

# MONUMENT INNOVATION CENTER



WATCH VIDEO

## A PREMIER LOCATION FOR YOUR NEXT BREAKTHROUGH

A **PURPOSE BUILT** 135,000 SF LIFE SCIENCES OPPORTUNITY

735 WATKINS MILL ROAD, GAITHERSBURG MD



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REAL ESTATE



# BUILDING HIGHLIGHTS

**Monument Innovation Center has the Key Elements for your next Life Sciences HQ**



New, Purpose Built  
Opportunity in Premier  
Gaithersburg Location



Core and Shell  
Delivering 2023



Walkable  
Amenities



Unparalleled Accessibility to  
I-270 and new Watkins Mill  
Interchange



Located in Heart  
of Life Science  
Corridor



Efficient  
and Flexible  
Floor Plate



LEED GOLD Certification  
(predicted to receive)



Exterior Premier  
Signage Opportunity



Ceiling Heights:  
Ground Level: 18"  
Levels 2 – 4: 15"



# BUILDING SPECS

BRAND NEW, BEST-IN-CLASS R&D SPACE

A rare opportunity in the center of Maryland's life science corridor, specifically designed to meet the standard for life science facilities.

## FLOOR TO FLOOR HEIGHT

Ground Level: 18 Feet

Levels 2 – 4: 15 Feet

## HVAC

Combination Dedicated Outdoor Air System (DOAS) and VRF system designed for 50% lab, 50% office. Shell includes the DOAS and fully conditioned core, tenant spaces ready to receive VRF and exhaust fan network as needed.

## LOAD CAPACITY

100 psf live load in typical floors

125 psf at center 30' bays

## ELEVATORS

2 Passenger Elevators  
3,500 lbs. traction at 350 fpm

1 Freight Elevator  
4,500 lb. capacity

## EMERGENCY POWER

750 kW diesel generator

5.5 W/sf of leasable space



## TOTAL RSF

135,000 SF  
with 34K SF  
floorplates

## STORIES

4 Stories of new  
ground-up construction  
for lab & office

## PARKING

2.00/1,000 RSF  
+ Electric Charging Stations

## LOADING DOCK

Two truck bay;  
dumpsters and recycling  
yard available

## LEED GOLD

Predicted to received LEED  
Gold certification by U.S.  
Green Building Council



# MONUMENT INNOVATION CENTER HAS DELIVERED



CLICK HERE TO WATCH  
GROUND BREAKING  
TO DELIVERY!





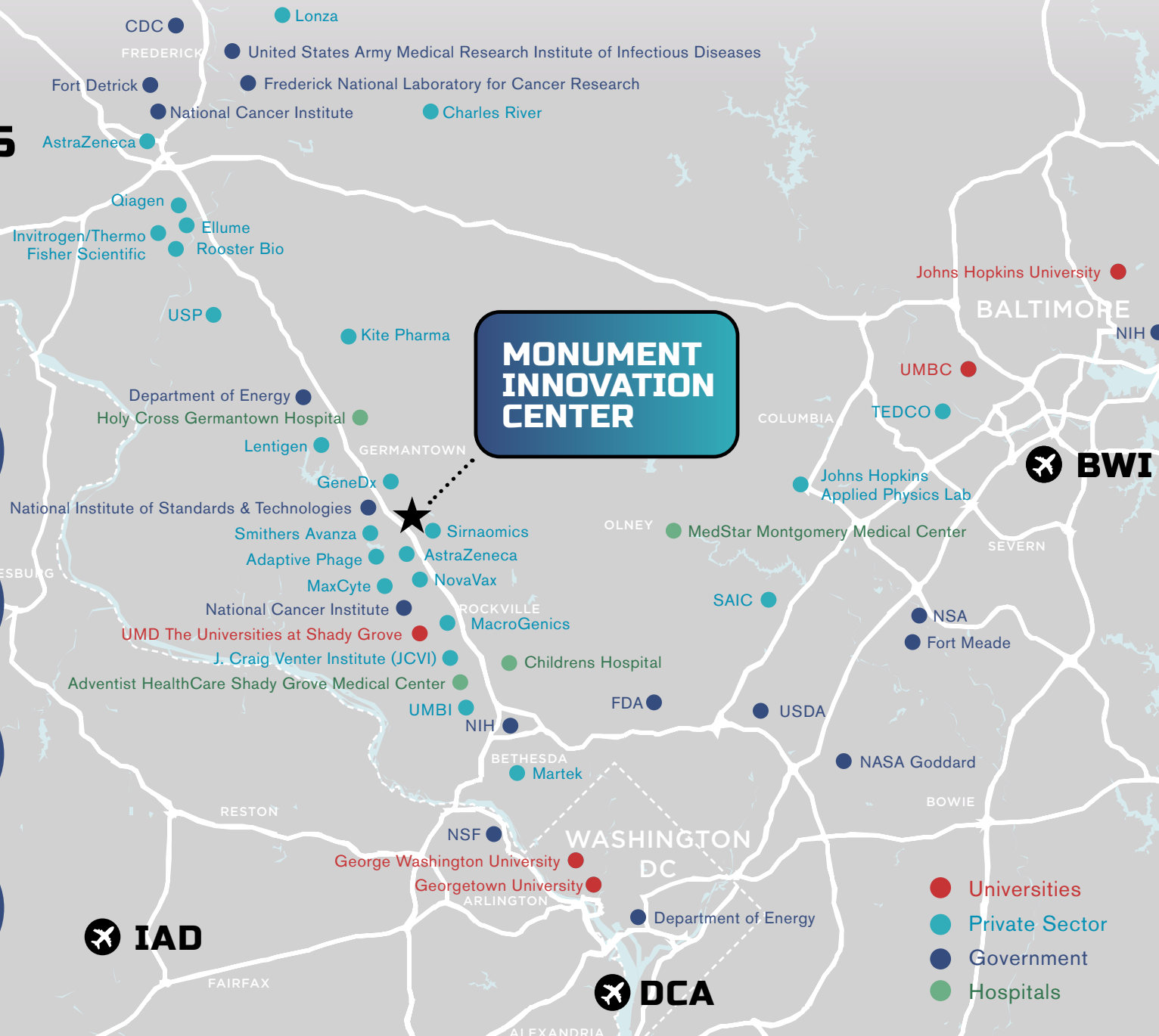
# ACCESS TOP TALENT IN SUBURBAN MARYLAND'S THRIVING LIFE SCIENCES COMMUNITY

Proximate to hundreds  
of private and publicly  
traded life science  
companies

Home to top  
academic institutions  
focused in life science

Highly-educated  
workforce with life  
science specialization

Network of preferred  
venture capital and  
research investment





# COLLABORATE WITH YOUR LIFE SCIENCE NEIGHBORS



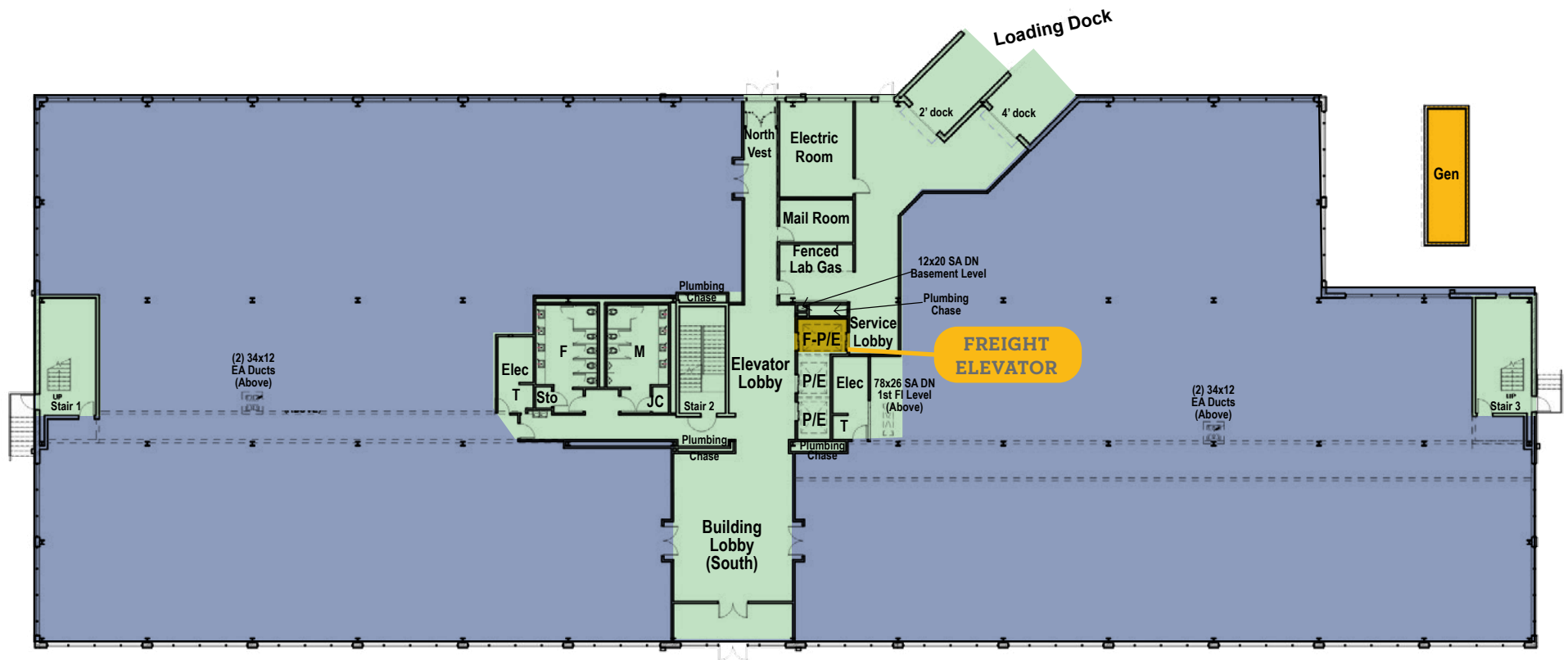


# SURROUNDED BY AMENITIES





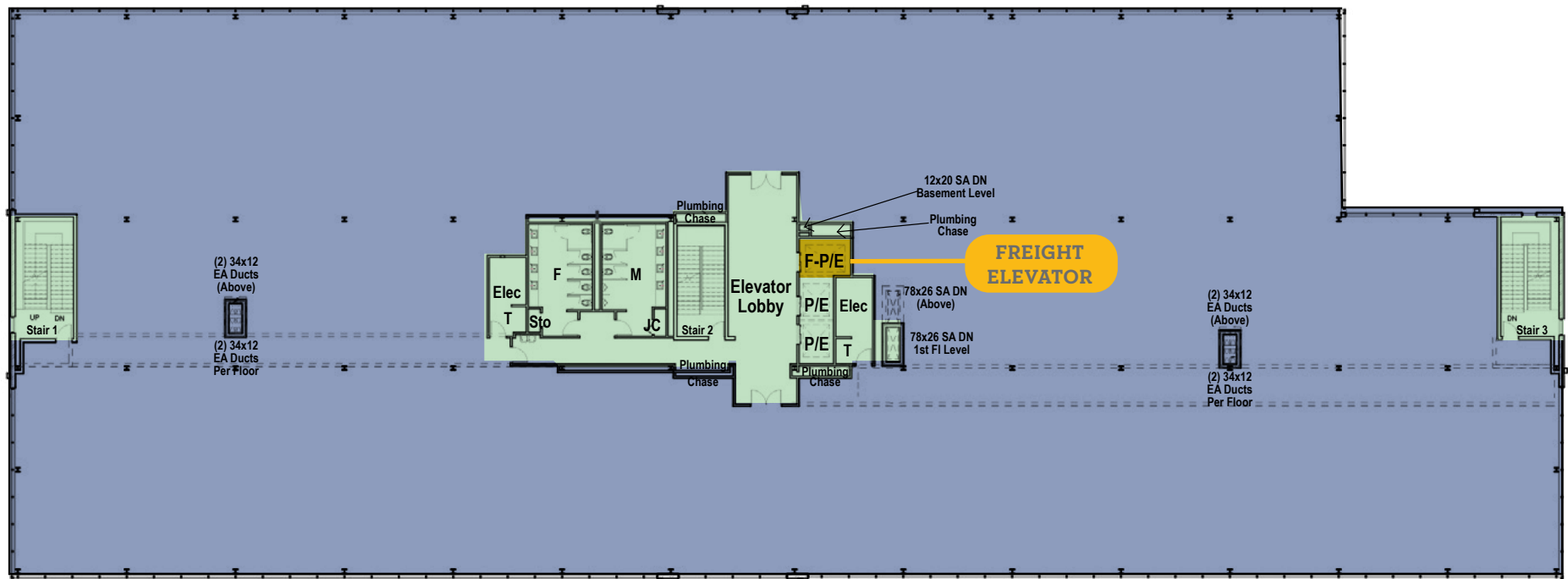
# GROUND FLOOR



■ COMMON AREAS ■ TENANT SPACE ■ GENERATOR



■ COMMON AREAS ■ TENANT SPACE

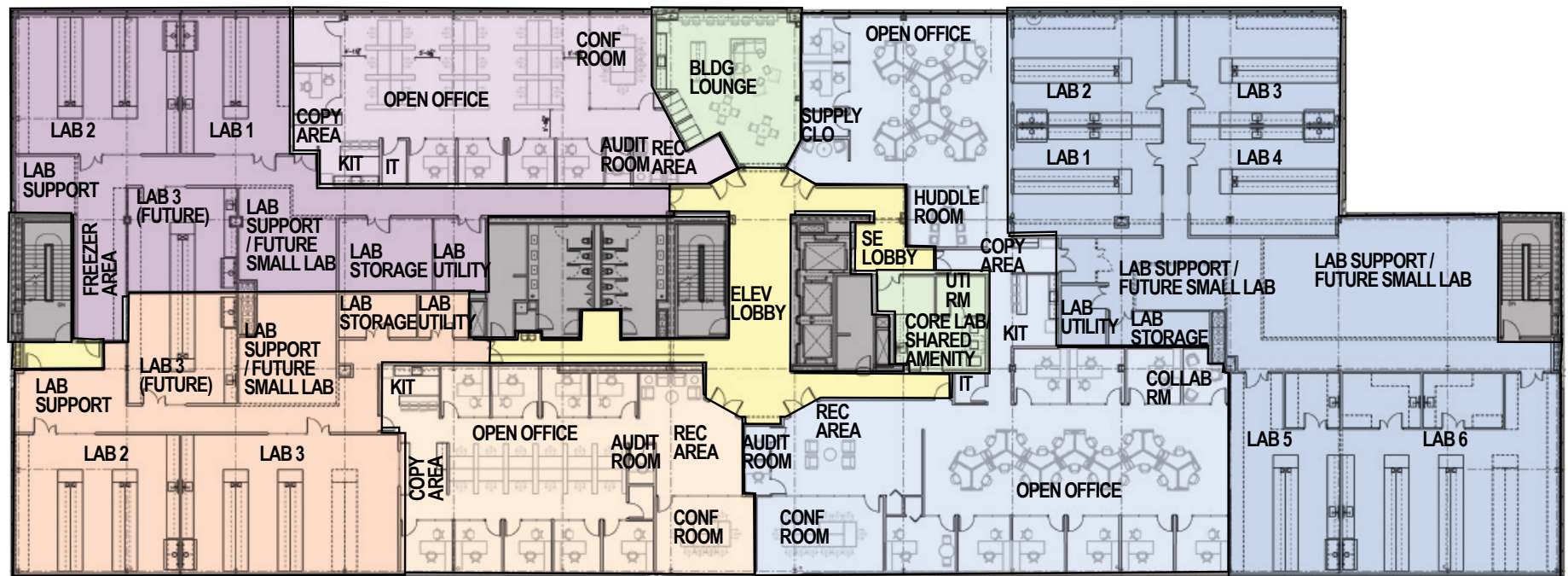


# POTENTIAL TENANT SPACE PLAN

## SUITE A

## BUILDING AMENITY

## COMMON AREAS

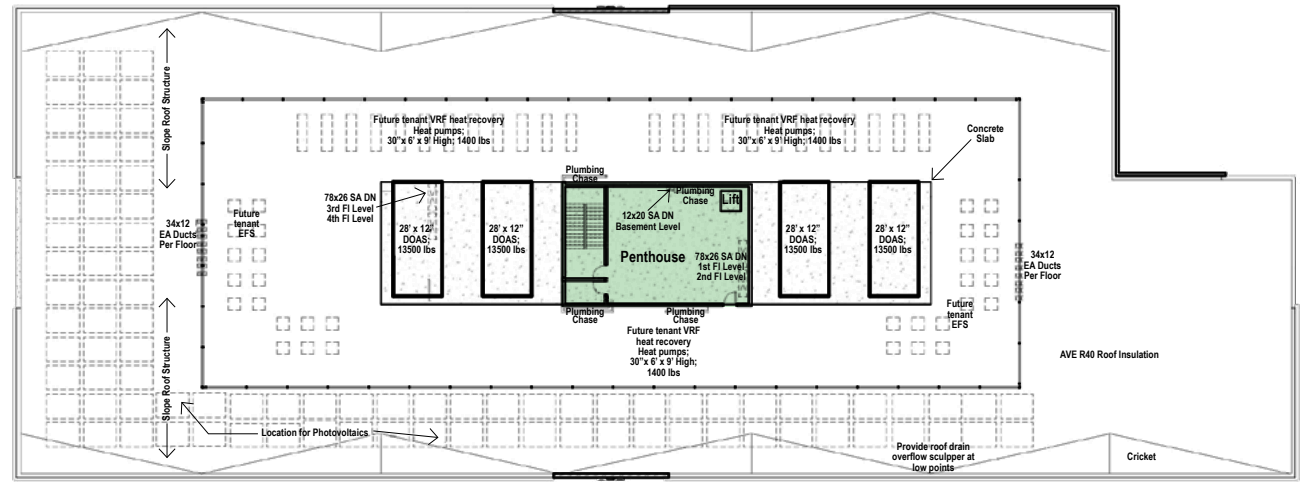


## SUITE B

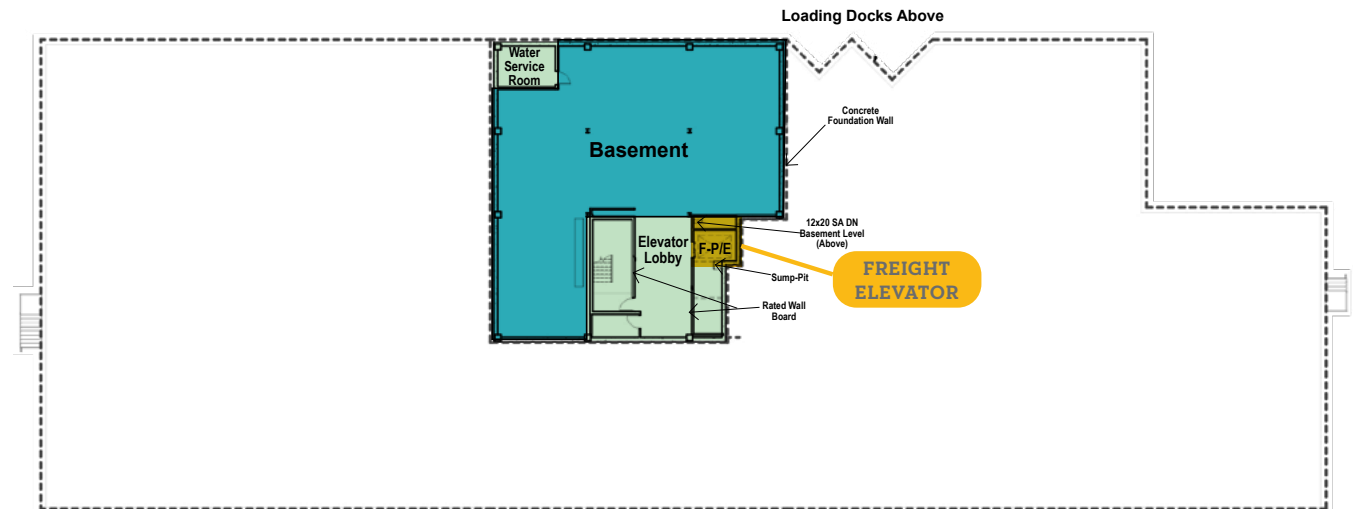
## SUITE C



# PENTHOUSE



# BASEMENT



■ COMMON AREAS ■ STORAGE

# DEDICATED TEAM



**Monument**  
REALTY

- 25 years of experience
- Portfolio includes eight million SF of Class-A office space, 8,000 residential units, and a number of hotel properties
- Assets valued over \$8 billion

**FOR MORE INFO >**  
**[monumentrealty.com](https://monumentrealty.com)**

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REAL ESTATE

- Over \$140 billion AUM globally
- In excess of five million SF of life science
- Life science markets include San Francisco, San Diego, Washington, D.C., Raleigh, New York, among others

**FOR MORE INFO >**  
**[nuveen.com](https://nuveen.com)**

LEASING



**CUSHMAN &  
WAKEFIELD**

DEVELOPER



**Monument**  
REALTY

ARCHITECT



**ARCHITECTS**

ENGINEER



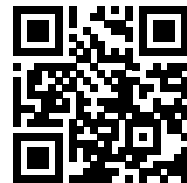


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### PETER ROSAN

peter.rosan@cushwake.com  
+1 301 634 8487

### MEGAN WILLIAMS

megan.williams@cushwake.com  
+1 301 634 8489

### KEVIN MCGLOON

kevin.mcglloon@cushwake.com  
+1 301 509 9526

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