

401

PROFESSIONAL DRIVE

GAITHERSBURG, MD 20814



2,108 RSF LAB / OFFICE SPACE AVAILABLE FOR SUBLEASE

This fully equipped corner lab suite offers immediate functionality with existing office furniture, two fume hoods, a biological safety cabinet, microscopes, ACI unit, chiller, centrifuge, freezers/refrigerators, and chemical storage cabinets all remaining in place. The building provides shared access to an autoclave, glasswash, and ice maker, with the suite located directly adjacent to the loading dock for convenient operations. Easily accessible from the highway, the property offers efficient regional connectivity for employees, vendors, and distribution needs.



301-337-4700
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 **Scheer Partners**
A Reputation for Results

Existing Equipment

- Office furniture
- Two (2) fume hoods
- Biological safety cabinet (BSC)
- Microscopes
- ACI unit
- Chiller
- Centrifuge
- Freezers and refrigerators
- Chemical storage cabinets



Building Features

- 3.60/1,000 SF parking
- Shared autoclave
- Shared glasswash
- Shared ice maker
- Corner suite location
- Access to loading dock



Layout & Buildout

Efficiently designed office suite featuring two dedicated lab areas, three private offices, an open office workspace, IT/storage room, and a pantry.

The layout offers a functional balance of collaborative and private areas, ideal for life science, research, or professional office users seeking a practical, move-in ready environment.



- Office
- Lab
- IT/Storage
- Flex Lab/Office
- Pantry

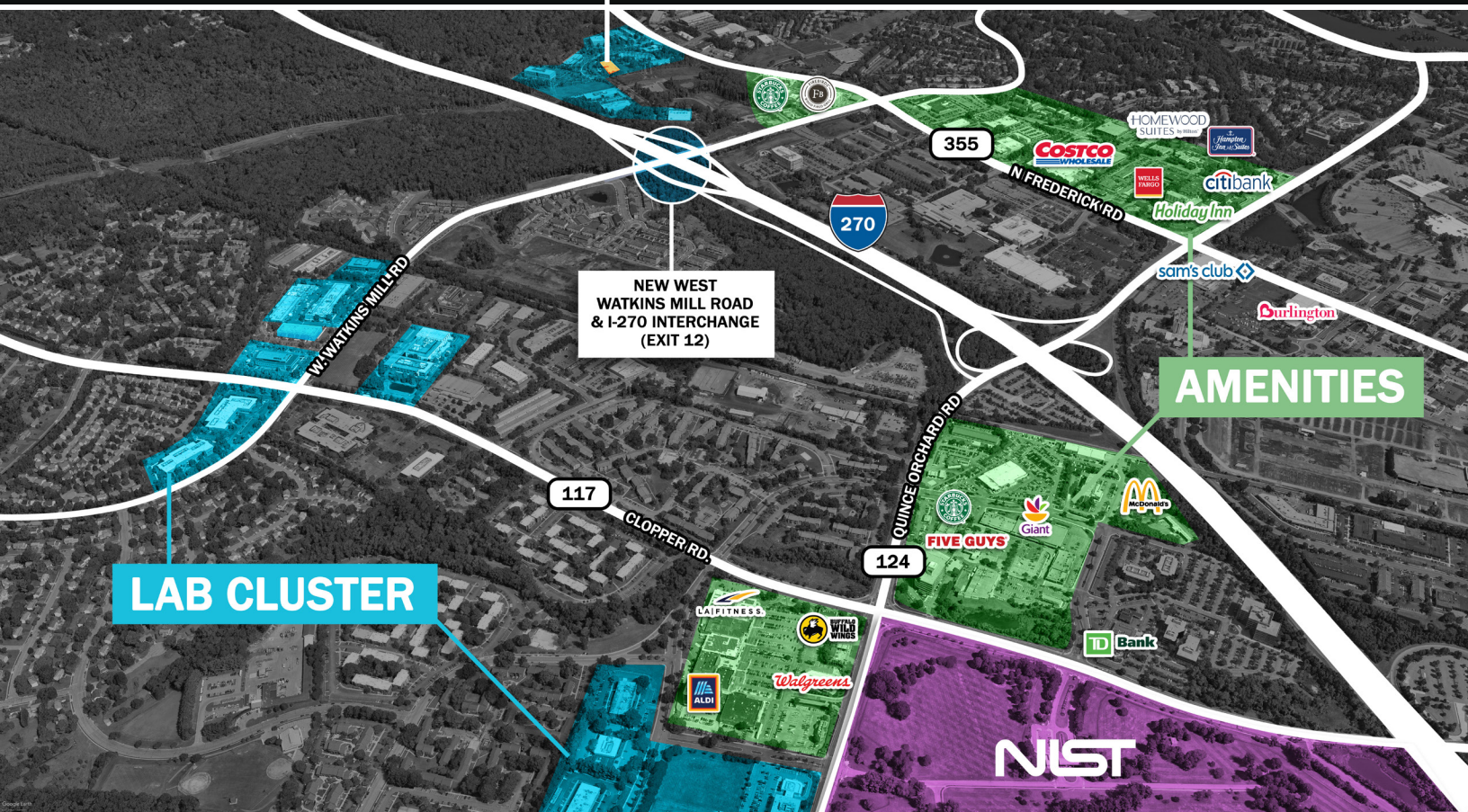


Location & Accessibility



401 Professional Drive

401 Professional Drive is ideally situated in Gaithersburg's established lab and innovation corridor with immediate access to I-270 via the West Watkins Mill Road interchange (Exit 12). Located near NIST and surrounded by a strong life science cluster, the property is also close to major retail and dining amenities along Route 355. Its central Montgomery County location provides convenient connectivity to Rockville, Bethesda, Washington, D.C., and the broader I-270 corridor.



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