



# 9713 Key West Ave

ROCKVILLE | MD

FULL COMPLIMENT OF  
LAB + CLEANROOM +  
OFFICE + WAREHOUSE  
OPPORTUNITY  
IN MARYLAND'S LIFE  
SCIENCE CORRIDOR

67,326 SF AVAILABLE  
IMMEDIATELY FOR SUBLEASE  
THROUGH AUGUST 31, 2035

**CBRE**

# Building Highlights

9713 KEY WEST AVENUE

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300 free covered parking spaces  
Surface parking available  
Ratio: 3.50 per 1,000 SF



Within close proximity to Maryland's  
Shady Grove Life Sciences Center;  
convenient access to I-270



Public transit accessible with a  
local bus service to the  
Shady Grove station during rush hour



Existing lab, office, warehouse and clean room  
infrastructure. Flexibility of shell space to be  
converted into additional lab support services.



# Technical Specs

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## Building Specs

- Redundant Clean Compressed air system (110 PSI operating pressure)
- Redundant vacuum system (26.5 operating HgV)

## Cleanroom Specs

- Generator Back up
- Primary, hard walled cleanroom (1500 sq ft) ISO 7, with ISO 8 level gowning room
- Electrical (110V & 220V), data, vacuum and clean compressed air
- Anti-skid epoxy floor
- Secondary, soft walled cleanroom (160 sq ft) ISO 7, with ISO 8 level gowning room
  - data, vacuum and clean compressed air
  - VCT tile floor

Equipment list available upon request.



## Vendors

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EWING COLE  
ARCHITECT

FACILITY LOGIX  
PROJECT MANAGEMENT

VALOGIC  
VALIDATION

BUCH  
CONSTRUCTION  
GENERAL CONTRACTOR

CORNERSTONE  
COMMISSIONING  
COMMISSIONING

JENNERIK  
ENGINEERING, INC.  
ENGINEERING/MEP

# Floorplans

1<sup>ST</sup> FLOOR | 12,957 RSF

ENGINEERING & ASSEMBLY  
2,940 SF



WAREHOUSE  
4,967 SF

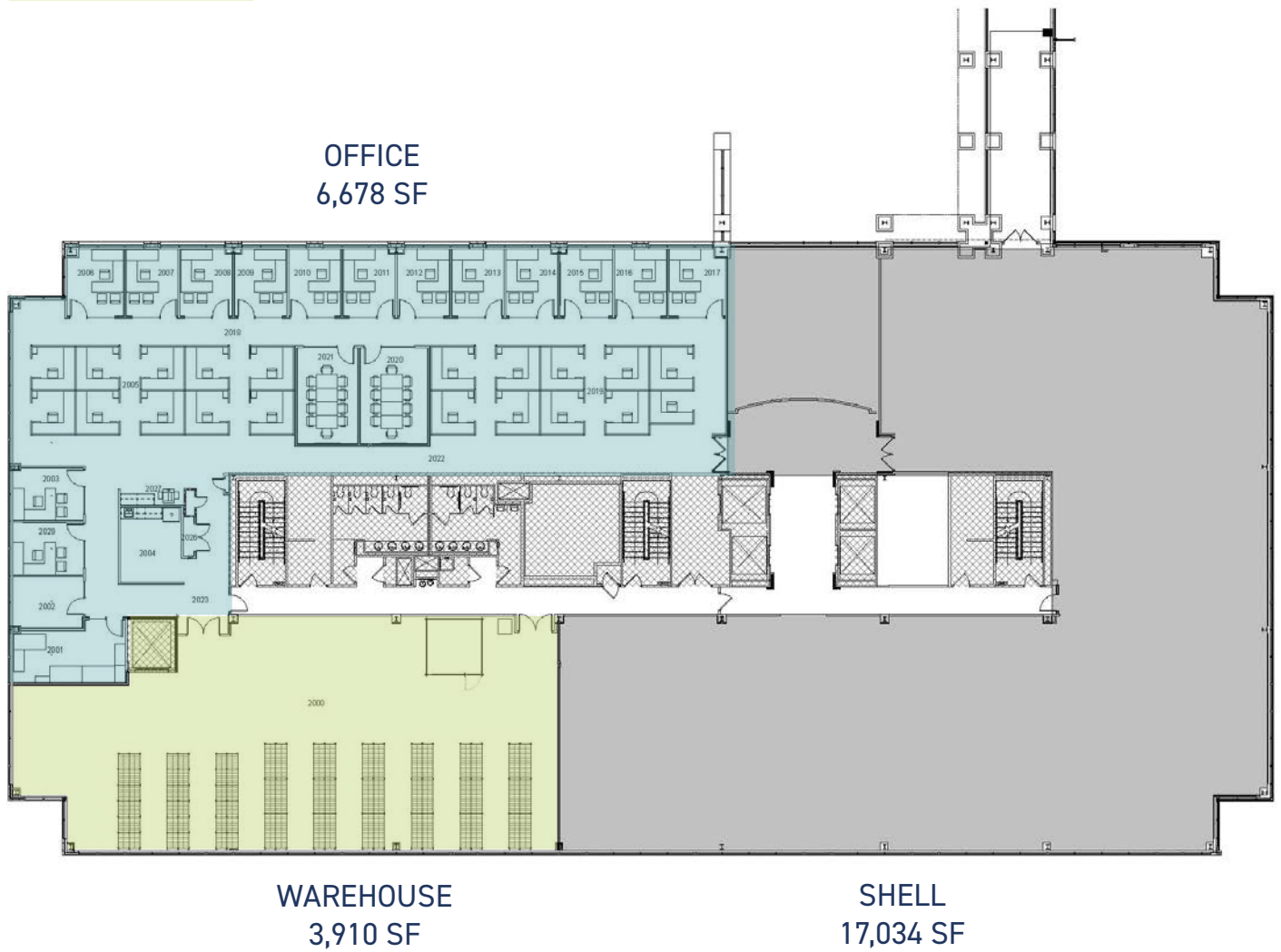
CLEAN ROOM PA'S  
2,902 SF

## CLEAN ROOM



# Floorplans

2<sup>ND</sup> FLOOR | 27,622 RSF

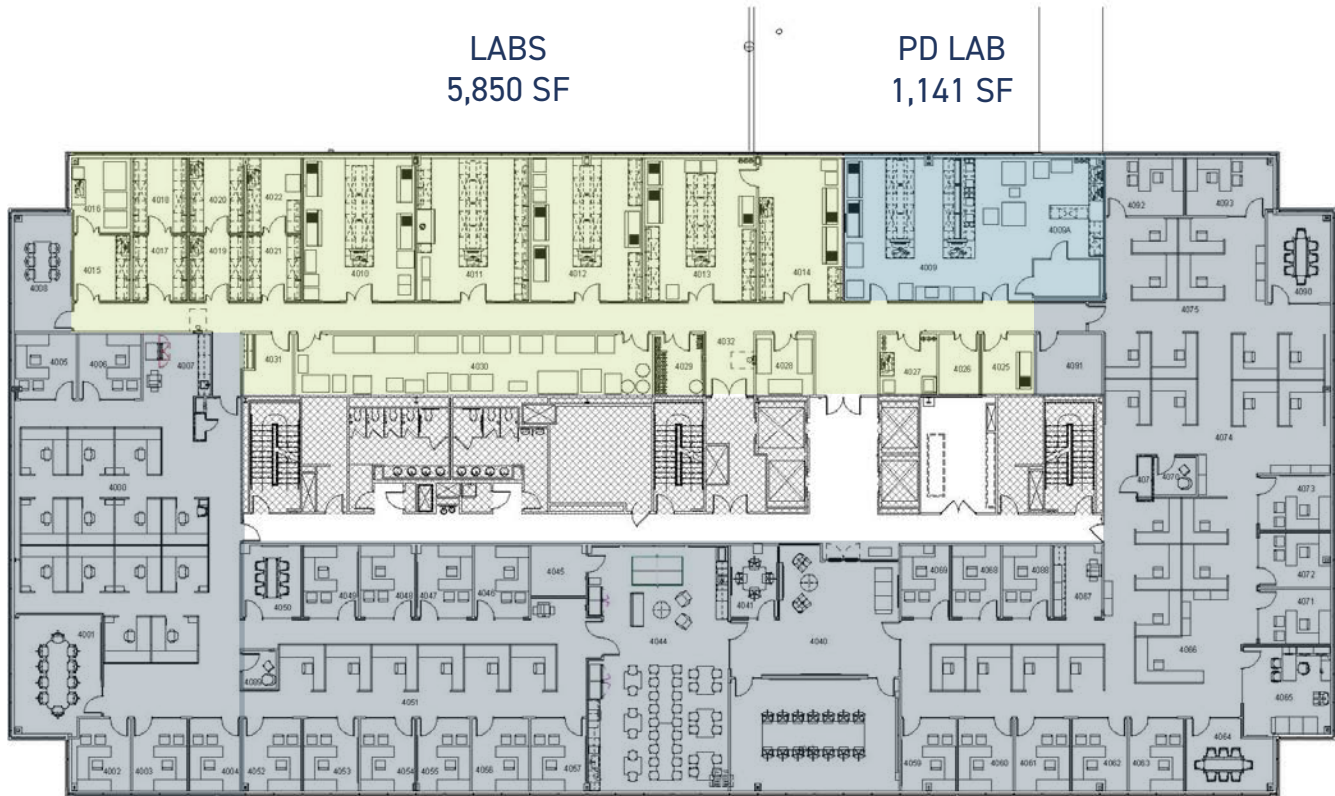


## OFFICE AND WAREHOUSE



# Floorplans

4<sup>TH</sup> FLOOR | 27,010 RSF

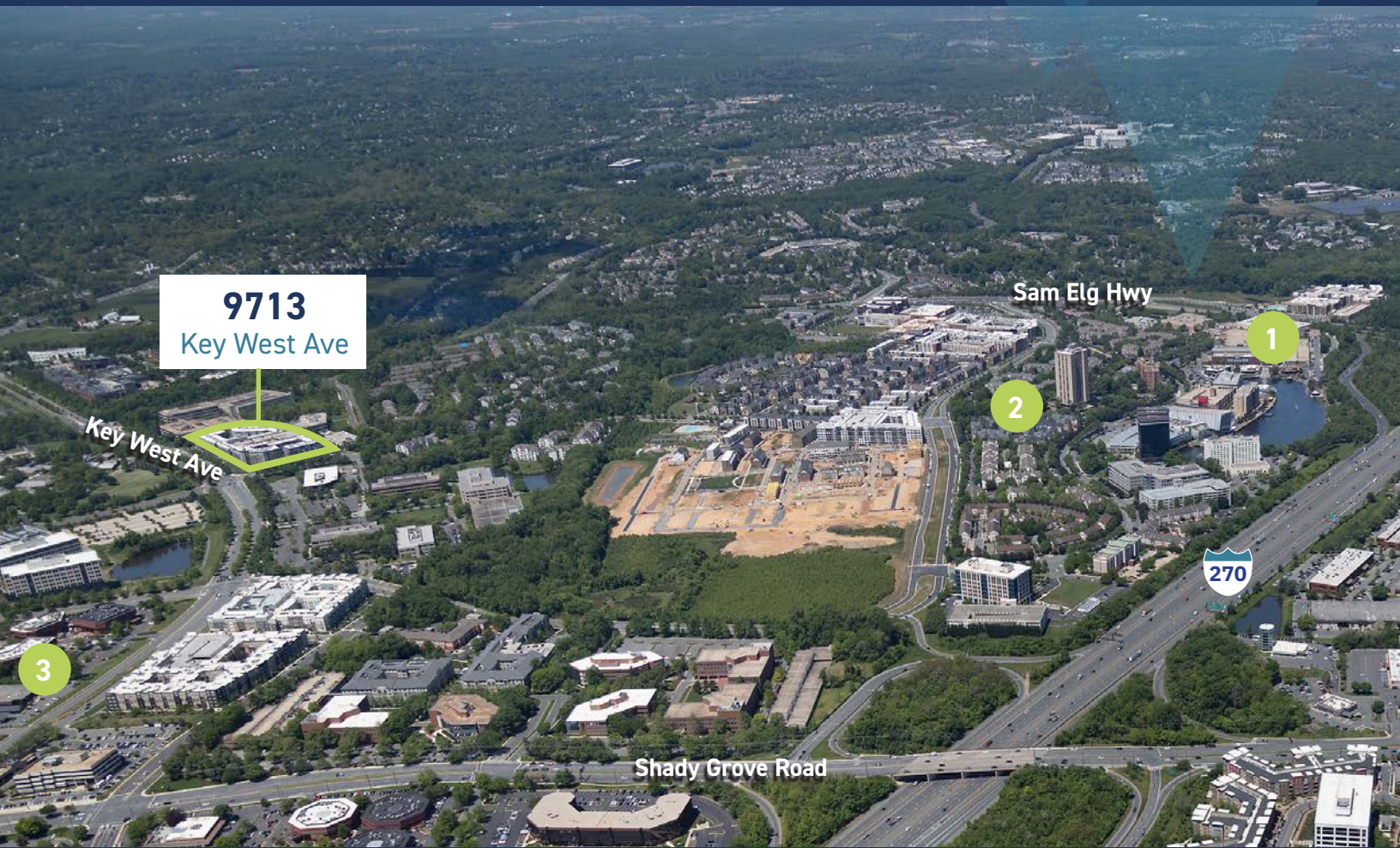


G&A  
14,220 SF

## LABS



# Amenities Aerial Map



1

## WASHINGTONIAN RIO

AMC Loews Rio Cinema  
Auntie Anne's  
California Pizza Kitchen  
Cinnabon  
Chipotle  
Copper Canyon Grill  
Corner Bakery  
Dick's Sporting Goods  
Guapo's Cantina & Grill  
Kohl's  
Nando's PERi-PERi  
Potbelly  
Sport & Health Club  
Starbucks  
Target  
Yard House

2

## DOWNTOWN CROWN

&Pizza  
Chop't  
Coastal Flats  
Harris Teeter  
LA Fitness  
La Madeleine  
Ruth's Chris Steak House  
Smashburger  
Starbucks  
Ted's Bulletin  
Verizon Wireless  
Wells Fargo  
Yogiberry

3

## FALLSGROVE

Capital One Bank  
CheeBurger CheeBurger  
Chipotle  
FedEx Office  
Jerry's Subs & Pizza  
Krispy Kreme  
MammaLucia  
Moby Dick House of Kabob  
My Eye Dr  
Panera  
Safeway  
Starbucks  
Taipei Tokyo  
Wingstop

# Ideal Location

in Maryland's Premier Life Sciences Corridor

## I-270 BIOTECH CORRIDOR

### NOTABLE PRIVATE SECTOR COMPANIES

**AMGEN**

**AstraZeneca**

**BIONTECH**

charles river

**emergent**  
biosolutions\*

**GSK**

**HORIZON.**

**Kite**  
A GILEAD Company

**Lonza**

**MACROGENICS**

**MSD**

**MILLIPORE SIGMA**

**NOVAVAX**

**QIAGEN**

**REGENXBIO**

**ThermoFisher**  
SCIENTIFIC

**United Therapeutics**  
CORPORATION

**USC**

### PUBLIC HEALTH AGENCY LABS



**FDA**

**National Naval Medical Center**

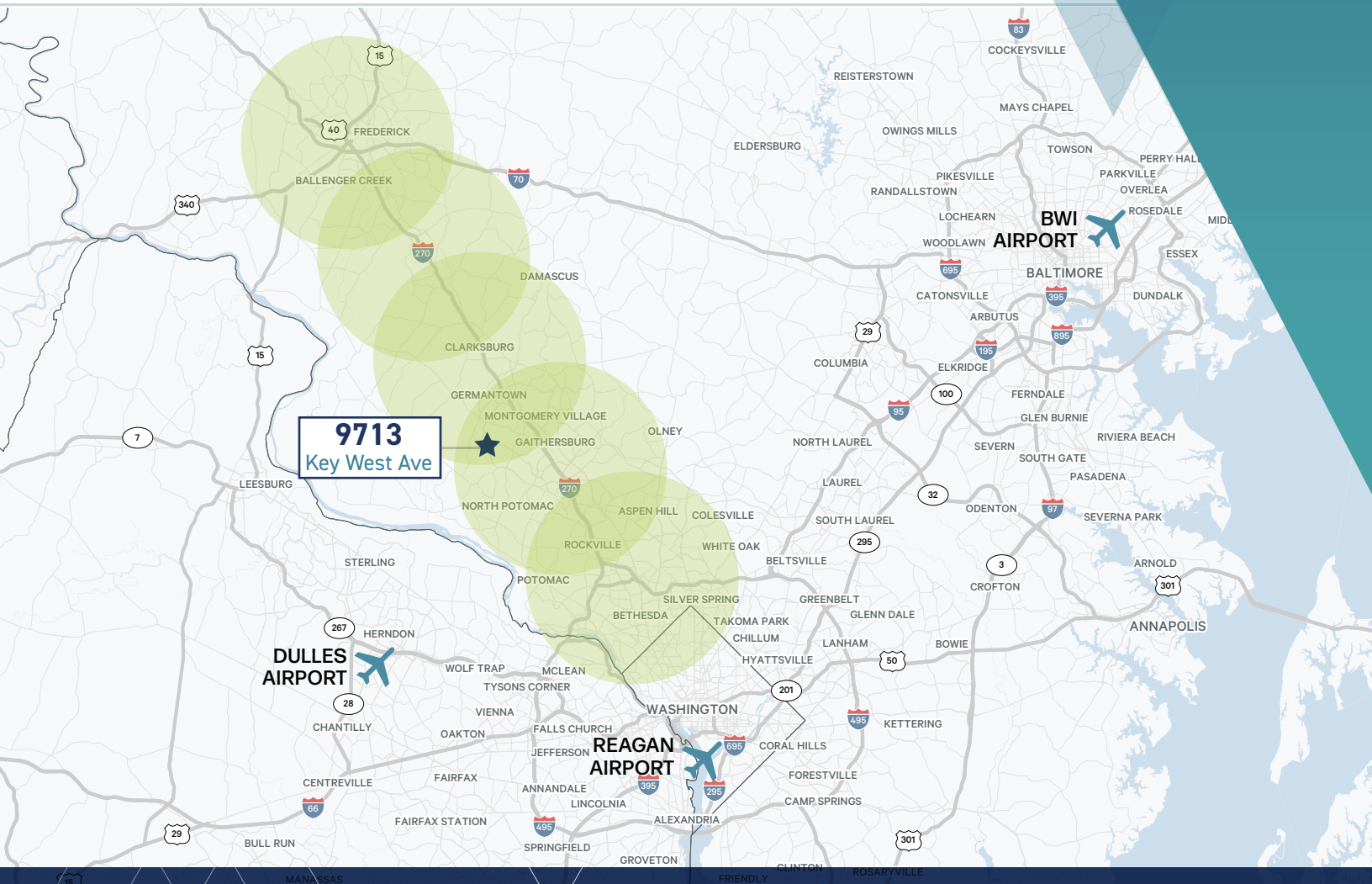
**NIH**  
National Institutes of Health

**NIH** NATIONAL CANCER INSTITUTE

**NIST**



**USDA**



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## CONTACT

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**CBRE**

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