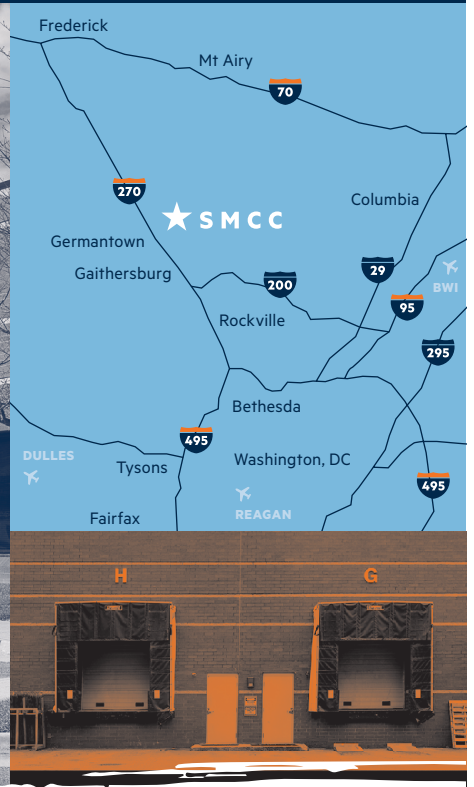


# SENECA MEADOWS

## CORPORATE CENTER



### GERMANTOWN | 717,000 SF IN 11 BUILDINGS

#### DIVERSE TENANT BASE

The 156-acre center appeals to a wide variety of companies and organizations, including general office users, retailers, medical and R&D facilities, biotech laboratories, information-systems providers, distribution and training centers, as well as corporate headquarters.

#### CONVENIENT LOCATION

Get to where you need to go quickly, with easy access to and from Interstate 270, Germantown Road (Route 118), Father Hurley Boulevard (Route 27), and Observation Drive.

#### SUPERIOR CAMPUS

Delivered in 2022, common amenities include fitness center, tenant lounge, and conference center. Enjoy a serene park atmosphere with landscaped walking paths throughout.

#### EXCELLENT VISIBILITY

Eight of the center's buildings have advantageous frontage along Seneca Meadows Parkway and several have signage visibility from Interstate 270, as well as Germantown Road. The possibilities for strong brand awareness and corporate identity on I-270 are plentiful.

#### ABUNDANT AMENITIES

Venture a few minutes from the center and your work force will find an incredible amount of convenient features 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.



Minkoff

240.912.0200 | [minkoffdev.com](http://minkoffdev.com)

REAL ESTATE  
PERSONAL PERSPECTIVE

# SENECA MEADOWS

CORPORATE CENTER

## SITE PLAN

### NEARBY CITIES

45 miles to **Baltimore**

19 miles to **Frederick**

25 miles to **DC**

18 miles to **Bethesda**

24 miles to **Tysons Corner**

### TRANSPORTATION

45 miles to **BWI**

33 miles to **Reagan**

35 miles to **Dulles**

10 miles to **Metro** (Shady Grove)

3 miles to **MARC** (Germantown)



### LOCAL POINTS OF INTEREST

DEPARTMENT OF ENERGY



MONTGOMERY COLLEGE



SHOPS AT SENECA MEADOWS



GERMANTOWN SOCCERPLEX



Minkoff

240.912.0200 | [minkoffdev.com](http://minkoffdev.com)

REAL ESTATE  
PERSONAL PERSPECTIVE