



**12725**  
Twinbrook Parkway  
North Bethesda, MD 20852

## YOUR IMMEDIATE LIFE SCIENCE SOLUTION

**58,000 SF CLASS A**

Lab ready space for lease

Lab spec suites coming soon

THE  
RMR  
GROUP



## PROPERTY FEATURES



58,000 SF 2 story Class-A  
Lab/Office Building



## Substantial Existing Infrastructure

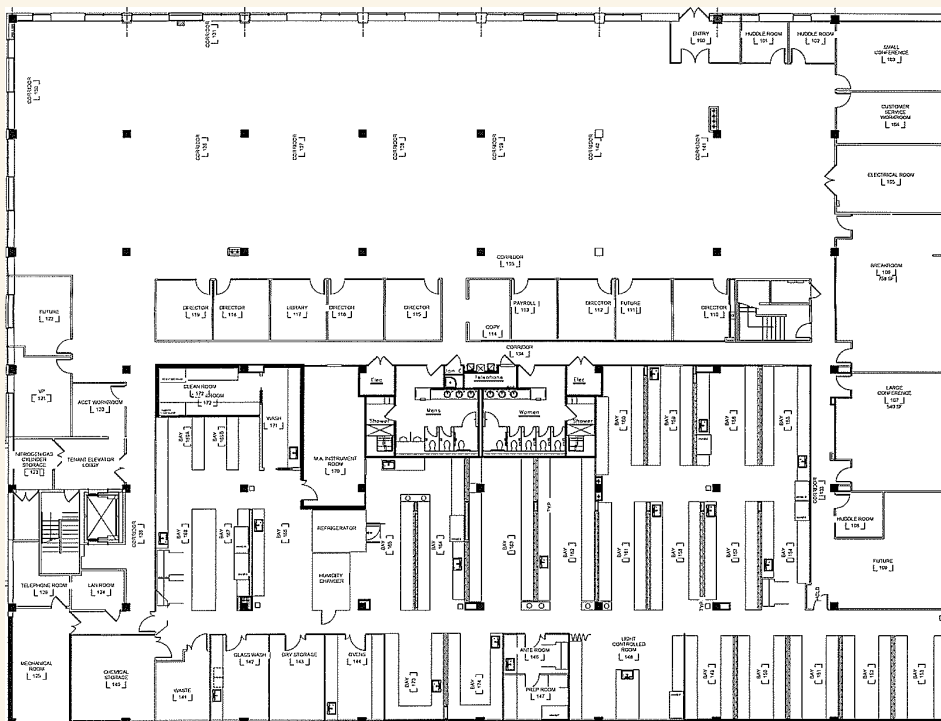


Significant Laboratory  
Improvements (Casework,  
Fume Hoods, Sinks)



## Single-Pass HVAC to Laboratories

**1st Floor | 10,000-28,990 SF - Full Floor or Forthcoming Spec Suite Opportunity**





Heavy Power Service  
to Building



Large Emergency Back-up  
Power Generator

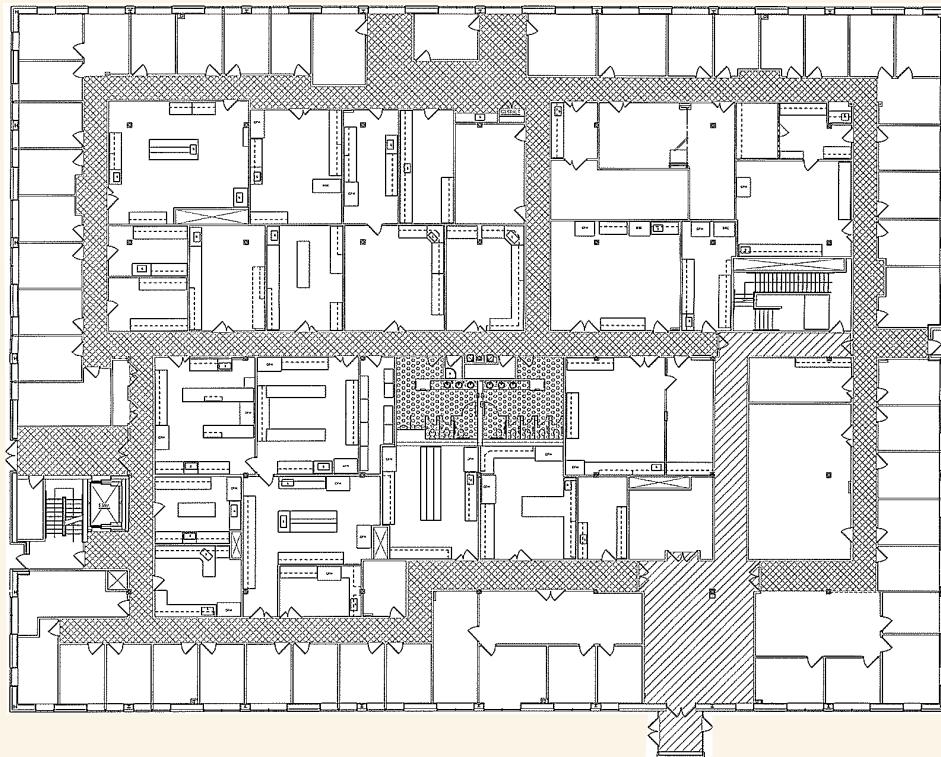


Surface and  
Covered Parking

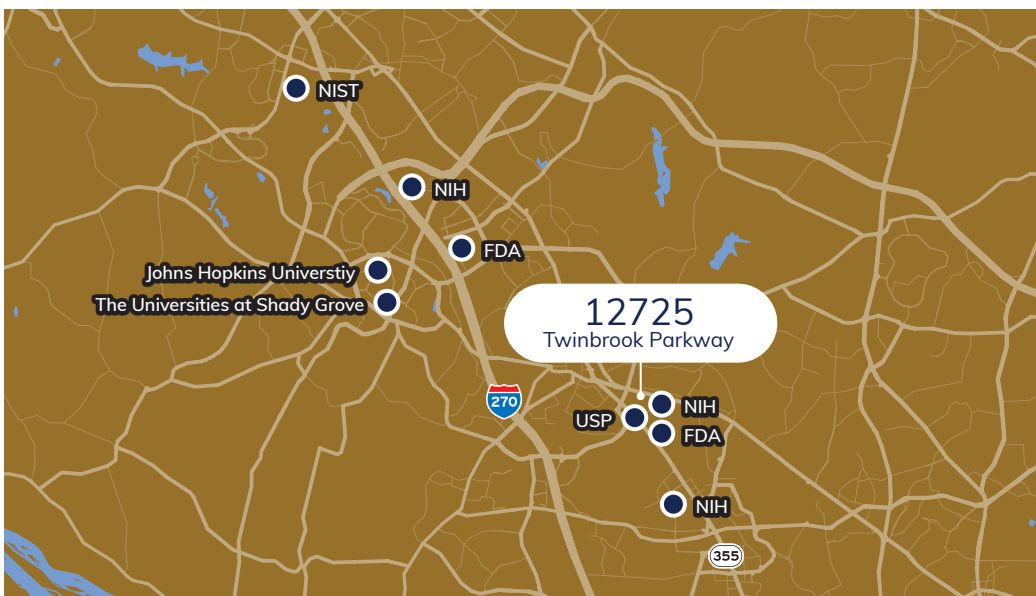


Walking Distance to  
Metro & Amenities

**2<sup>nd</sup> Floor | 28,990 SF** - Lab ready & can be subdivided







## FOR MORE INFORMATION

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