
8000 Virginia Manor Road

APPROX. 29,000 SF STATE-OF-THE-ART R & D
SHELL WAREHOUSE FACILITY **AVAILABLE FOR**
SUBLEASE THROUGH MARCH 2030

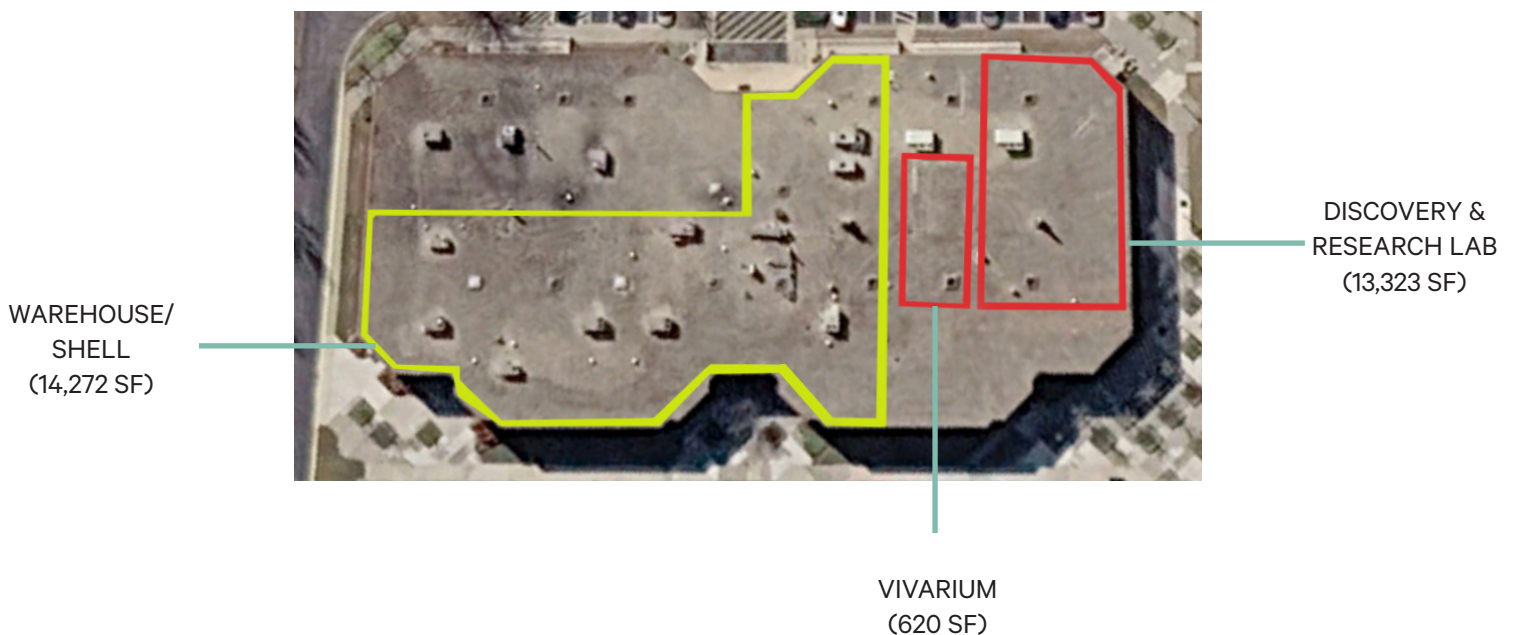


8000 Virginia Manor Rd

Campus Overview



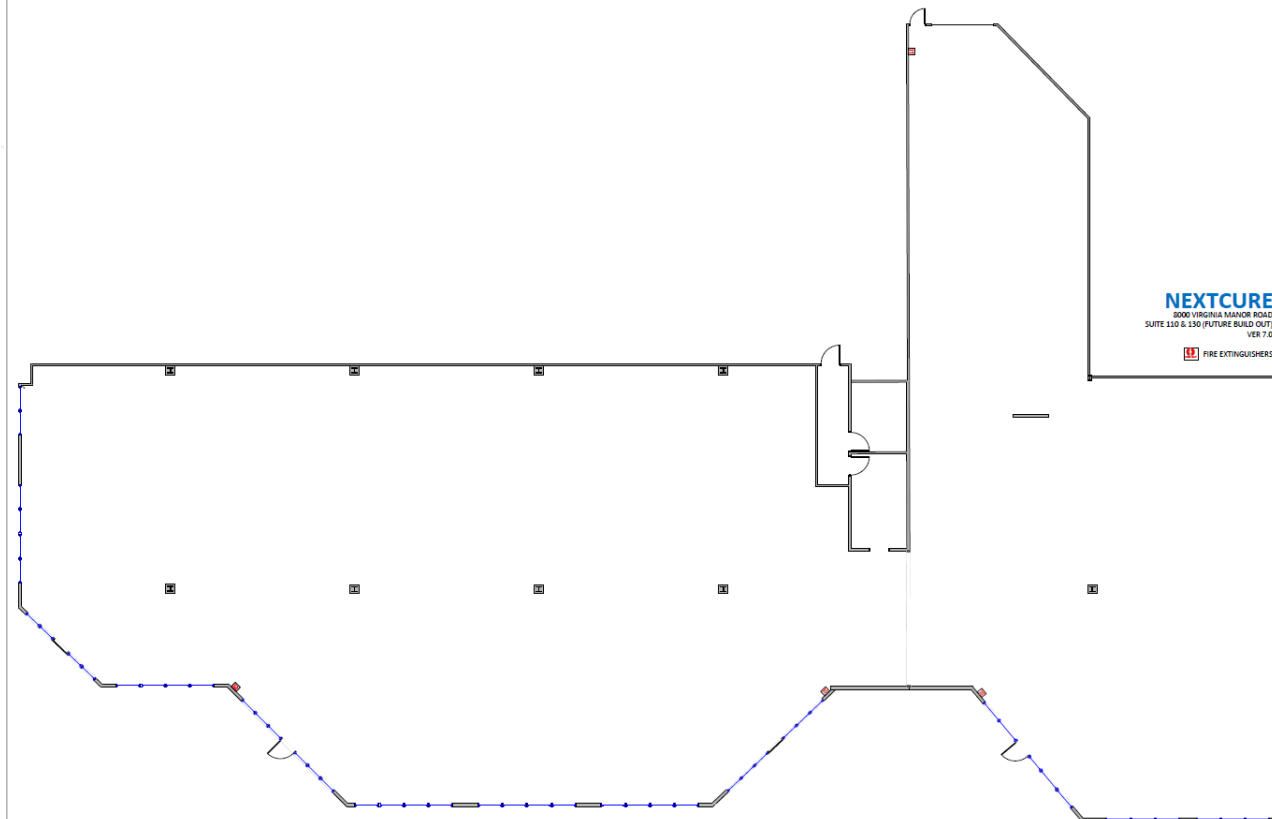
R&D/Warehouse Facility ————— Up to approx. **29,000 SF**



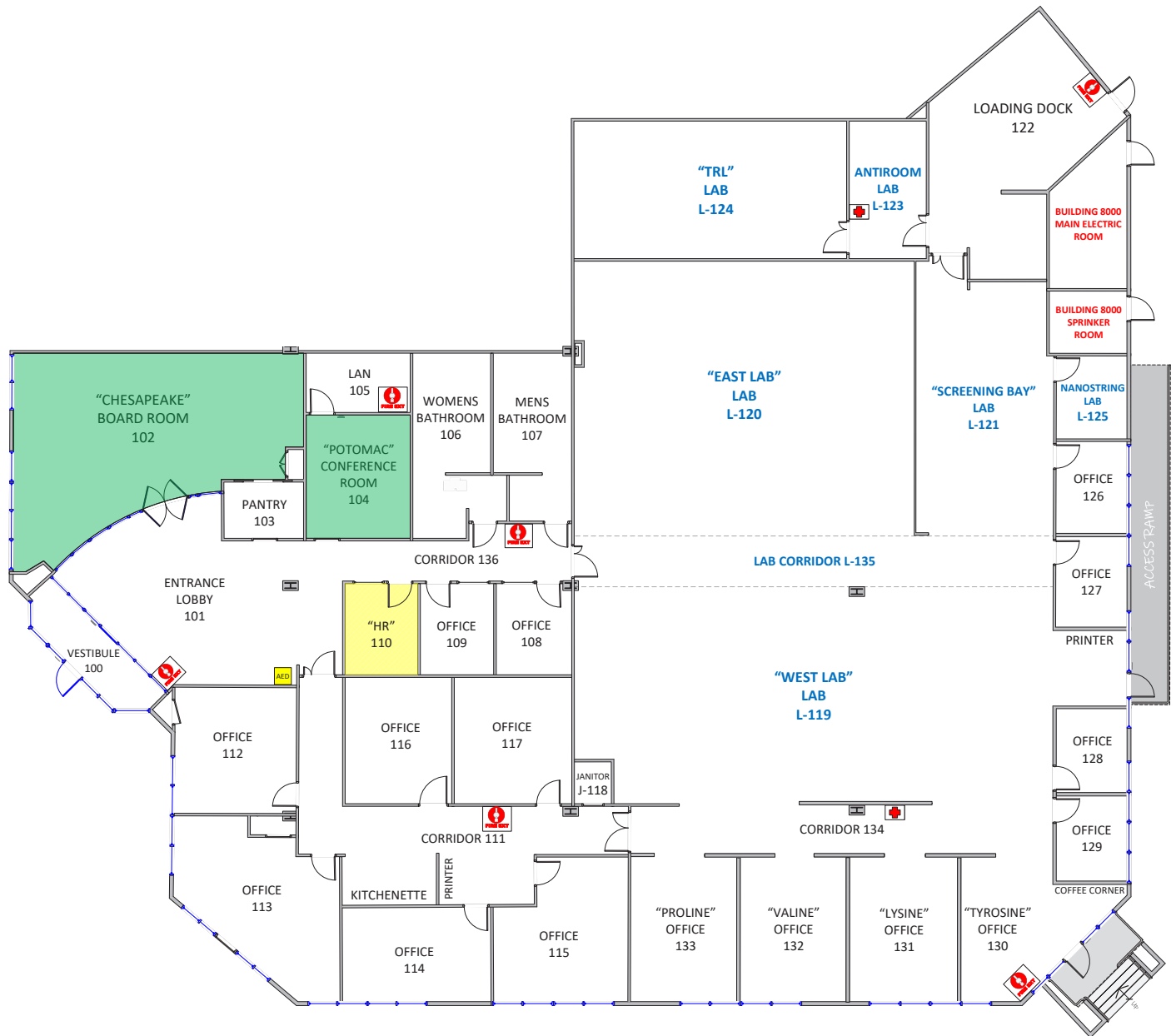
Warehousing-14,272 sf



Suites 110/130



Ste. 140



Aerial



Bldg 8000

Ste. 110: Whse- 8,582 SF
Ste. 130: Whse- 5,720 SF
Ste. 140: R&D- 13,323 SF
600 SF - Vivarium

Location Highlights



Strategically Located

- 6 miles to University of Maryland
- 7 miles to FDA
- 15 miles to NIH



Immediate Access

I-95, I-495, ICC/Route 200



Close Proximity

- 20 miles to BWI Airport
- 25 miles to Ronald Reagan Airport
- 35 miles to Dulles Airport
- 0.5 miles to MARC Rail



Maryland Life Sciences

MD is home to the FDA, NIH, and two times more federal labs than any other state

Design & Construction

Architect

Gaudreau, Inc. (Architect)
Skarda (Structural Design)
Plascore (Cleanroom Builders)

Contractor

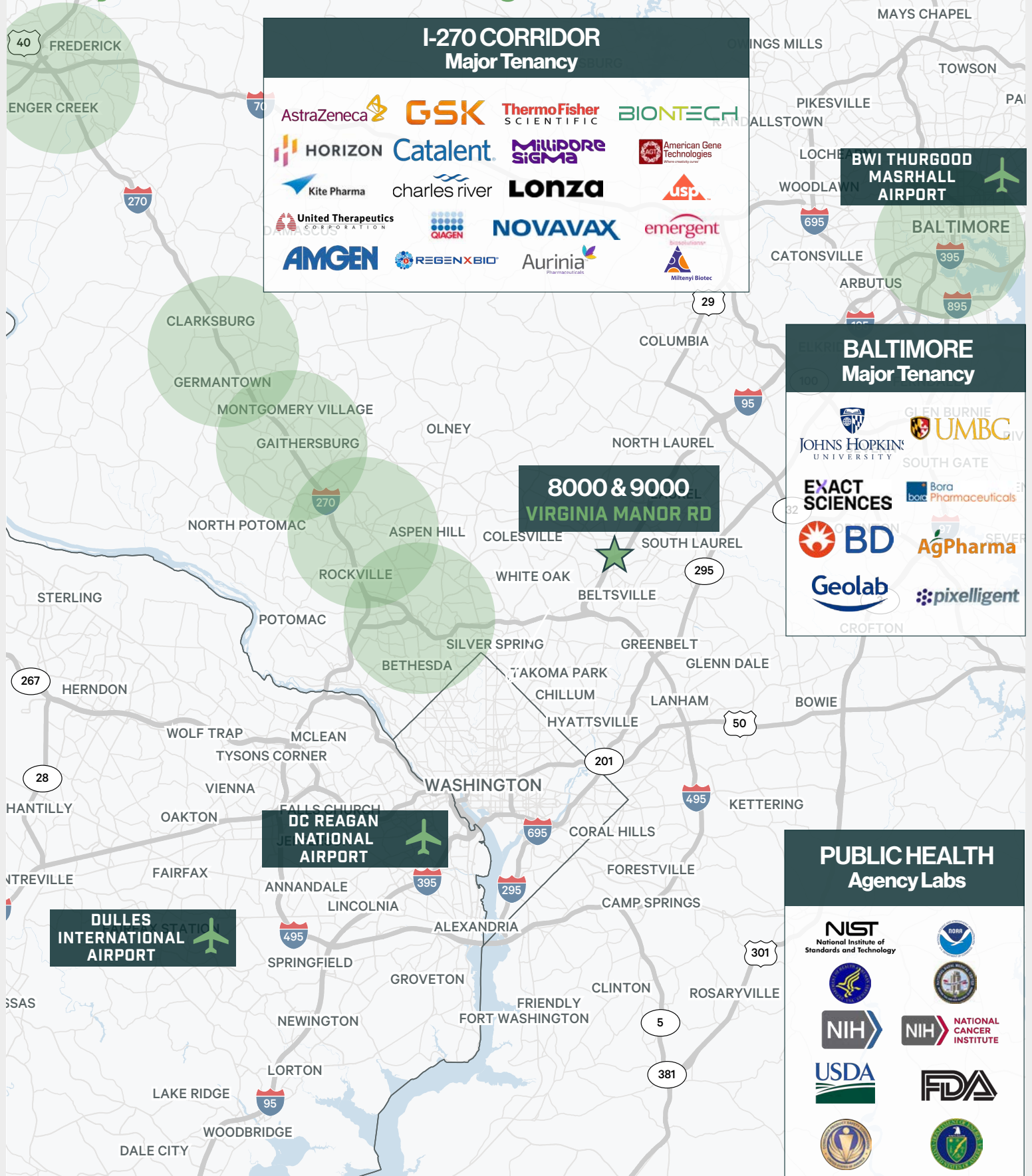
JennErik Engineering

Validation

NextCure
Meridian Biogroup
IPS

Ideal Location

Maryland's Premier Biotech Region





8000 Virginia Manor Road

CONTACT

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Life Sciences

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CBRE

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