

12725
TWINBROOK
PARKWAY

A graphic of a molecular structure, possibly representing a carbon-based lattice or a specific chemical compound, positioned to the right of the address text.

ROCKVILLE, MARYLAND 20852



CONFIDENTIAL
EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for the Owner, is pleased to present this offering for the sale of 12725 Twinbrook Parkway (the “Property”), a vacant 58,880 RSF life science asset strategically located in Rockville, Maryland. The Property offers attractive existing lab infrastructure and the opportunity to reposition into Class A life science tenancy in the heart of Twinbrook, a thriving private and public sector lab cluster.

12725 Twinbrook Parkway is located in the I-270 Corridor life science market, which has a record-low direct vacancy rate of 2.1% and has maintained a sub-5.0% vacancy rate since the beginning of 2016. Furthermore, the Property is situated within the Twinbrook life science cluster, adjacent to the headquarters of the National Institute of Allergy and Infectious Diseases (NIAID), the headquarters of U.S. Pharmacopeia, a 1 million SF U.S. Department of Health and Human Services (HHS) installation, and facilities for the National Institutes of Health (NIH) and other private and federal demand drivers. In total, the Twinbrook cluster features over 2.5 million SF of life science related uses, making it a hotbed of life science activity and innovation.

With convenient access to the greater DC Metropolitan region provided by the Twinbrook Metrorail Station (Red Line), which is a short 7-minute walk away, this investment offering represents an ideal opportunity to enter a premier life science market in a location with walkable amenities that few other properties in the region can offer.

INVESTMENT HIGHLIGHTS



Vacant Life Science
Repositioning Opportunity
Totaling 58,880 RSF



Substantial Existing
Infrastructure and Attractive
Building Bones to Deliver
High-Quality Lab Space



Maryland's I-270 Corridor
Offers Robust Life Science
Fundamentals with a 2.1%
Direct Vacancy Rate and 11.9%
Rent Growth over the last
12 Months



Located in Twinbrook, a
Vibrant Cluster Featuring
2.5 Million SF of Life Science
Related Uses



Steps from the Headquarters
of National Institute of
Allergy and Infectious
Diseases (NIAID) and
U.S. Pharmacopeia



Walkable to Metro (Red Line)
in 7 Minutes and Less than
a 15-Minute Walk to Premier
Amenities including a Future
80,000 SF Wegmans

PROPERTY OVERVIEW

ADDRESS	12725 Twinbrook Parkway Rockville, MD 20852
TYPE	Life Science Repositioning
BUILT / RENOVATED	1968 / 2009
RBA	58,880 RSF
% LEASED	0%
EXISTING USE	Life Science
STORIES	2
TYPICAL FLOOR PLATE	+ 28,990 RSF
SLAB-TO-SLAB HEIGHT	15'
COLUMN SPACING	23' 9.5" - 25'
FREIGHT ELEVATOR	One (1) hydraulic service and passenger elevator with a capacity of 4,500 lbs
LOADING DOCK	One (1) bay loading dock sized to accommodate a 30-foot truck
GENERATOR	600-KW diesel-powered Kohler generator
STRUCTURAL FLOOR DESIGN	150 lbs per SF floor loading



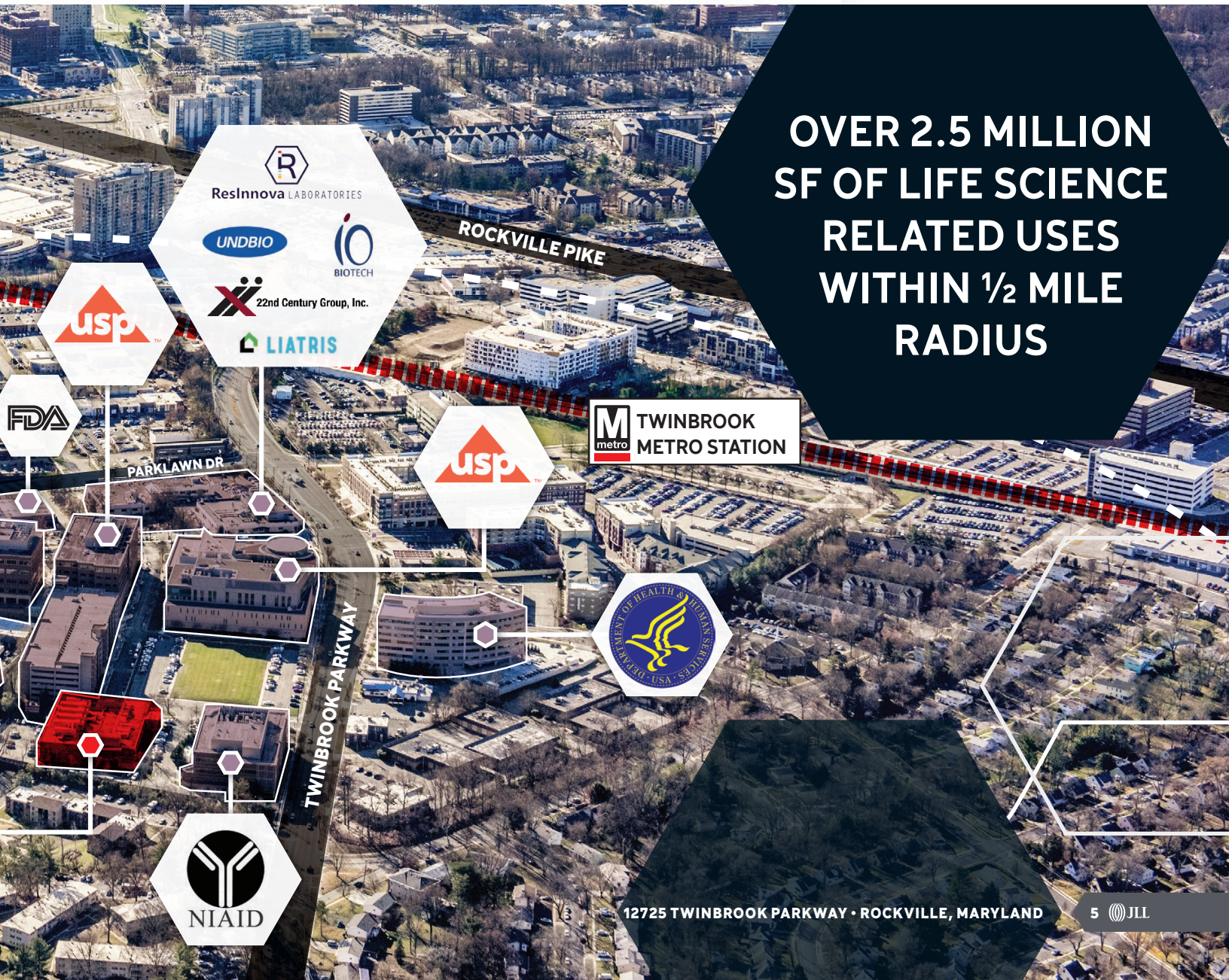
VACANT LIFE SCIENCE REPOSITIONING OPPORTUNITY TOTALING 58,880 RSF WITH SUBSTANTIAL EXISTING INFRASTRUCTURE

- 12725 Twinbrook Parkway offers existing lab space that can be readily repositioned into high-quality, Class A lab space.
- The Property features attractive infrastructure for economical implementation of high-quality lab space, including 15-foot slab-to-slab heights, over 23-foot column spacing, over 150 lbs / SF structural floor loading, a loading dock, and a freight elevator.
- The building's systems are well equipped to handle increased life science usage with single pass-HVAC to the laboratories, heavy power service to the building, and emergency back-up power provided by a 600-KW diesel-powered Kohler generator.

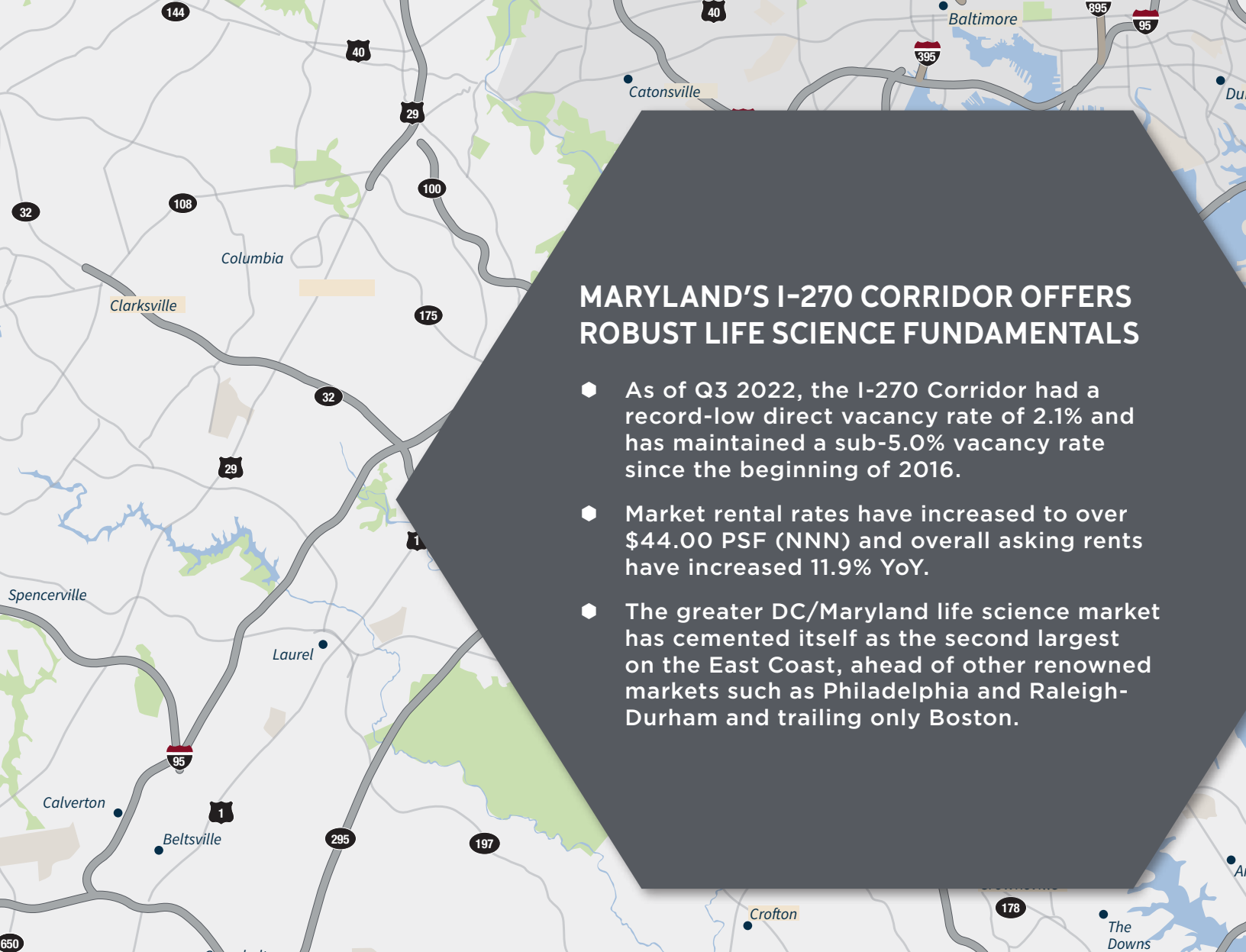


LOCATED IN TWINBROOK, A VIBRANT CLUSTER FEATURING 2.5 MILLION SF OF LIFE SCIENCE RELATED USES

- The Property is ideally located in Twinbrook, a premier cluster within the Montgomery County life science submarket. Less than 1,000 feet from the property is the headquarters of the National Institute of Allergy and Infectious Diseases (NIAID), which is the epicenter of the United States' response to Covid-19, and the headquarters of U.S Pharmacopeia. Additionally, within 1/2 mile of the Property are facilities for the NIH, HHS, FDA, and several major private pharmaceutical companies, which combine for over 2.5 million SF of life science related uses.
- Montgomery County, the heart of the I-270 Corridor life science market, is home to many of the largest life science and healthcare demand drivers in the country. The National Institutes of Health Headquarters, Walter Reed National Military Medical Center, U.S. Health and Human Services, and the U.S. Food and Drug Administration Headquarters are all located in Montgomery County, MD.
- The University of Maryland Institute for Bioscience and Biotechnology Research, Montgomery County College, and Johns Hopkins University are all located in close proximity, offering Twinbrook's multitude of life science organizations immediate access to a highly skilled workforce.













OVER 2.5 MILLION
SF OF LIFE SCIENCE
RELATED USES
WITHIN 1/2 MILE
RADIUS

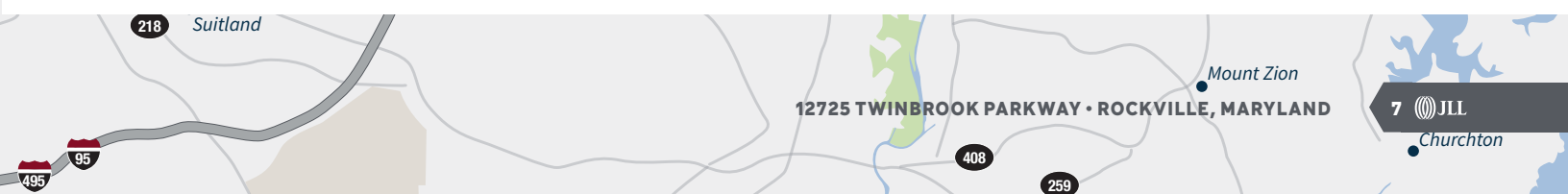


MARYLAND'S I-270 CORRIDOR OFFERS ROBUST LIFE SCIENCE FUNDAMENTALS

- As of Q3 2022, the I-270 Corridor had a record-low direct vacancy rate of 2.1% and has maintained a sub-5.0% vacancy rate since the beginning of 2016.
- Market rental rates have increased to over \$44.00 PSF (NNN) and overall asking rents have increased 11.9% YoY.
- The greater DC/Maryland life science market has cemented itself as the second largest on the East Coast, ahead of other renowned markets such as Philadelphia and Raleigh-Durham and trailing only Boston.

SIGNIFICANT LEASING ACTIVITY OVER THE LAST 12 MONTHS

 250,000 SF	 192,000 SF	 93,400 SF	 60,000 SF	 54,198 SF
 48,516 SF	 47,395 SF	 25,738 SF	 15,000 SF	 13,942 SF



UNRIVALED MULTI-MODAL ACCESSIBILITY TO GREATER DC METRO AREA

- The Property is less than a 7-minute walk to the Twinbrook Metrorail Station, providing Red Line connectivity to the greater DC Metropolitan area.
- A 10-minute drive connects the Property to both I-270 and I-495 which provide vehicular access to the DC region as well as connectivity to all three major DC airports (Reagan National, Dulles International, and Baltimore-Washington International) in 35-45 minutes.
- Convenient access to the entire East Coast is available via the Rockville Marc/Amtrak Station, reachable in one stop on the Red Line or a 9-minute drive.

HIGHLY AMENITIZED LOCATION WITH DIRECT PROXIMITY TO SUBURBAN MARYLAND'S PREEMINENT LIVE-WORK-PLAY ENVIRONMENTS

- The Property is less than ¼ mile from Twinbrook Quarter, a world class mixed-use development anchored by an 80,000 SF Wegmans delivering in Q1 2024.
- Additionally, the Property is less than 5-minutes away from Pike & Rose, one of Suburban Maryland's most highly-regarded live-work-play developments.
- Walkable amenities also include 7-Eleven, Green Bamboo Asian Bistro, and Good Harvest Chinese, all located within 5 minutes from the Property.



PIKE AND ROSE

3.0 Million SF Mixed-Use Development on 24-Acre Site



UNRIVALED
MULTI-MODAL
ACCESSIBILITY



Immediately Walkable
to the Twinbrook
Metrorail Station

(7 Minutes / 0.4 Miles)



10-Minute

Drive to I-270 & I-495

TWINBROOK STATION & CONGRESSIONAL PLAZA



BARNES & NOBLE



CHOPT



ROCKVILLE PIKE

1-MINUTE DRIVE TO PIKE & ROSE

7-MINUTE WALK TO METRO

TWINBROOK PARKWAY



TWINBROOK QUARTER

1.1 Million SF Mixed-Use Development on 18-Acre Site



Anchored by 80,000 SF Wegmans Delivering in Q1 2024



9-Minute

Drive to the Rockville Marc/Amtrak Station

35-45 Minutes

To All 3 Major DC Airports - Reagan National, Dulles International, and Baltimore-Washington International

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PARKWAY

The logo for TwinBrook Parkway is located in the bottom left corner. It features the address "12725 TWINBROOK PARKWAY" in a sans-serif font. The word "TWINBROOK" is in a larger, bold font. To the right of the text is a stylized graphic of a molecular or network structure with interconnected nodes and lines.