

BEST-IN-CLASS
LAB/FLEX OPPORTUNITY

BUILDING FEATURES

AVAILABLE SPACE

CAMPUS AMENITIES

LOCATION + DEMOGRAPHICS

LIFE SCIENCE + HIGH TECH

NEARBY CONVENIENCES

ABOUT MINKOFF

CONTACT

240.912.0200 | minkoffdev.com



20521 SENECA MEADOWS PARKWAY

UP 16,058 RSF AVAILABLE IN THE HEART OF GERMANTOWN



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GERMANTOWN'S FIRST TROPHY LIFE SCIENCE/FLEX OPPORTUNITY

20521 SENECA MEADOWS PARKWAY

Building 10 is the newest and most hi-tech life science/flex building at 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.

ELECTRICAL

- Electrical Capacity - 3,000A 480/277V
- Generator Capacity - 400kW (5w/sf) with 48-HR belly tank
- Energy Efficient recirculating office VAV HVAC system for 50% of each floor - (assumes the second 50% is specialized per use)
- One passenger elevator, two service elevators

ARCHITECTURAL

- Four dock-high enclosed loading bays
- At least 500,000 sf of additional density on two adjacent lots (15 acres)
- CR (Commercial Residential) Zoning

STRUCTURE

- Clear Height - 1st floor: 18' / 2nd floor: 16'
- Grade level access on both floors
- 1st Flr Load: 250 psf / 2nd Flr Load: 125 psf
- Column Spacing - 32.5 x 30 center bays / 29 x 30 outer bays

UTILITIES

- Lab Waste - 6" main
- Building Waste - 8" main
- Building Water - 8" combined main, 3" potable water line and 2 ½" non-potable water line
- Natural Gas - 2½" 2 PSI gas line (6,120 MBH)

AVAILABLE SPACE
TOTAL OF 16,058 SF ACROSS TWO FLOORS

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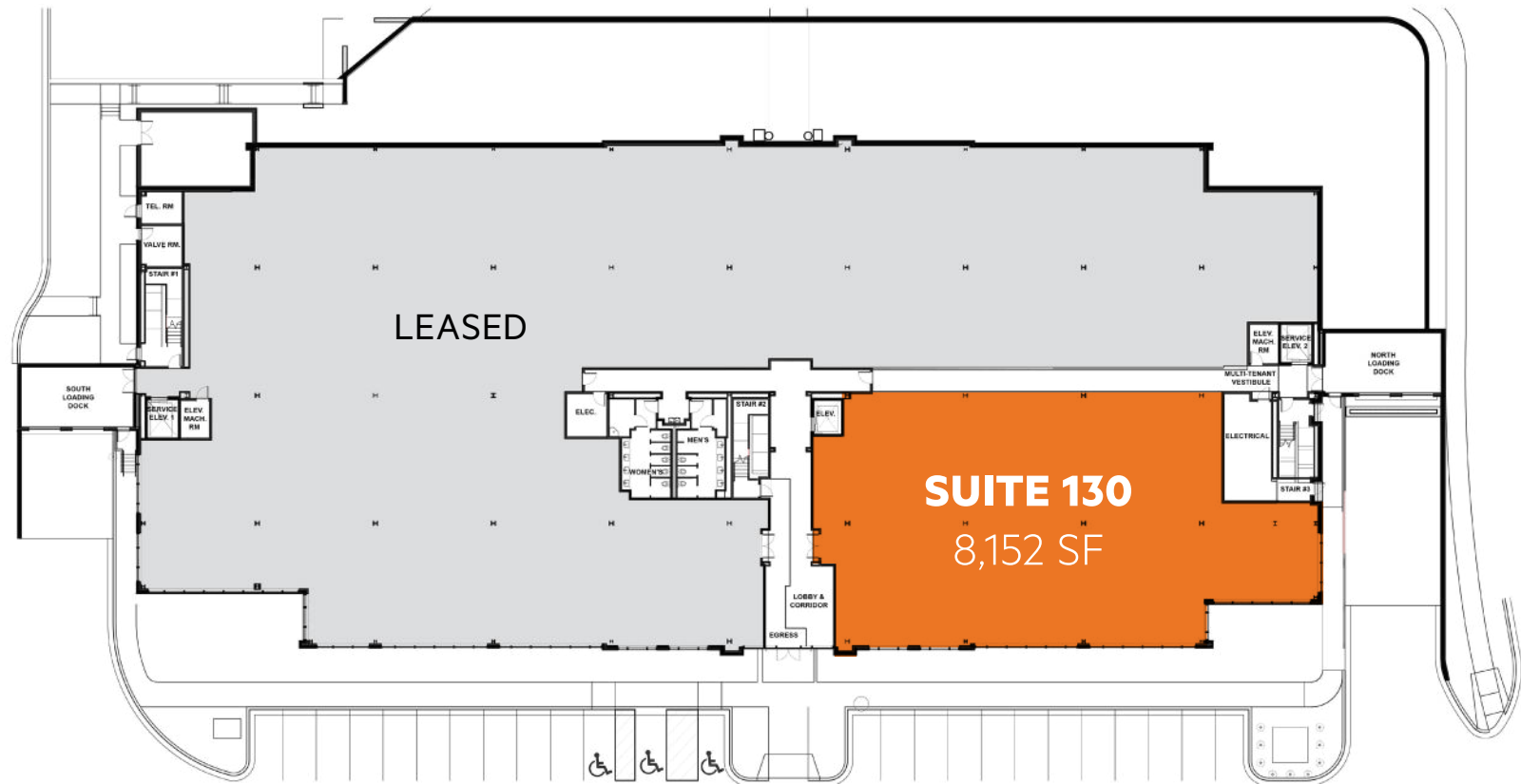
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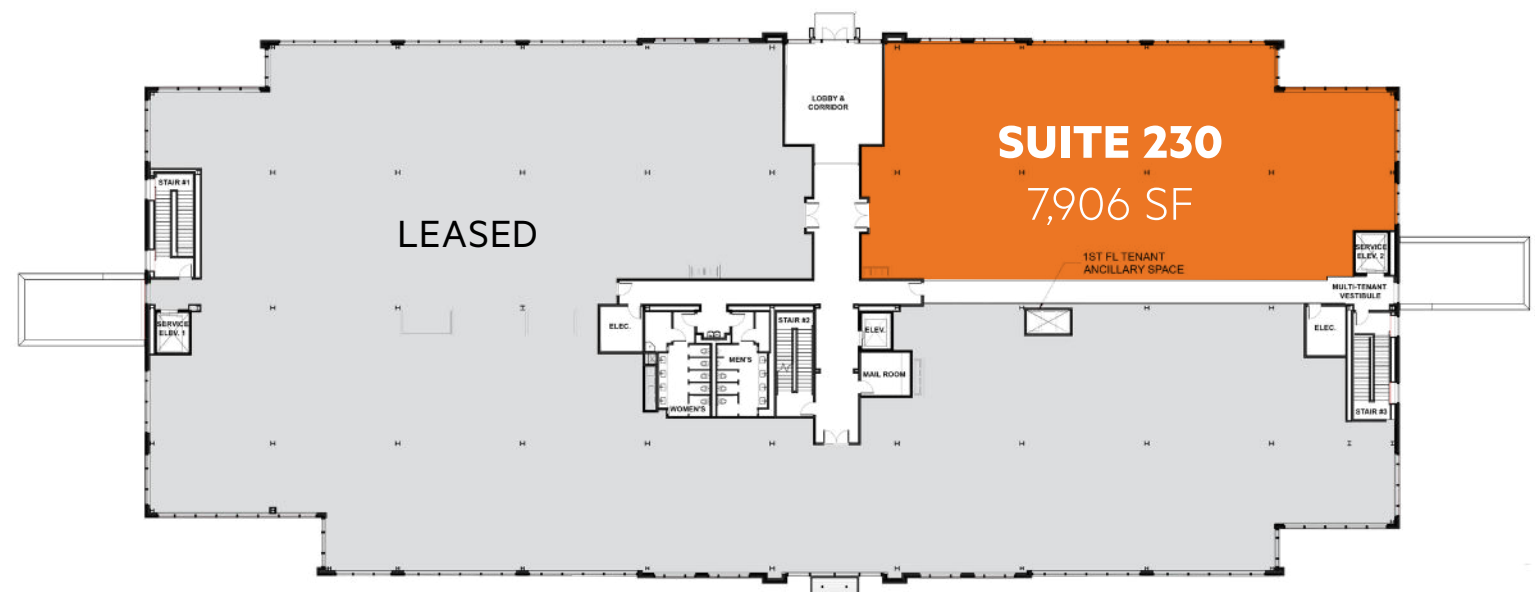
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FIRST FLOOR



SECOND FLOOR

SUPERIOR CAMPUS

TENANT LOUNGE, FITNESS + CONFERENCE CENTERS LOCATED NEXT DOOR

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TENANT LOUNGE

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

FITNESS CENTER

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

CONFERENCE CENTER

- Equipped with the latest technology
- Capacity for large meetings and trainings
- Available upon reservation to campus tenants and their guests
- Catering and coffee bar area is available in the tenant lounge across the hall



Campus amenities are located next door
in Building 8, (20501 Seneca Meadows Parkway).

LOCATION + DEMOGRAPHICS

GERMANTOWN, MARYLAND

POPULATION

5 miles	10 miles
204,000	420,000

AVERAGE HH INCOME

5 miles	10 miles
\$131,900	\$142,000

DAYTIME EMPLOYMENT

5 miles	10 miles
59,000	167,000

SOURCE: COSTAR

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

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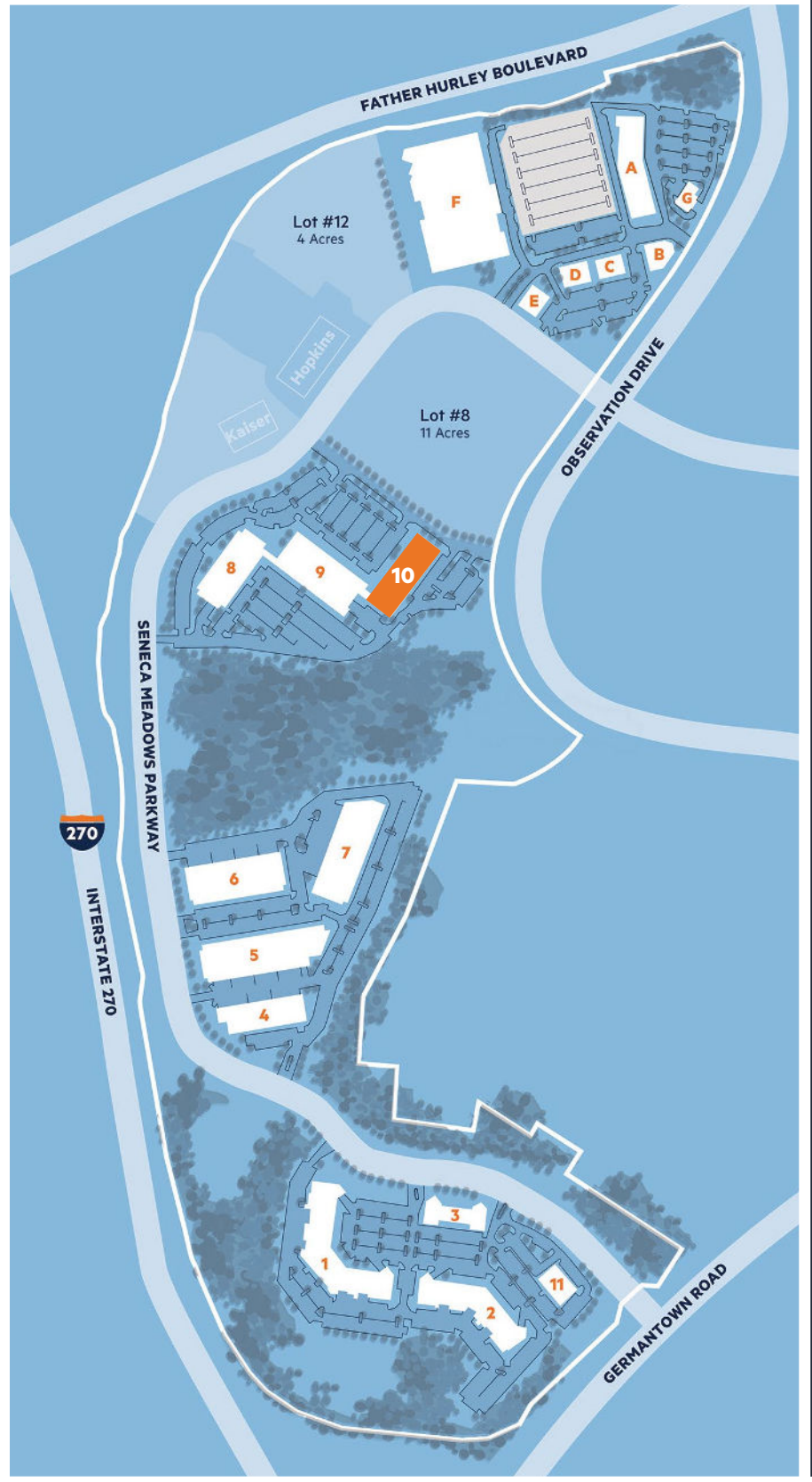
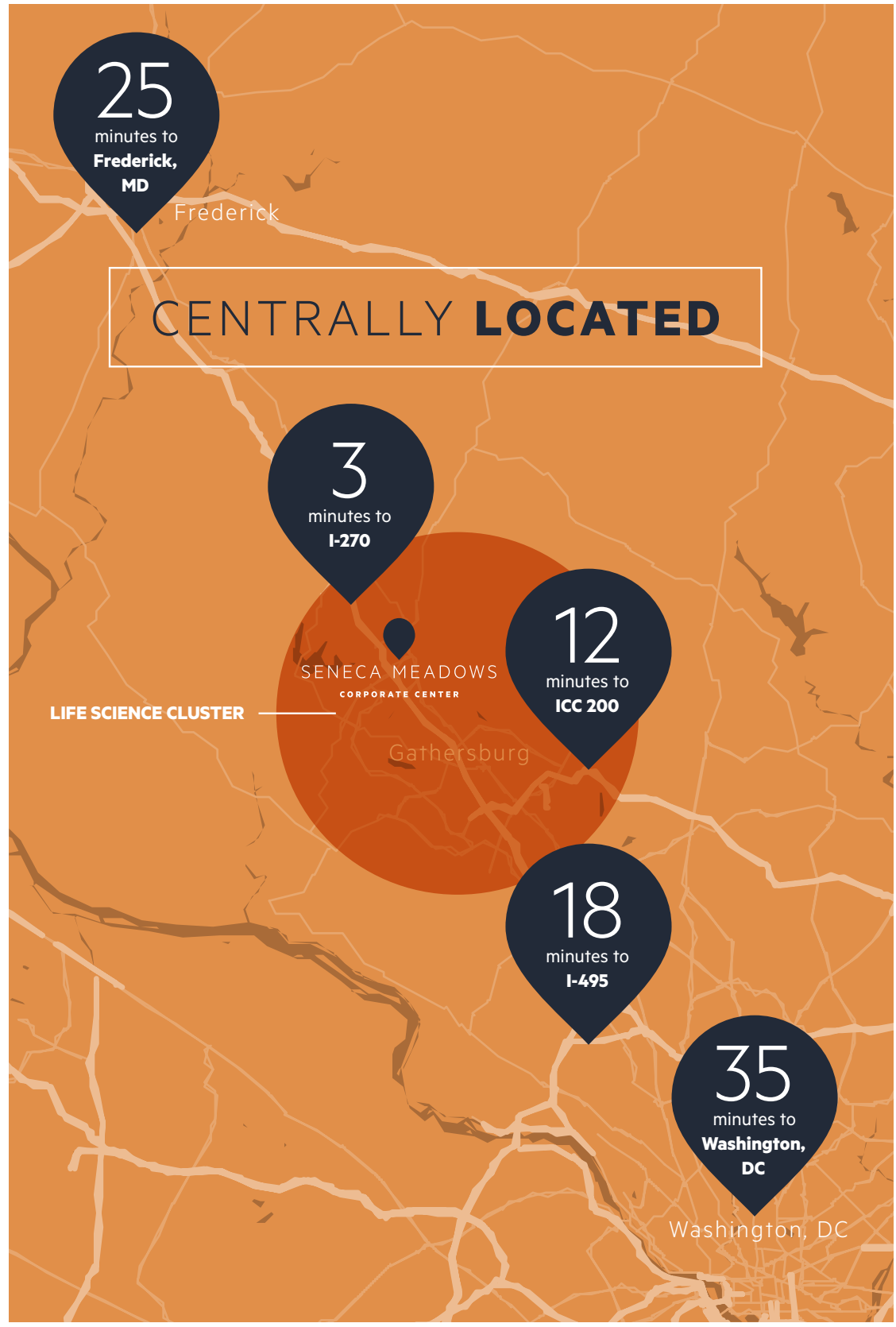
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AT SENECA MEADOWS CORPORATE CENTER

LIFE SCIENCE COMPANIES

PRECIGEN

康龙化成
PHARMARON

sirnaomics
Advancing RNAi Therapeutics

novavax

fisher clinical
services
by Thermo Fisher Scientific

DEKA

Senseonics™

TECH COMPANIES

LEONARDO DRS

BLUEHALO

NCR

MAXTENA

amentum

ZEBRA

CLOSE TO IT ALL

- Wegmans
- Bank of America
- ups
- TARGET
- PETSMART
- BEST BUY
- THE HOME DEPOT
- Panera BREAD
- Giant
- Staples
- verizon

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The map illustrates the location of Building 10 at Seneca Meadows Corporate Center. Building 10 is highlighted in orange. The map shows the surrounding area, including Father Hurley Boulevard, Seneca Meadows Parkway, and Observation Drive. Three shopping centers are labeled: The Shops at Seneca Meadows, Milestone Shopping Center, and Neelsville Village Center. A text box at the bottom right states: "Just minutes from Building 10 at Seneca Meadows Corporate Center your work force will find an incredible amount of convenient shops, restaurants, and services at The Shops at Seneca Meadows, Milestone Center, and Neelsville Village Center. Dining, shopping, running errands, exercising, relaxing—you name it—can be found within walking distance."

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OUR HISTORY + CULTURE

MINKOFF, a third-generation, family owned business founded in 1972 by Leon P. Minkoff, focuses on the development and operation of primarily industrial, flex and life science buildings. The company has developed or acquired over 3 million square feet of space in 50 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.

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. Our company philosophy is to build the best product possible for the dollars at hand and we 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.

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