



# FOR LEASE

Move in ready lab spaces 8,270 – 16,541 SF  
and full building availability up to 60,000 SF

9900 & 9901 Belward Campus Drive · Rockville, MD



# 9900 BELWARD CAMPUS DRIVE

Maryland's only fully furnished  
life sciences spec suite

### BUILDING SPECS:

- Built 2001
- 30'x40' column spacing
- Two spec lab suites 8,270 SF each (can be combined for 16,541 SF)
- New build-out with equipment
- HVAC upgrades and loading area
- Parking ratio of 2.9/1,000 SF with covered space



3 stories +  
1 level of  
below grade  
parking

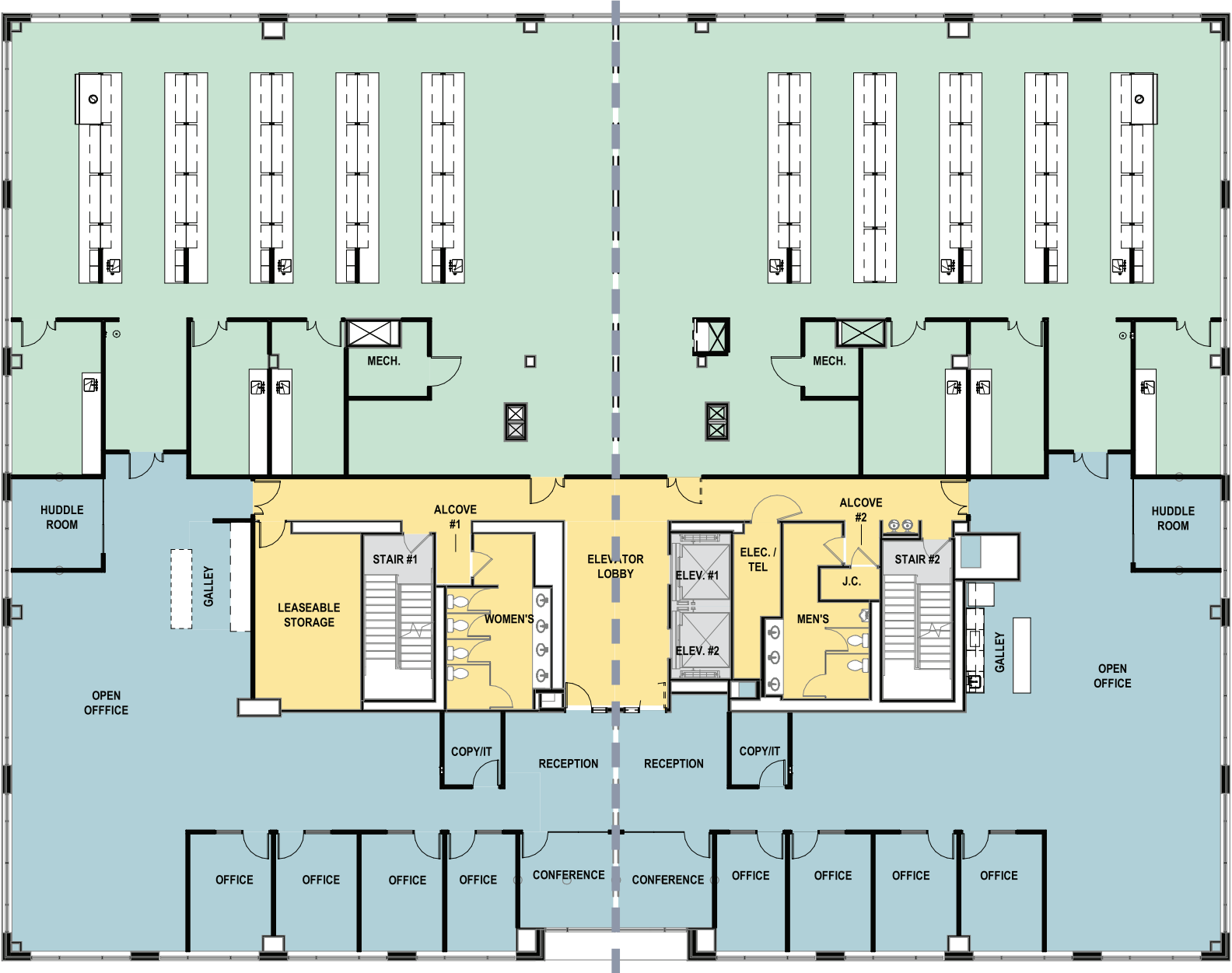


16,200 SF  
floor plates



13'4" ceiling  
heights

### SPEC SUITE 1



### SPEC SUITE 2

### NEW AMENITIES COMING SOON



### MOVE-IN READY SPACES





# 9901 BELWARD CAMPUS DRIVE

Full Building Opportunity  
Up to 60,000 SF available

**BUILDING SPECS:**

- Built 2004
- 3 stories
- 28'x30' column spacing



3.4/1,000 SF  
parking



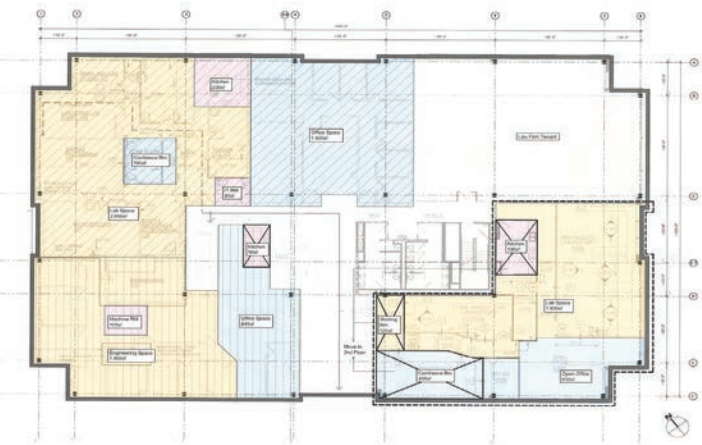
17,000 SF  
floor plates



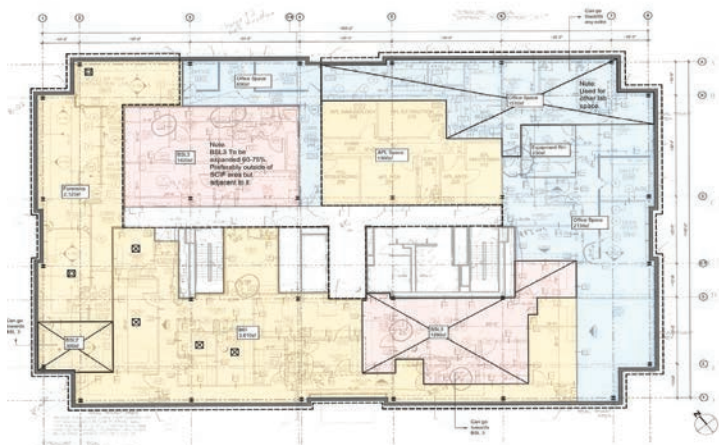
Typical ceiling  
height 14',  
3rd floor 15'4"



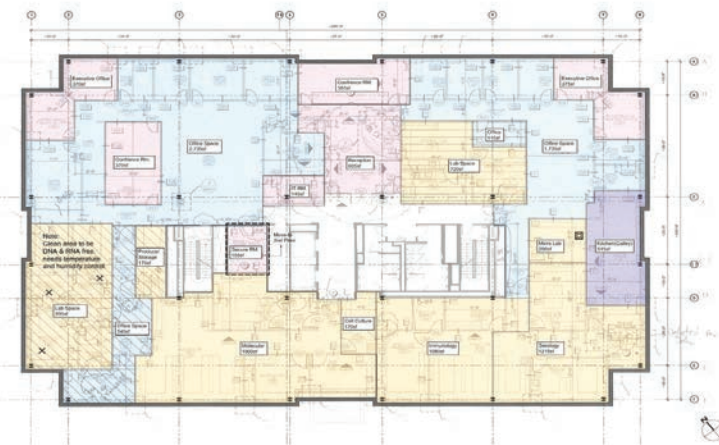
**1ST FLOOR**



**2ND FLOOR**



**3RD FLOOR**





# LIFE SCIENCES NEIGHBORS



Next Phase of Shady Grove Life Science Cluster Development (JHU Belward Research Campus)  
Approved Density 1.4 MSF /  
Unapproved Density 3.3 MSF



# CAMPUS NEIGHBORS

Conveniently located in the heart of  
Shady Grove Life Sciences Center





# NEARBY AMENITIES

## AMENITIES

**Downtown Crown Shopping Mall**  
15+ Dining, 20+ Shops, Park Events



**RIO Lakefront**  
25+ Dining, 15+ Shops, 4 Hotels



**270 Center Shopping Mall**

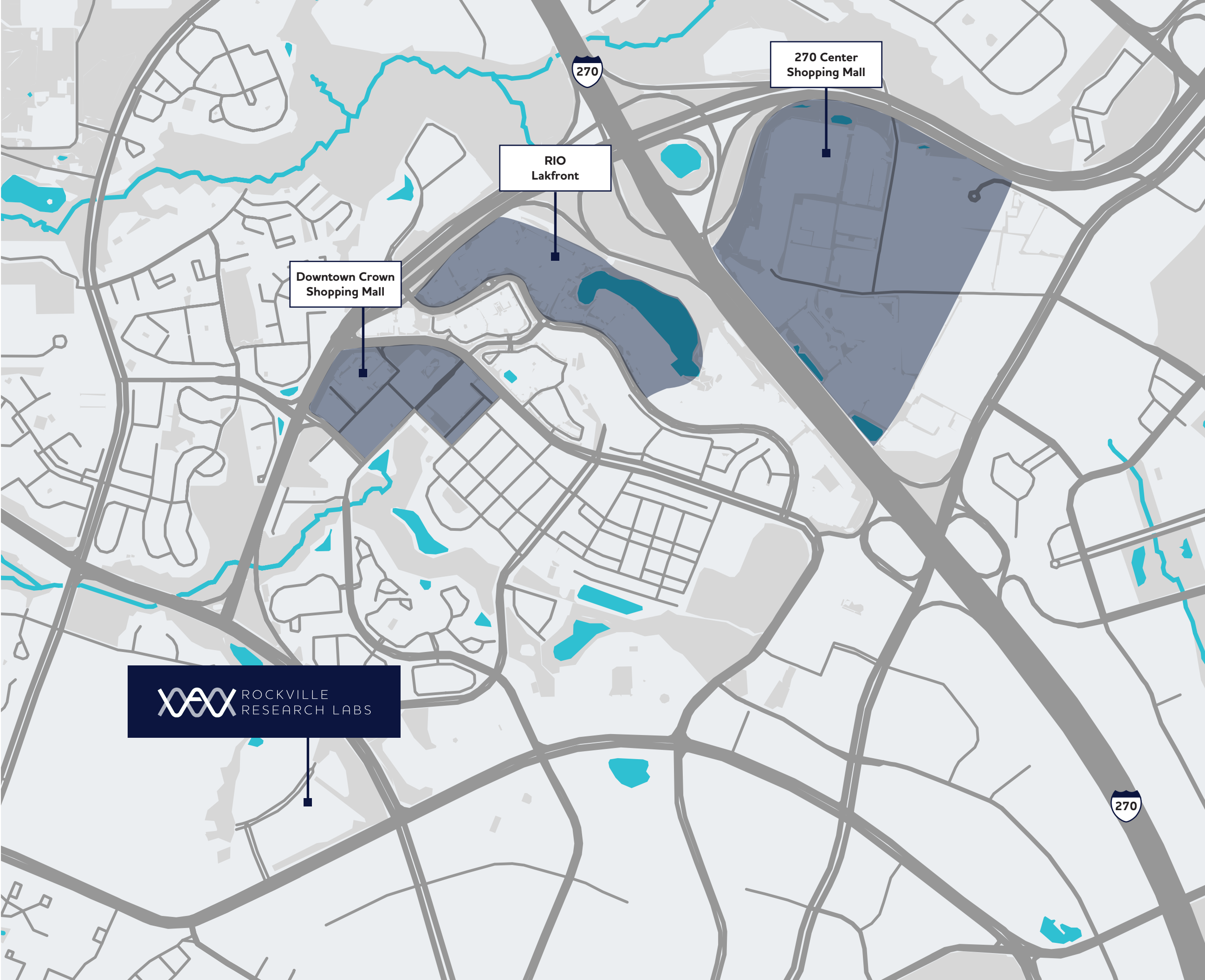


## DRIVE TIMES

**5 minutes**  
to Shady Grove Medical Center

**6 minutes**  
to I-270

**14 minutes**  
to I-495





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**PATRICK HALL**

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