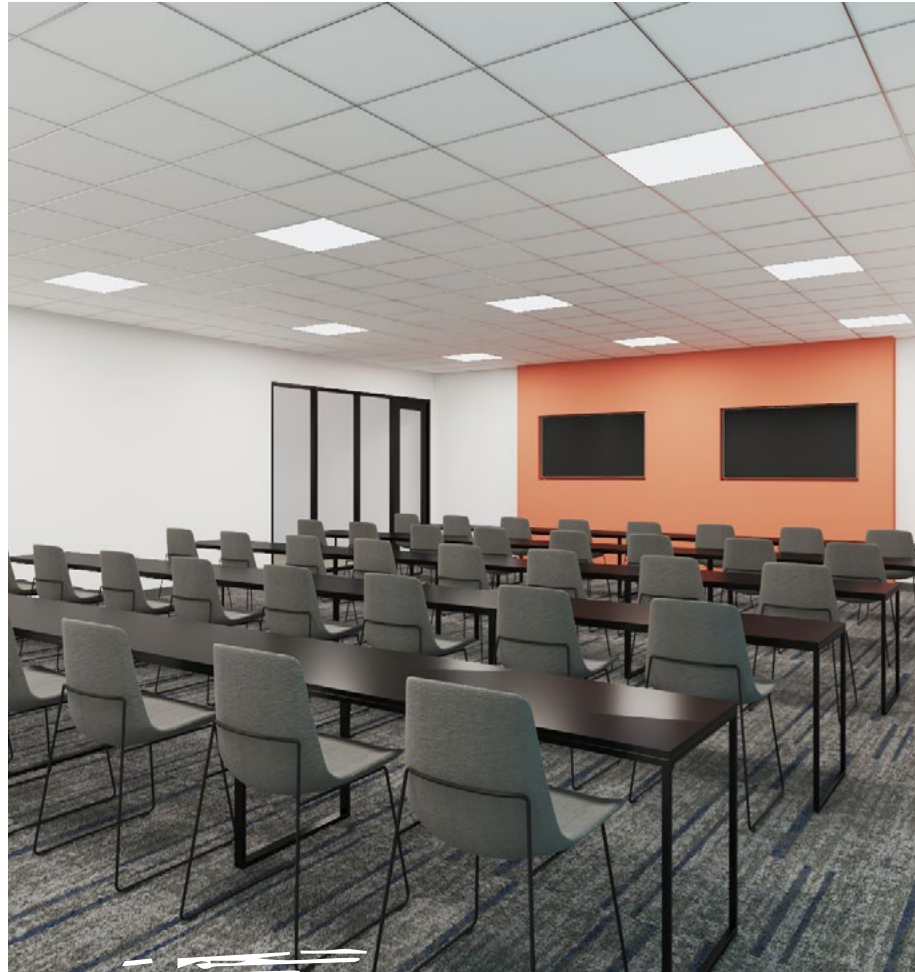
UTILITIES

Lab Waste - 6" main

Building Waste - 8" main

Building Water - 8" combined main, 3" potable water line and 2 1/2" non-potable water line

Natural Gas - 2 1/2" 2 PSI gas line (6,120 MBH)



TENANT LOUNGE, FITNESS AND CONFERENCE CENTERS ON CAMPUS



LIFE JUST A LITTLE MORE CONVENIENT

SUPERIOR CAMPUS

Modern and fully equipped, campus amenities are located next door in Building 8, (20501 Seneca Meadows Parkway).

TENANT LOUNGE

Sip your morning coffee before getting to your desk or join your colleagues for lunch. The tenant lounge is an escape to collaborate, be inspired and relax. With seating for groups to continue that afternoon meeting over snacks or looking for that quiet retreat to complete this month's report this space is there when you need it.

- Wi-Fi connectivity
- Coffee bar
- Kitchenette/catering area
- Variety of tables and seating options
- Direct access to lobby and conference center

CONFERENCE AND FITNESS CENTERS

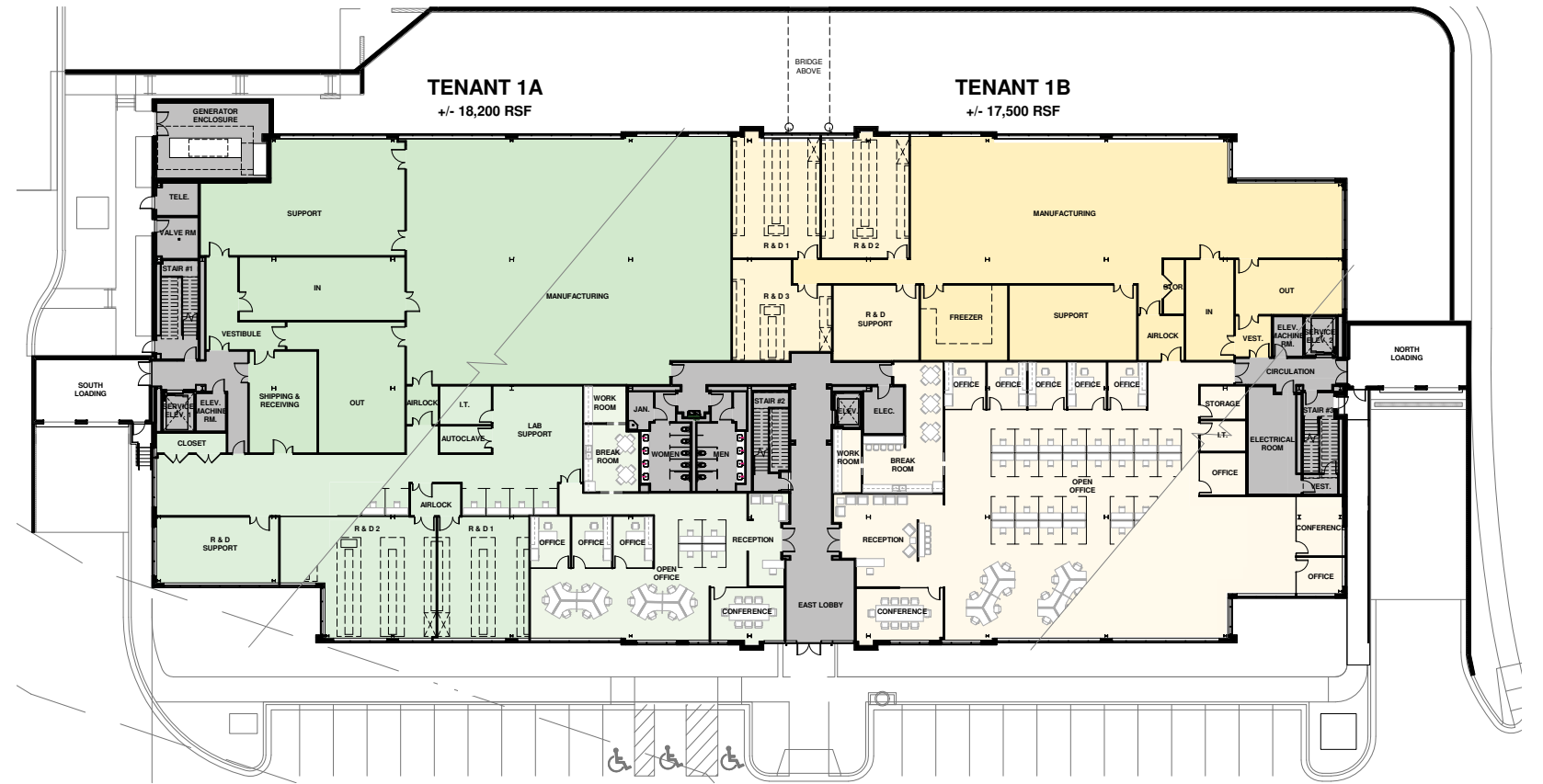
With the latest technology and capacity for large meetings or trainings, the conference center is available upon reservation to campus tenants and their guests. For catering needs, a catering and coffee bar area is available in the tenant lounge across the hall.

If work-life balance is what you're looking for, a well-equipped fitness center with locker rooms and showers are here to get your morning going or to unwind from your day.

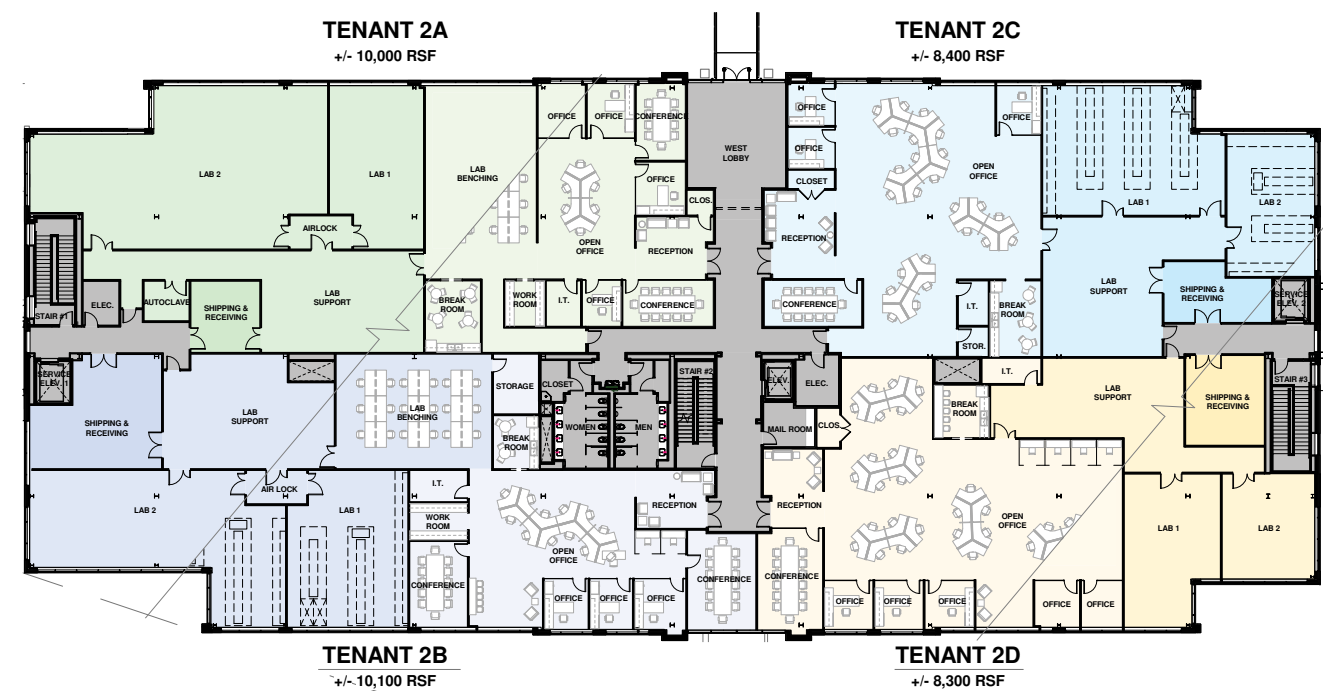
- Cardio, weightlifting, and stretching areas
- Locker rooms
- Private showers
- Wi-Fi connectivity

BUILDING 10 | 73,166 RSF AVAILABLE

**TWO TENANT
CONCEPTUAL FLOORPLAN**
1ST FLOOR - 35,984 RSF

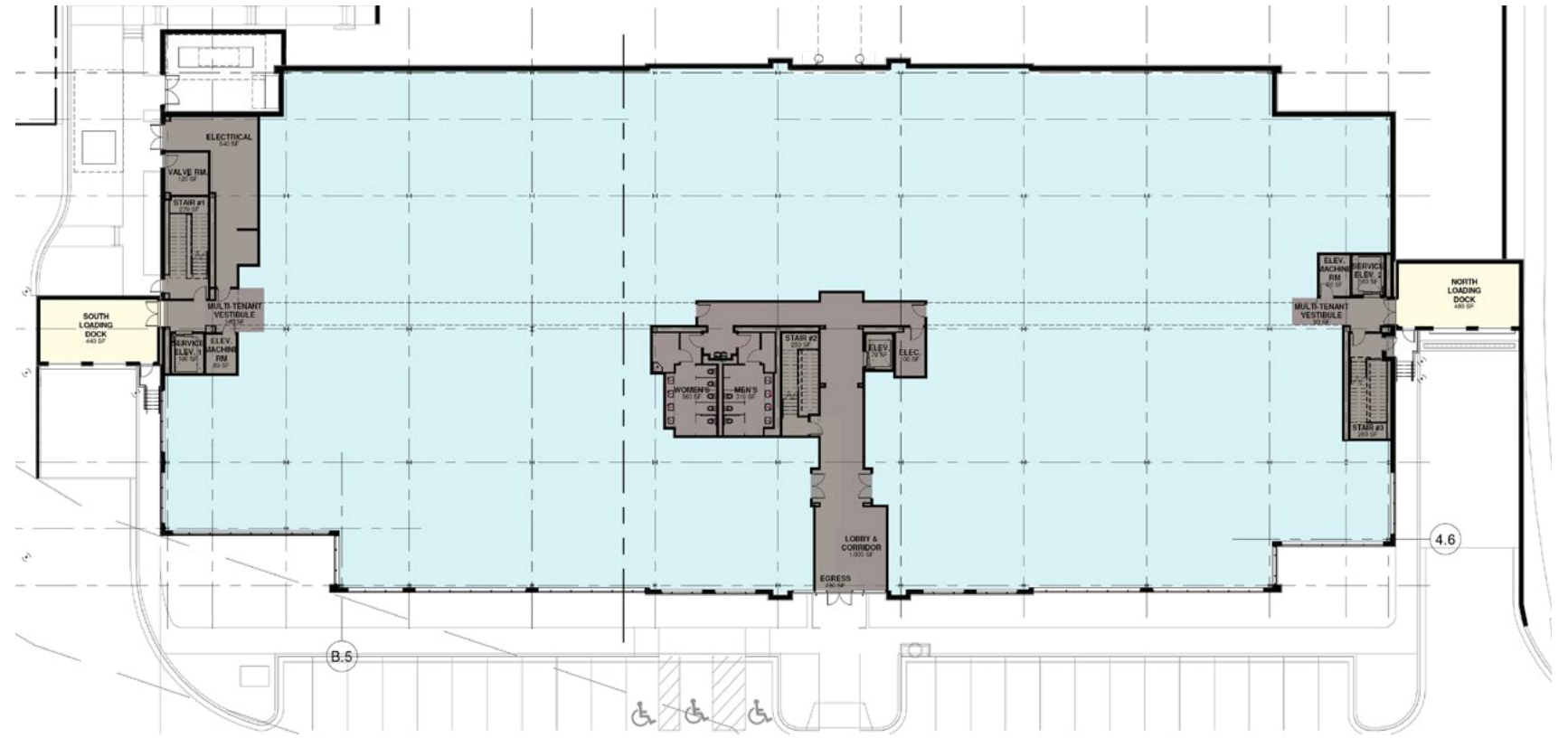


**FOUR TENANT
CONCEPTUAL FLOORPLAN**
2ND FLOOR - 37,182 RSF

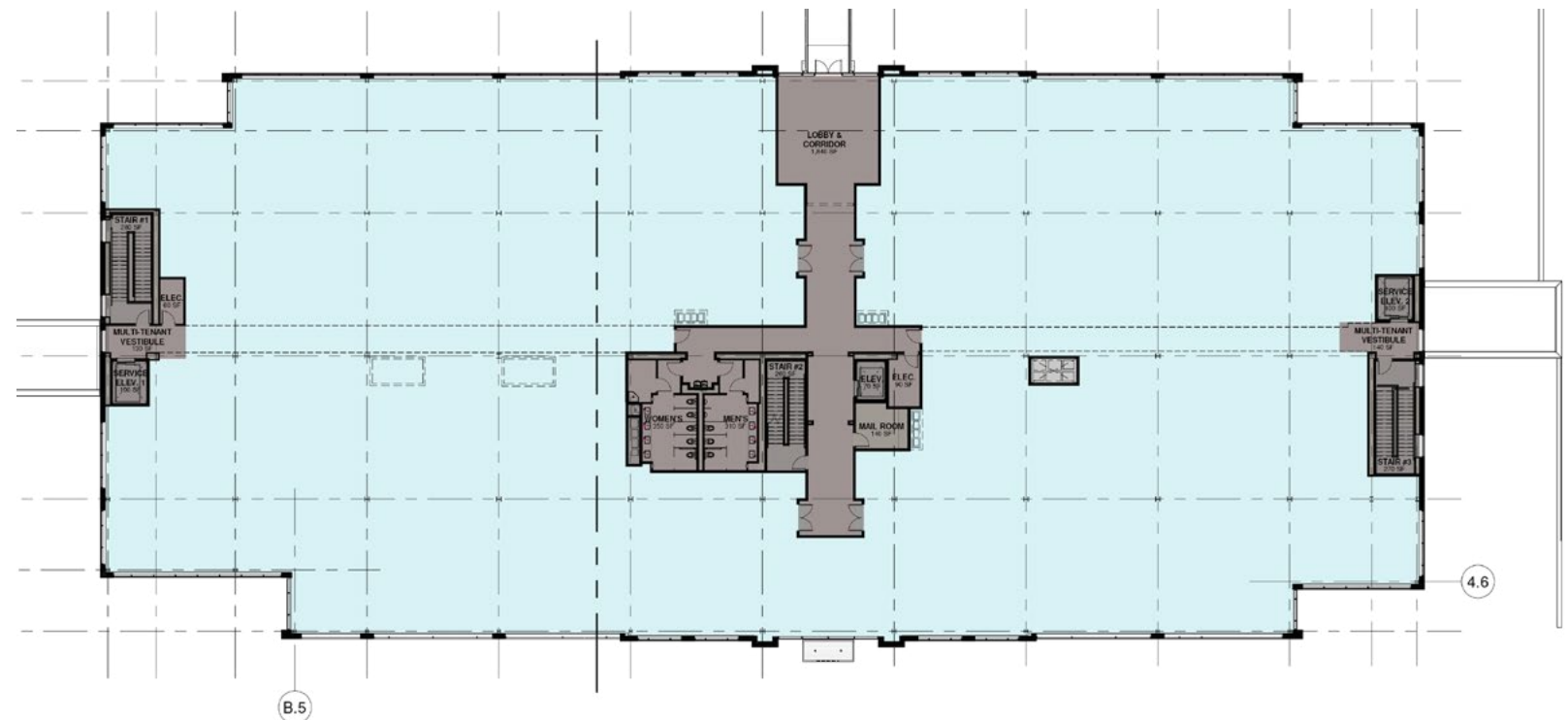


BUILDING 10 | 73,166 RSF AVAILABLE

FIRST FLOOR
35,984 RSF



SECOND FLOOR
37,182 RSF





OUR HISTORY + CULTURE

MINKOFF, a third-generation, family owned business founded in 1972 by Leon P. Minkoff, focuses on the development and operation of employment-based light industrial, flex and office properties. The company has developed or acquired over 2.2 million square feet of space in 41 buildings in Maryland, Washington, DC and Virginia. These properties are still owned and managed by the principals of Minkoff, who continue to provide direct “hands-on” control of the various functions of a full-service, real estate development firm.

Since its inception, the Minkoff culture has remained the same. By forging long- term relationships from the ground up with its tenants, the company acts as their loyal and reliable real estate partner. Minkoff’s knowledgeable and professional team is dedicated to always doing things right the first time, while immediately solving any issues that may arise. This is achieved through efficient, responsive and value-oriented service. The company’s motto is that every property “will look great, last forever, wear like iron, and cost as little as possible.” The bottom line is that Minkoff settles for nothing less than taking tremendous care of its tenants, and their buildings.

Mike Maites | Director of Leasing **240.912.0200 | minkoffdev.com**
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OUR SERVICES

MINKOFF DEVELOPMENT

Minkoff takes pride in the close watch of its buildings from the beginning to ensure its buildings meet the company’s strict construction guidelines. The company philosophy is to build the best product possible for the dollars at hand and will go through every step to ensure it minimizes future maintenance and maximizes a tenant’s use of the premises. Minkoff can provide clients with local insight and market knowledge from a personal point of view.

MINKOFF LEASING

As the landlord, developer, and property manager for its own portfolio, Minkoff not only knows the ins and outs of its buildings and how they may accommodate future users, but also knows its existing tenants on a personal level and can assist them as they grow. This insight allows Minkoff to be equally adept at handling both tenant and landlord assignments. Building to provide jobs for the community, Minkoff feels a personal responsibility to form a relationship and make it grow.

MINKOFF CONSTRUCTION

Minkoff has constructed both base building and interior fit-out projects over its roughly five decades in business. We have built over 1.8 million sf of base building projects along with over 3 million sf of interiors. Through the services of its experienced construction department, Minkoff will make sure your construction project gets planned, bought, and built properly. Whether you need to renovate an existing facility or manage a new base building project, Minkoff has the team in place to get it done right. Minkoff is in it for the long haul—building relationships that last.

MINKOFF MANAGEMENT

For over 30 years, Minkoff has applied its core principles to ensure a healthy environment for existing and future tenants to start and build their businesses. Minkoff takes pride in getting to know each and every tenant on a personal level so that we may better provide for their needs. Minkoff personally handles all aspects of a tenant’s occupancy from legal matters that may arise to proper maintenance of the facilities. Due to our local presence with an on-site staff of professionals, we are able to provide a quick and thorough response to any problems that may arise. If you have a problem, we want to help you fix it.