



PreserveLabs™

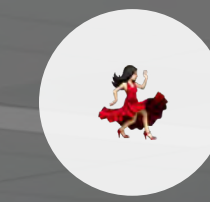
ONE PRESERVE PARKWAY
ROCKVILLE, MD 20852

The New Standard for
Life Science Real Estate

Full Building Lab Conversion



Fitted Labs
For Lease



Column Free
Floor Plates



Amenity Lounge,
Fitness Center &
Hospitality Services



Immediate Access
to I-270 and
DC Talent

194,474 SF

7 3

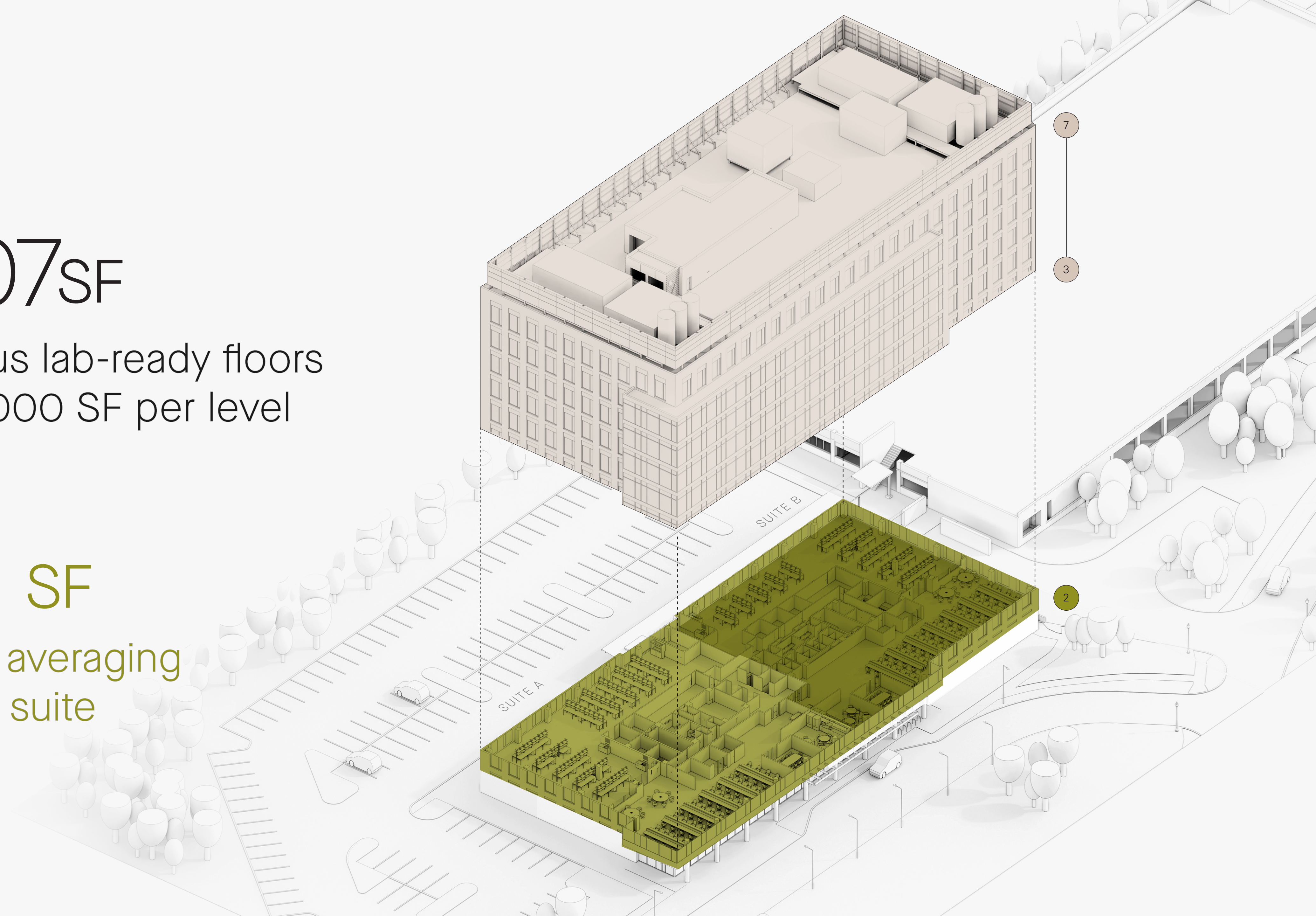
154,607 SF

Five contiguous lab-ready floors averaging 30,000 SF per level

2

31,279 SF

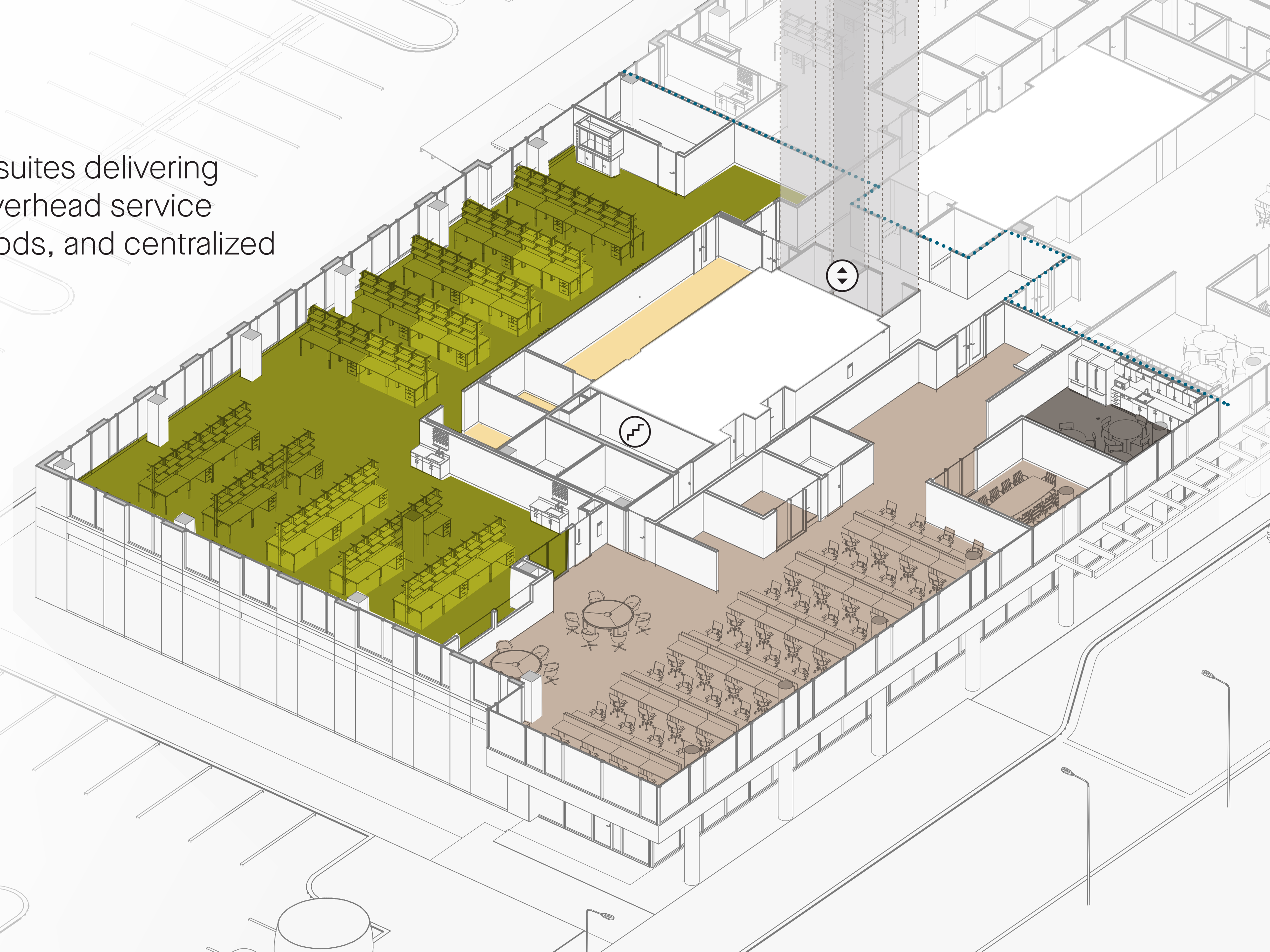
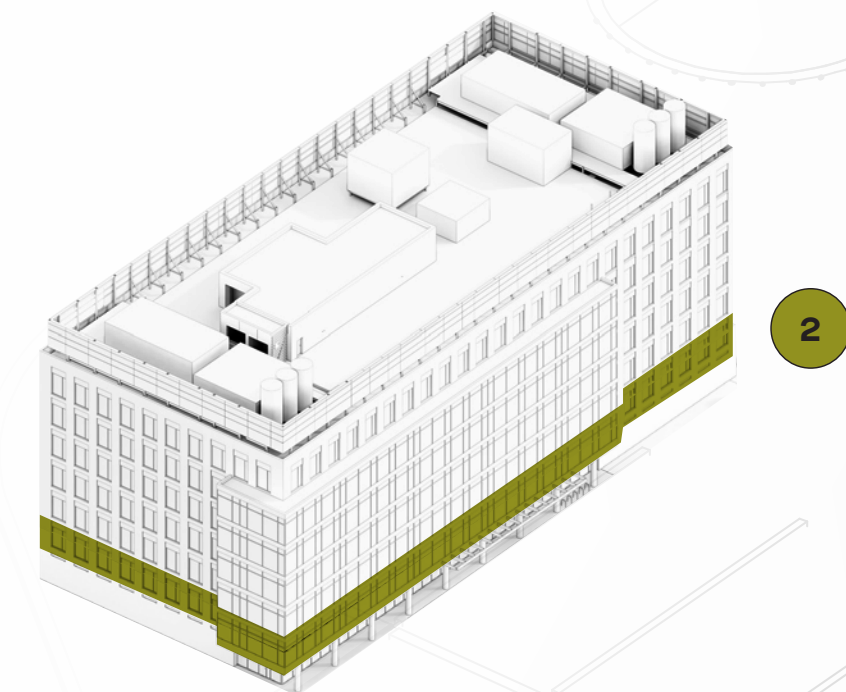
Two fitted labs averaging 15,000 SF per suite



FITTED LAB LAYOUT



Highly customizable fitted suites delivering 50% mobile case work, overhead service panels, lab sinks, fume hoods, and centralized Compressed Air/Vacuum

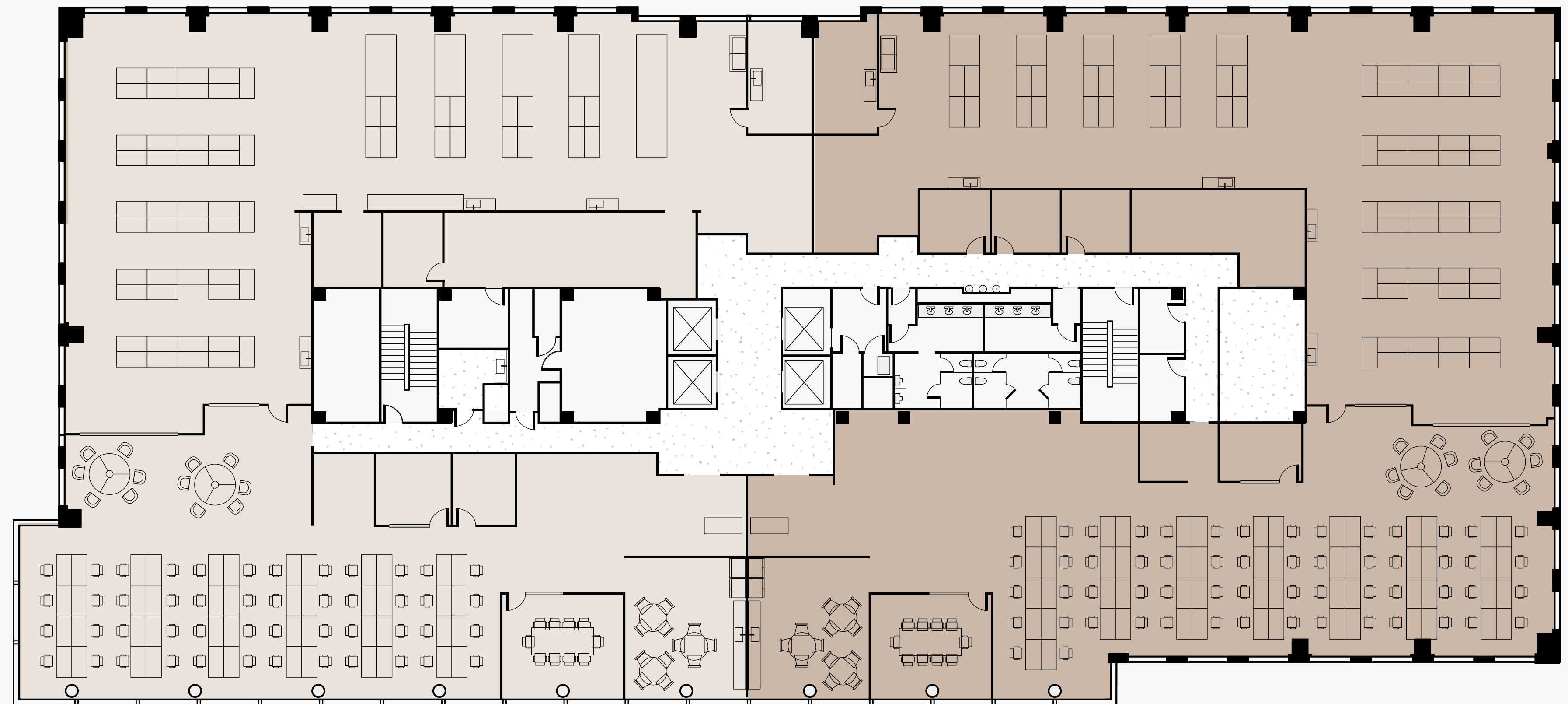
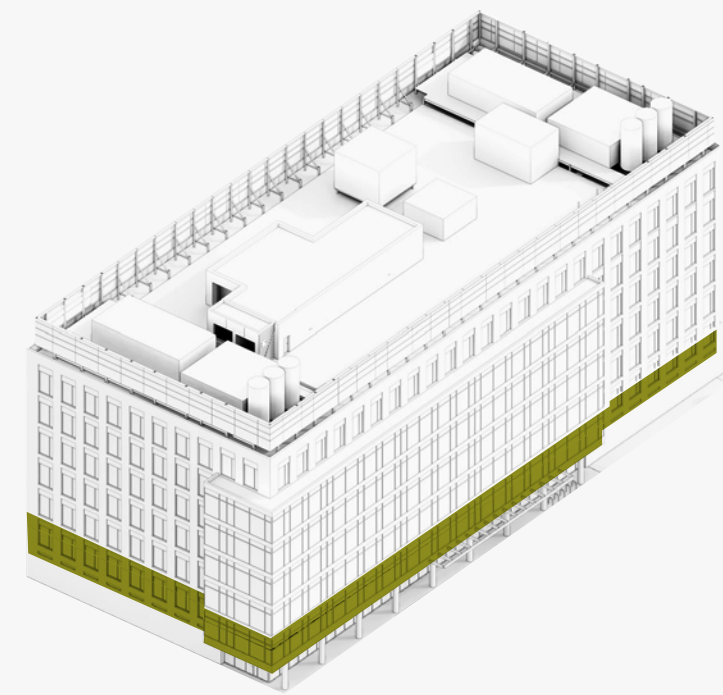
- LAB
- PROVIDED CASEWORK
- SPECIALTY LAB
- OFFICE
- BREAK ROOM
- ELEVATORS
- STAIRS



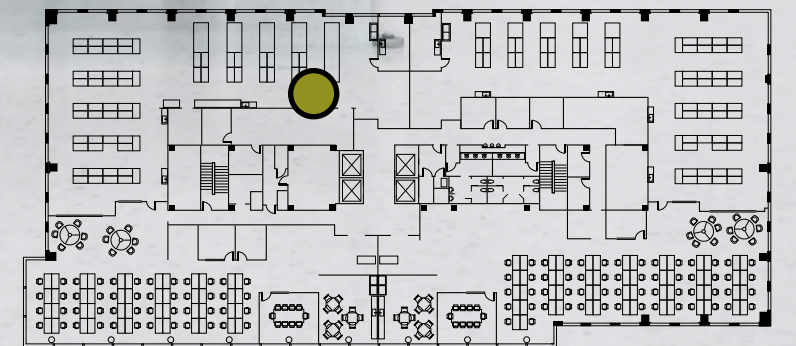
TEST FIT

Fitted Lab Suites | 15,639 SF each

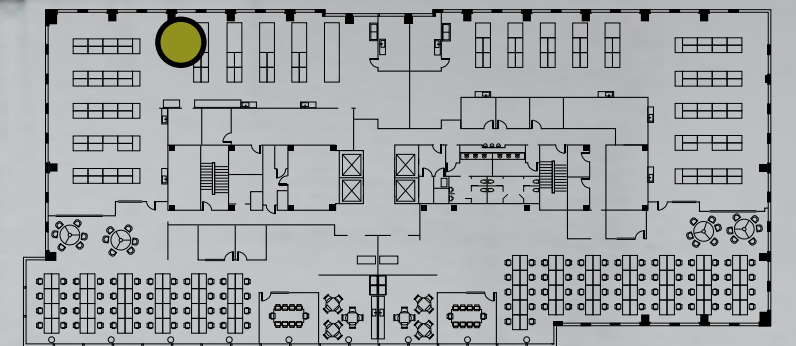
SUITE A 
SUITE B 



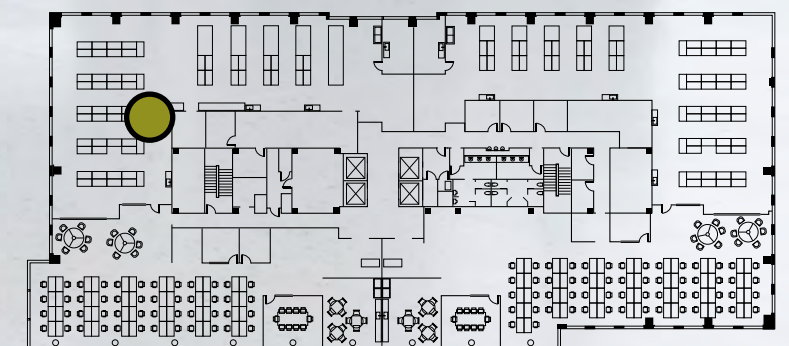
Provided Safety Washes,
Sinks, and Casework



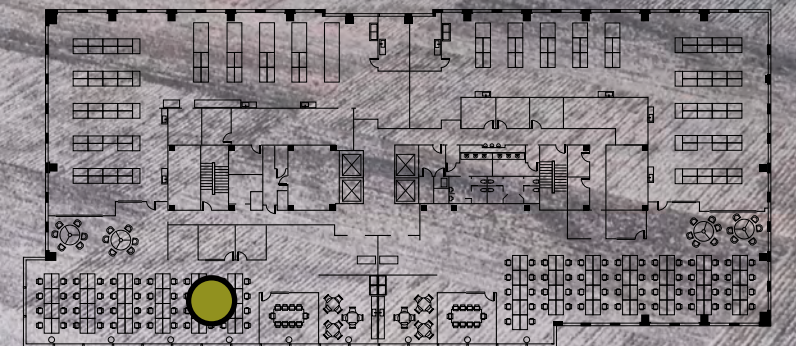
One Provided Fumehood with
Ability to Add more



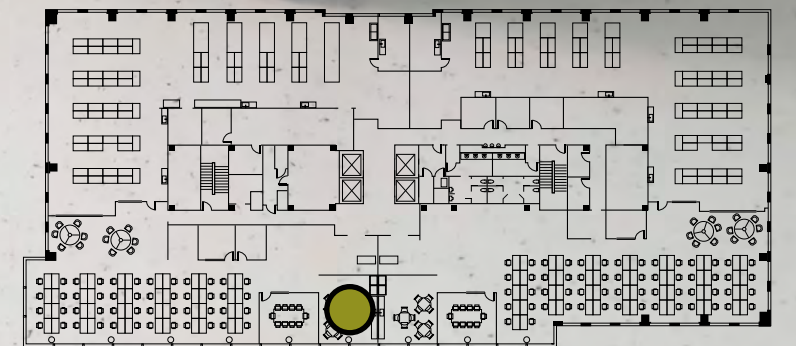
Overhead Service Panels Providing
Power and Processed Gasses
(Compressed Air and Vacuum)



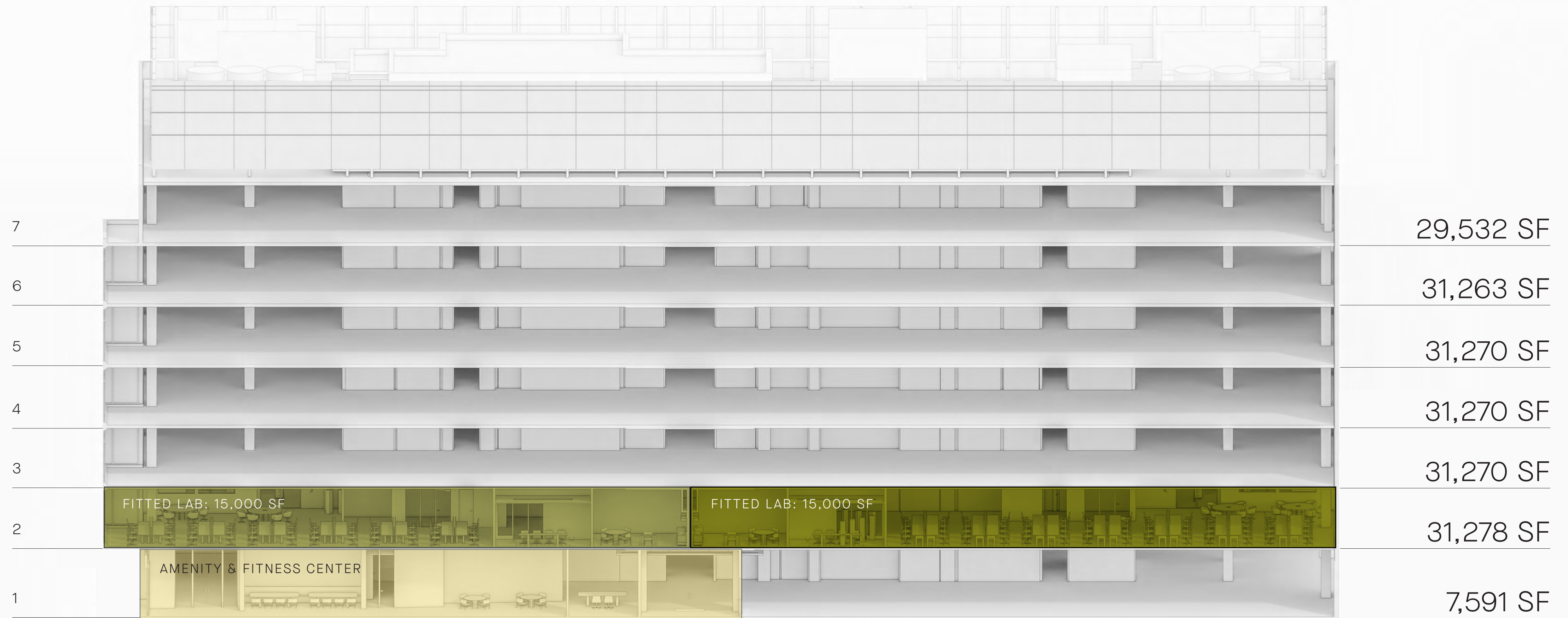
Breakrooms with Provided Appliances



Breakrooms with Provided Appliances



A Full Building Opportunity










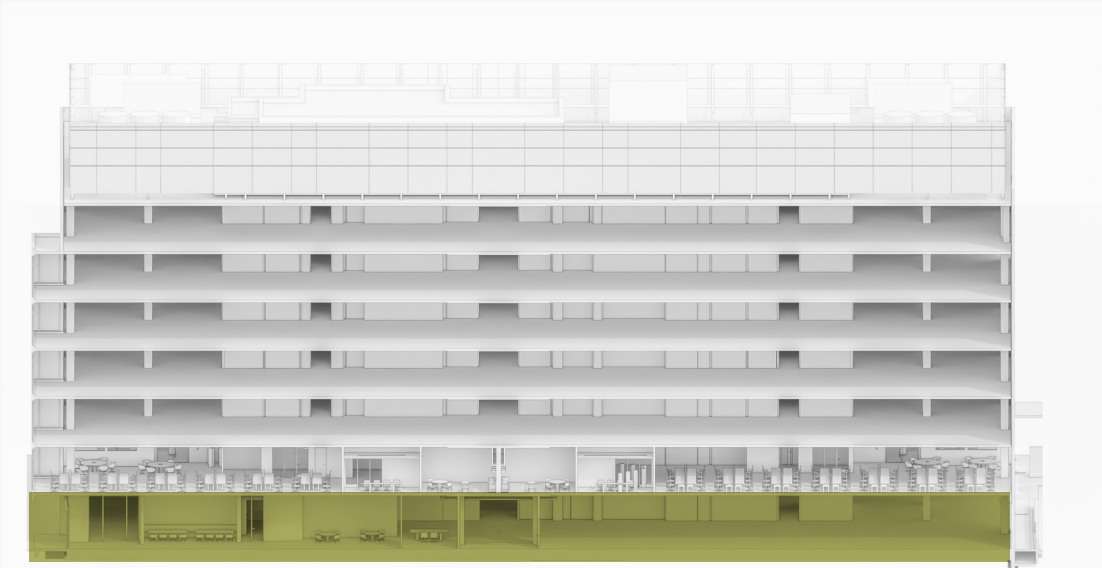
○ LEASABLE SPACE

● FITTED LABS

● AMENITY & FITNESS CENTER

Ground Floor Lab Suite | 7,591 SF

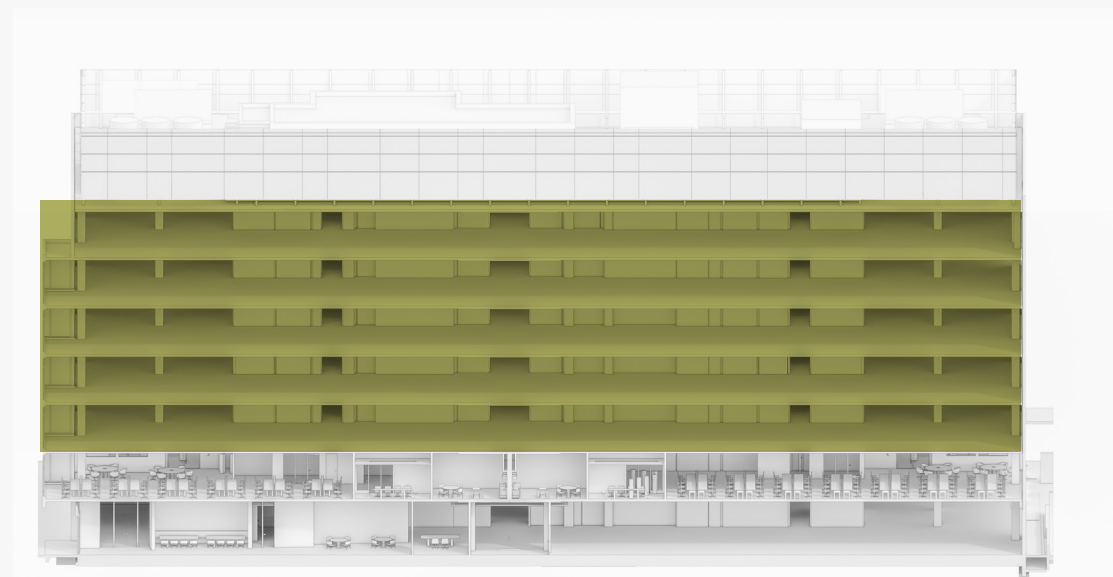
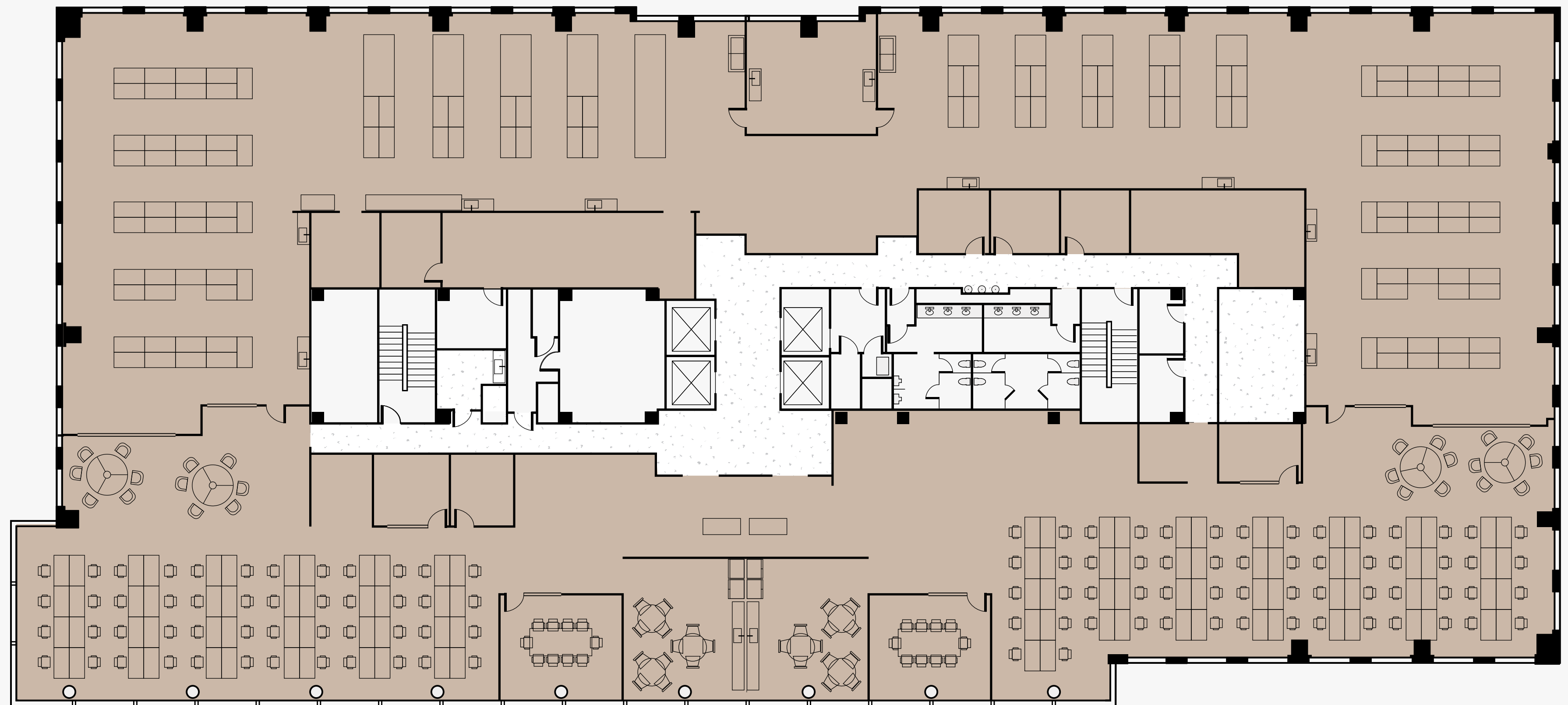
- AVAILABLE SPACE 
- AMENITY LOUNGE 
- FITNESS CENTER 
- CAFE 
- MANAGEMENT OFFICE 
- CHEMICAL STORAGE 
- COMPRESSED AIR & WASTE NEUTRALIZATION 
- BASE BUILDING MECHANICAL 



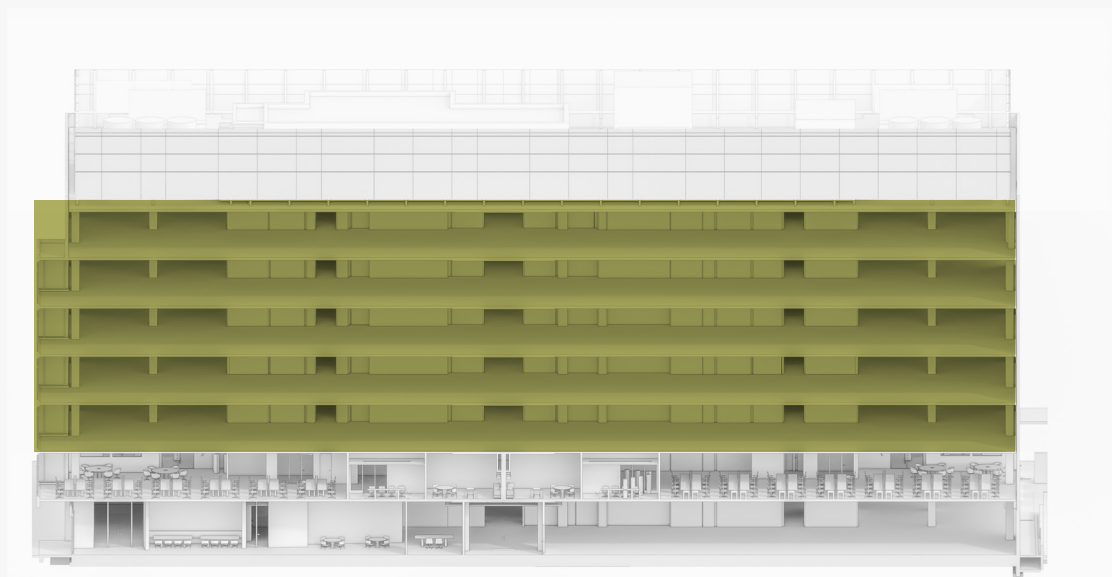
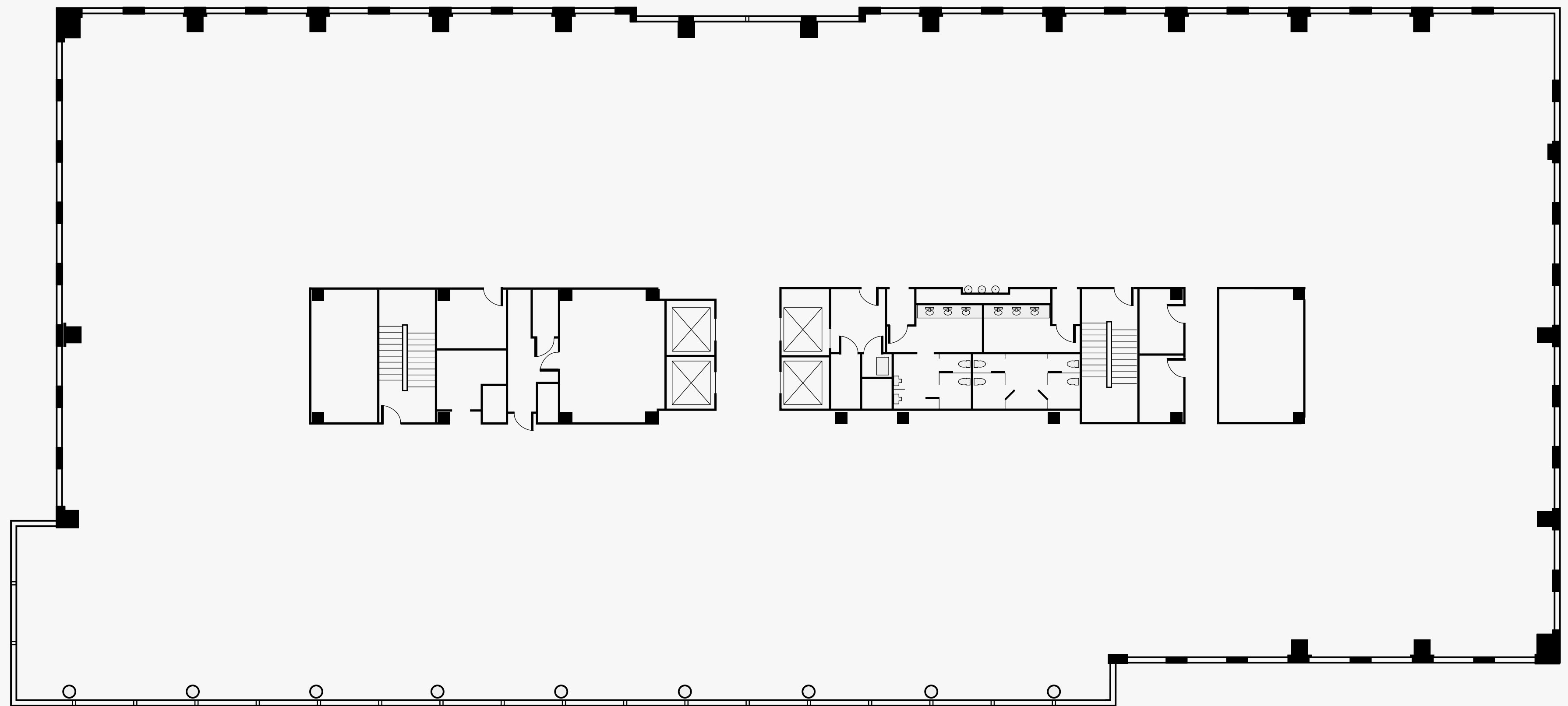
TEST FIT

Single Tenant | 31,270 SF

LEASEABLE SPACE 

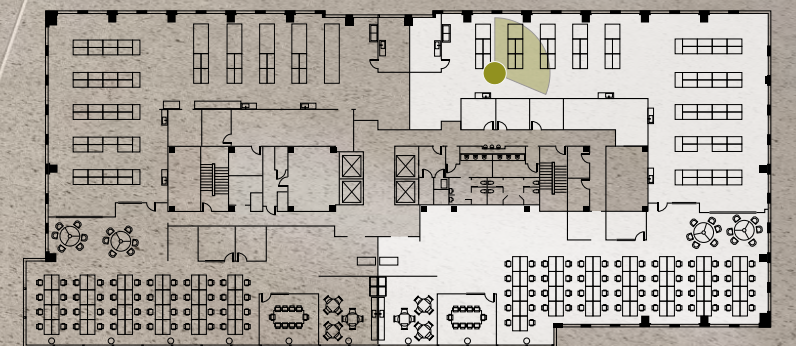


Core & Shell | 31,270 SF



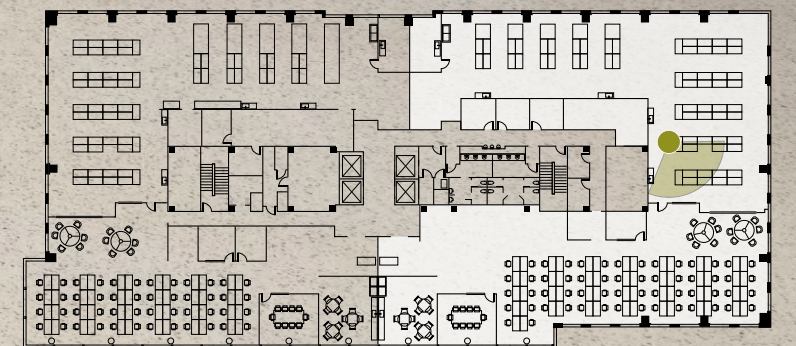
INDICATIVE RENDERING

Overhead Service Panels Providing
Power and Processed Gasses
(Compressed Air and Vacuum)



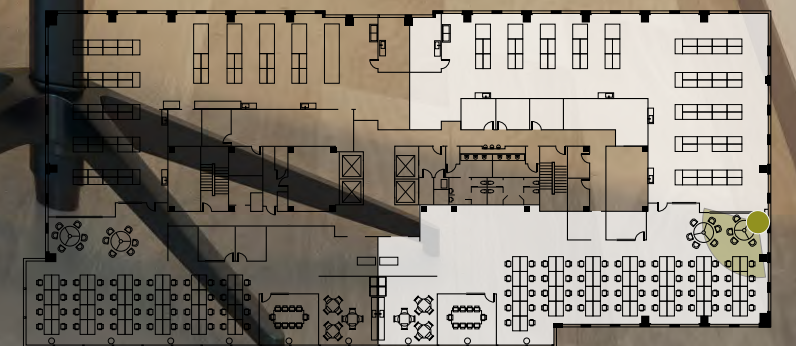
INDICATIVE RENDERING

Seamless Lab to Office Connection



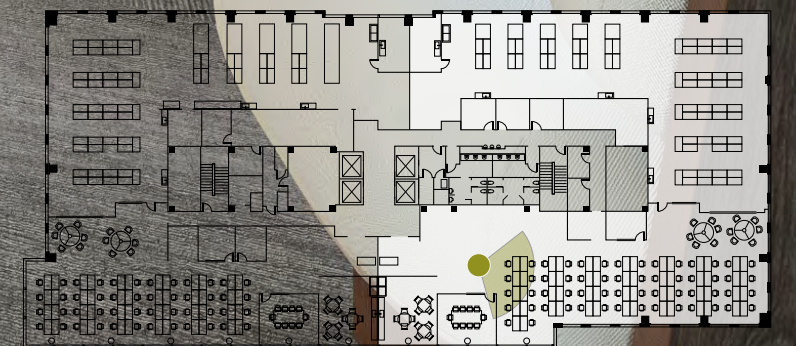
INDICATIVE RENDERING

Floor to Ceiling Windows



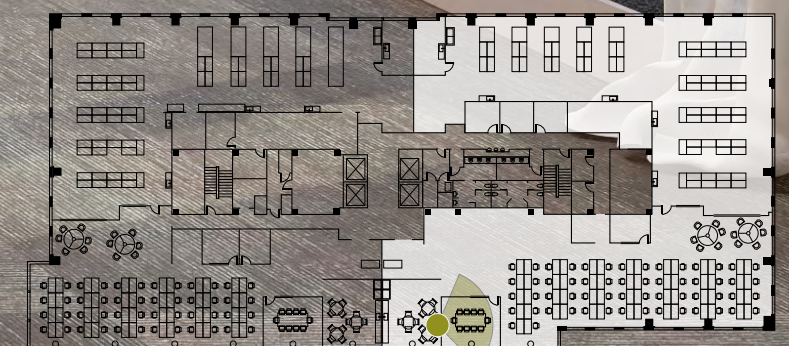
INDICATIVE RENDERING

Fully Customizable Office & Lab Spaces



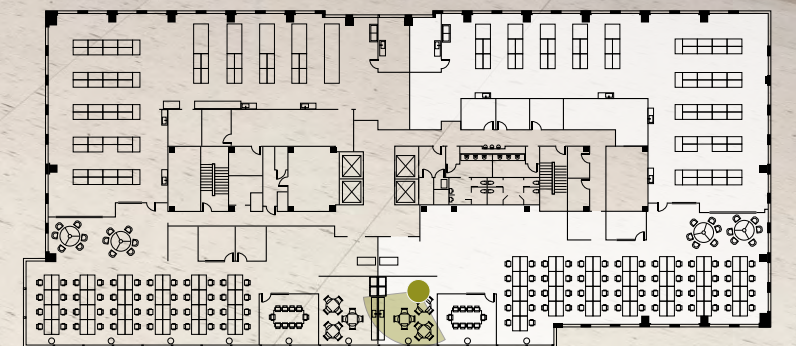
INDICATIVE RENDERING

Conference Space



INDICATIVE RENDERING

High-End Kitchen Finishes & Appliances



Building Specs

1 General Overview

Cast-in-place concrete structure with 100 lbs/SF live load
Base building upgrades designed to support a variety of biology and chemistry uses
Centralized systems including pH neutralization, compressed air and vacuum
Dedicated chemical storage rooms located on ground floor
LEED Silver

2 HVAC

Upgraded mechanicals to provide lab space with 100% outside air
Fresh air provided at 1.5 CFM/USF for lab space and 0.35 CFM/USF for supporting office space
10 air changes per hour in the labs
Space for one (1) dedicated 14" riser per floor capable of accomodating one (1) dedicated 6' fume hood

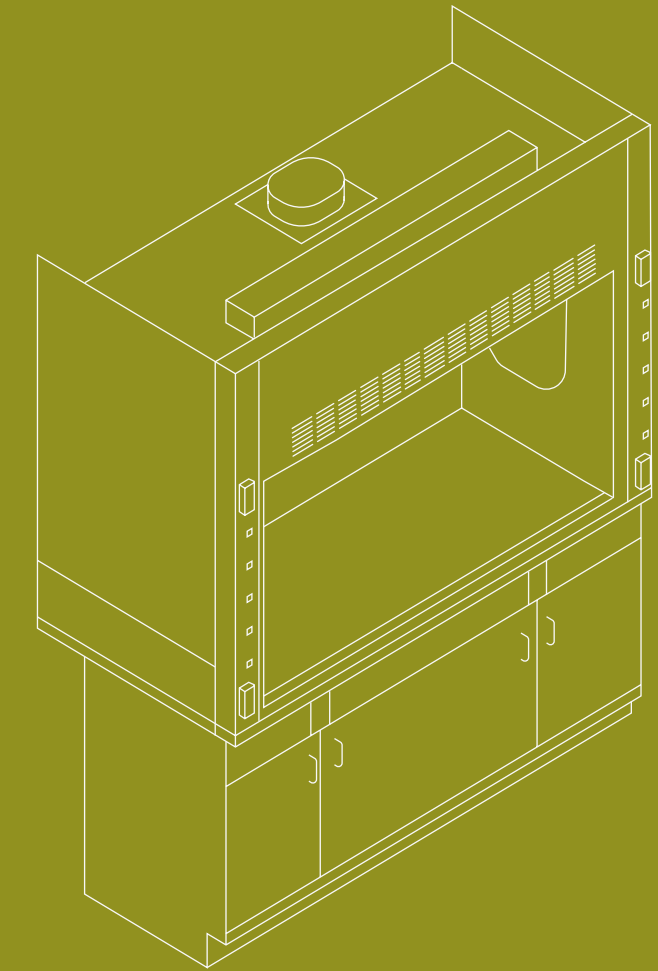
3 Electric

4,000 AMP PEPCO service
14W/SF to the lab space, 6W/USF to the office space (50/50% on a lab/office program)
500KW backup generator, providing 5W/SF to the lab space (50/50% on a lab/office program)

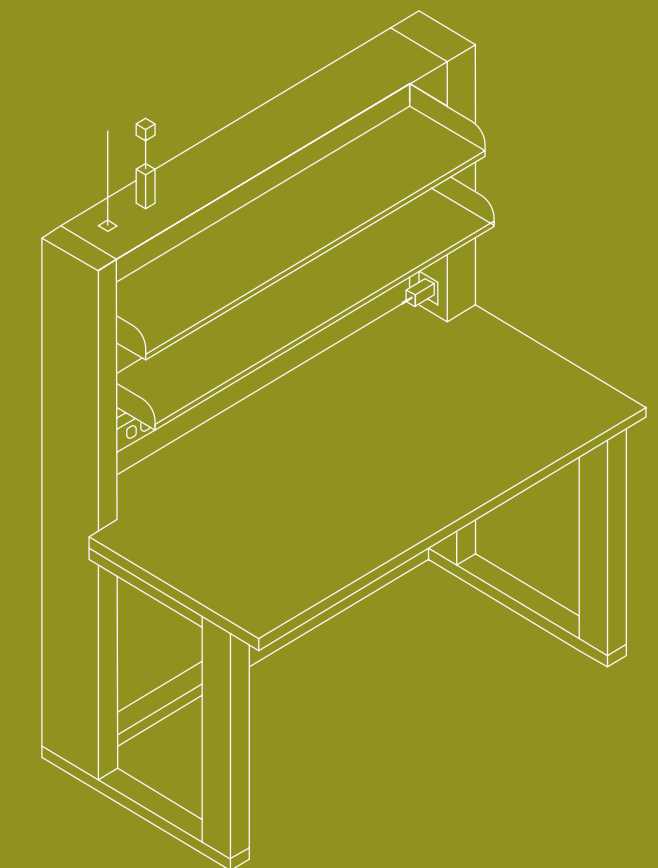
4 Plumbing

Centralize Waste Neutralization, Compressed Air, and Vacuum installed as part of base building
Lab Waste and Vent riser available for tenant connection on each floor.

6' General exhaust fume included with ability to add more



Mobile casework and cabinet included in spec suite with ability to customize



Introducing **ELEVATE**, Longfellow's Amenity and Hospitality platform

As the community grows, so will the amenity program. The following list includes services available upon building activity.

CONNECTIONS

Dedicated Elevate Team, Enriching & Inspiring Events

BALANCE

State-of-the-art Health and Wellness Offerings

TASTE

Uniquely Crafted Food & Beverage Services

ACCESS

Thoughtfully Curated Amenity Spaces, Extended Conveniences

GENEROSITY

Sustainable Programming Resources, Philanthropic Drives & Community Support Initiatives

PLAY

Engaging Challenges & Contests

BRAIN POWER

Professional and Personal Development Workshops



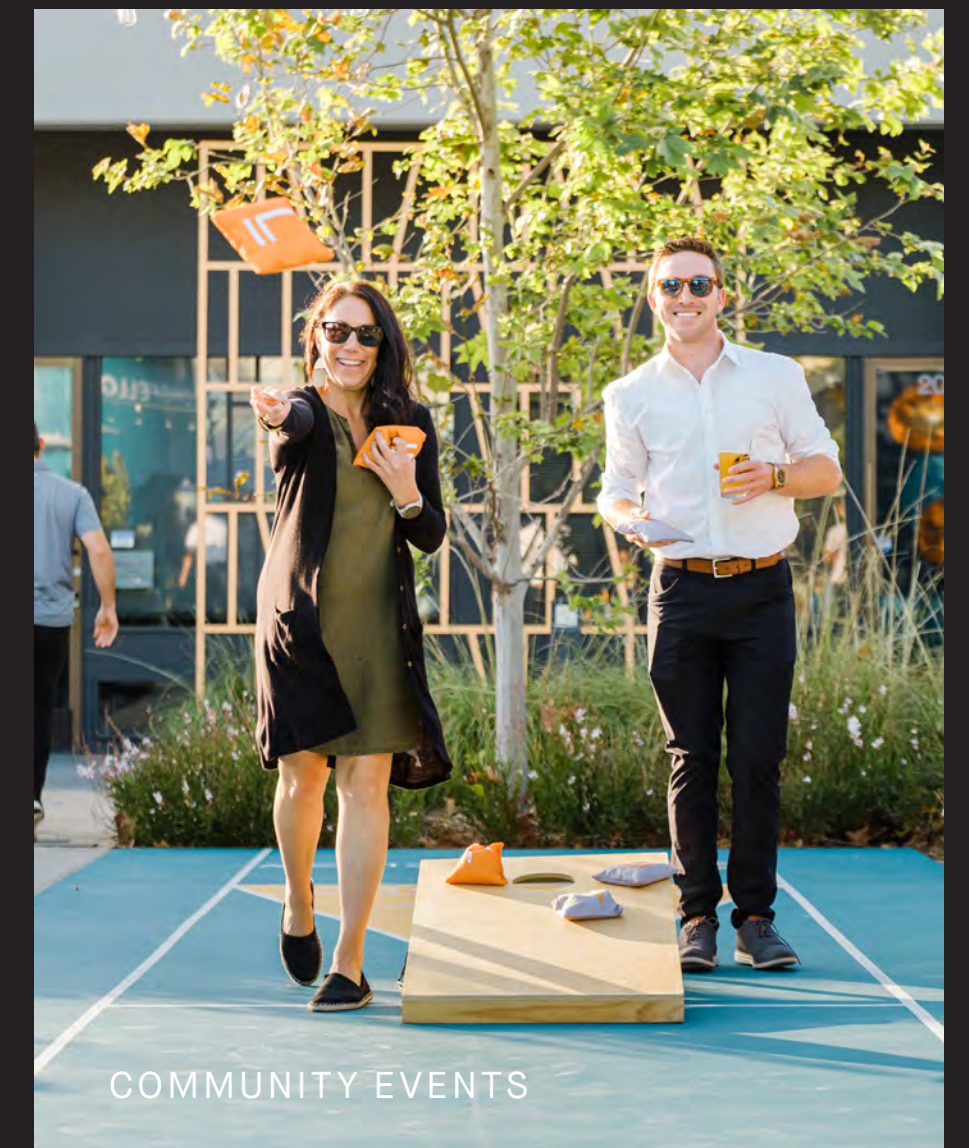
PROGRAMMED FITNESS CLASSES



FOOD TRUCKS



BESPOKE SERVICES



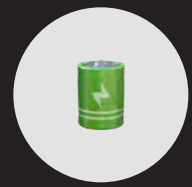
COMMUNITY EVENTS

AMENITIES

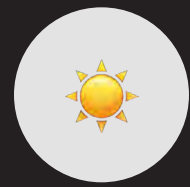
The Complete Employee Experience



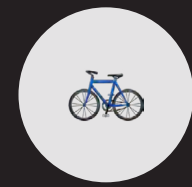
FREE PARKING



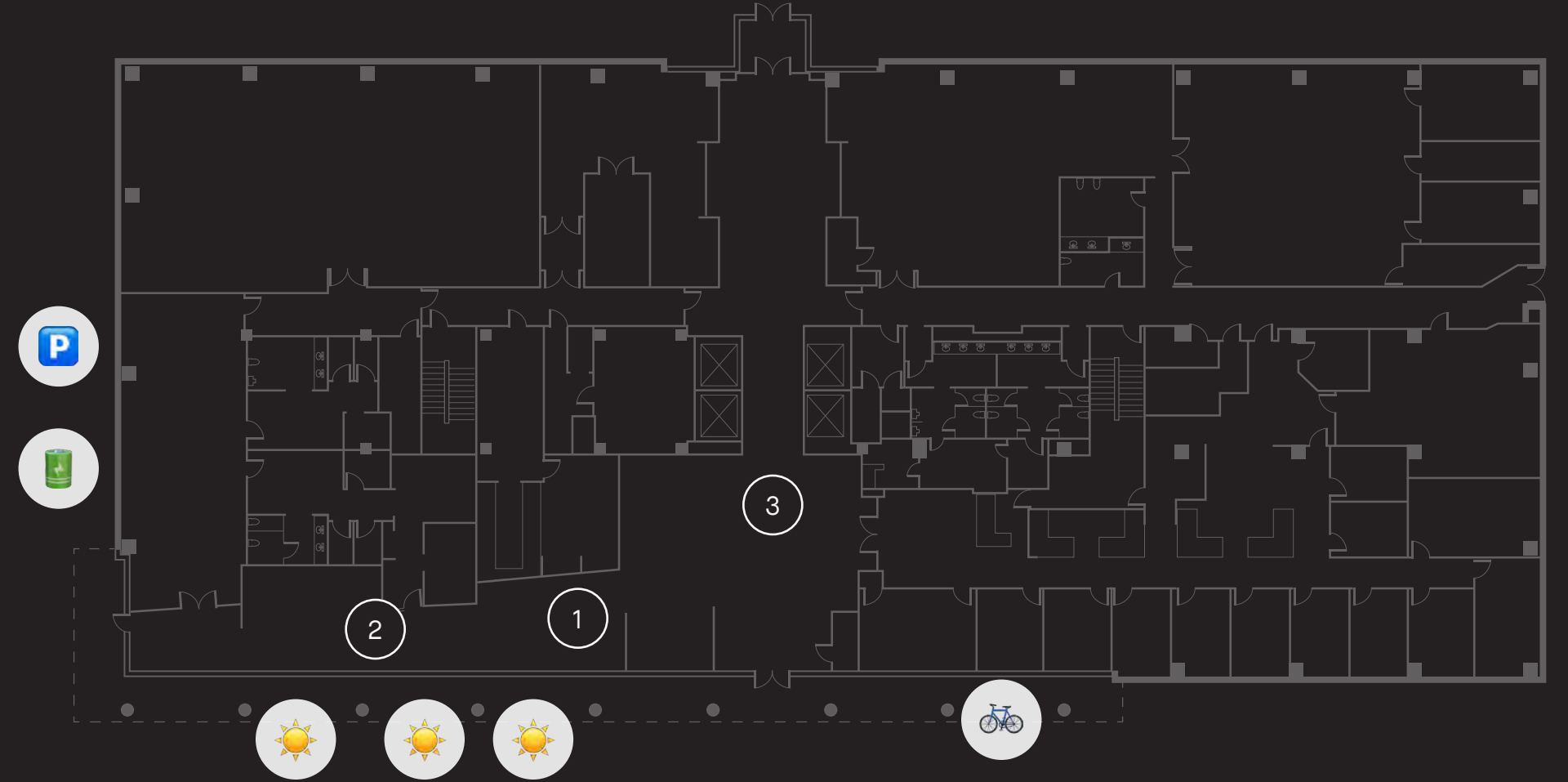
EV CHARGING



OUTDOOR SEATING



BIKE PARKING



1 PRESERVE LABS ENTRANCE

2 CO-WORKING LOUNGE

3 PRESERVE LABS EXTERIOR PATIO

CAFE ACTIVATION UPON 50% OCCUPANCY



The Complete Employee Experience



4 FULLY EQUIPPED FITNESS CENTER



5 LOCKER ROOMS & SHOWERS





CONGRESSIONAL PLAZA



PIKE & ROSE



2 Minutes from I-270

EXIT 4A/4B



355



WINTERGREEN PLAZA



PARK POTOMAC



POTOMAC WOODS

+45 Restaurants & Retail within 10 minutes.



Dining



Fitness



Day Care



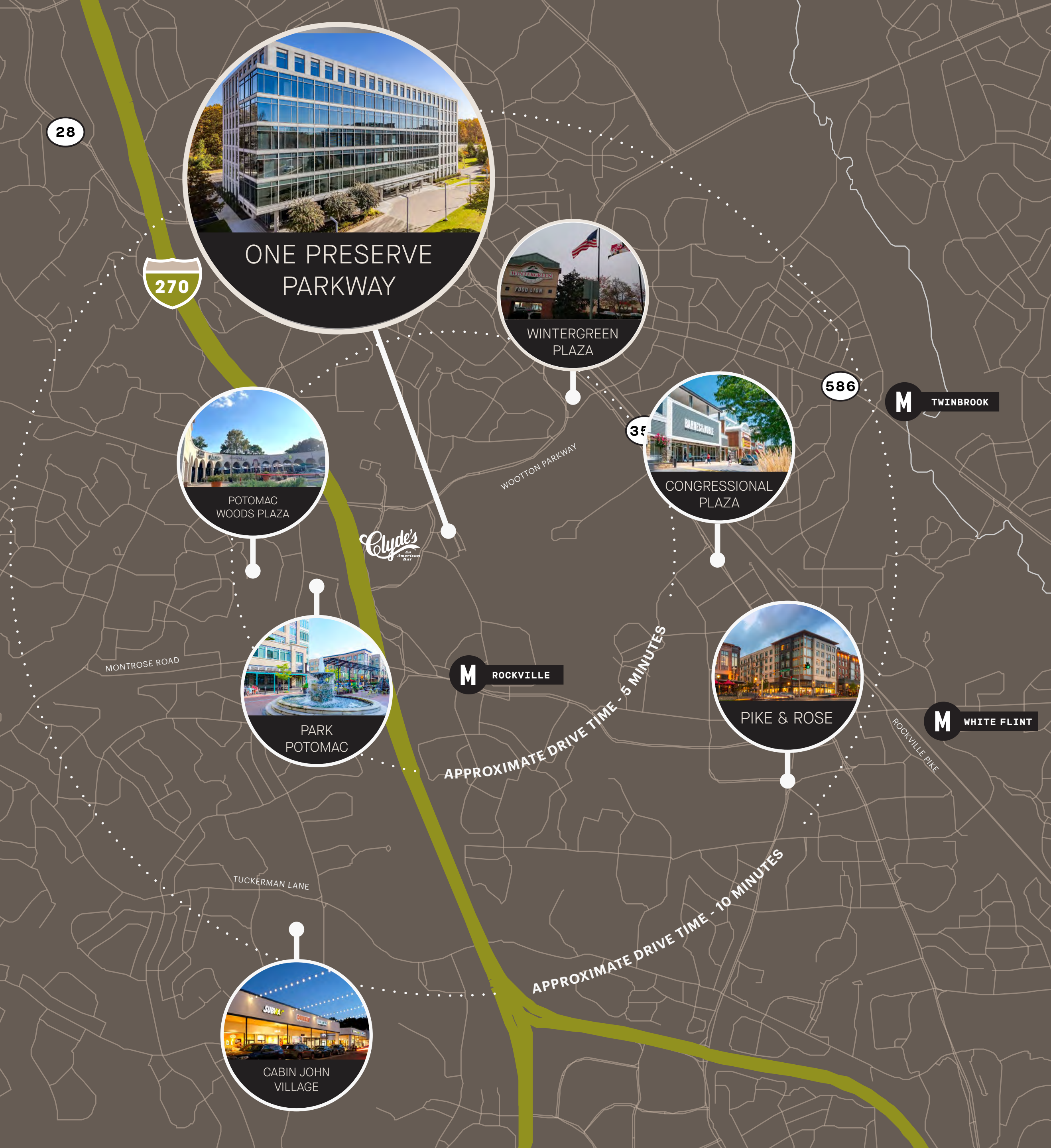
Hotel



Grocery



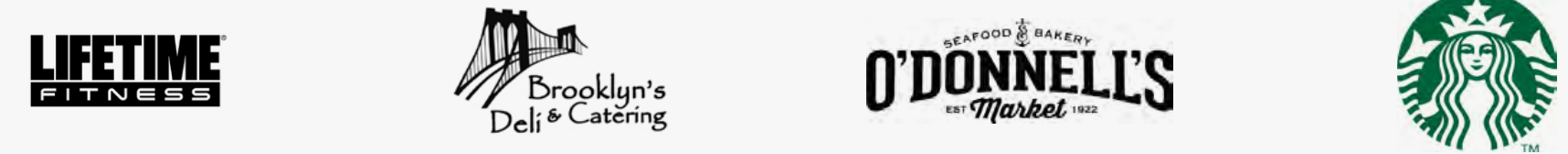
Post



Local Eateries

Potomac Woods Plaza

4 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:



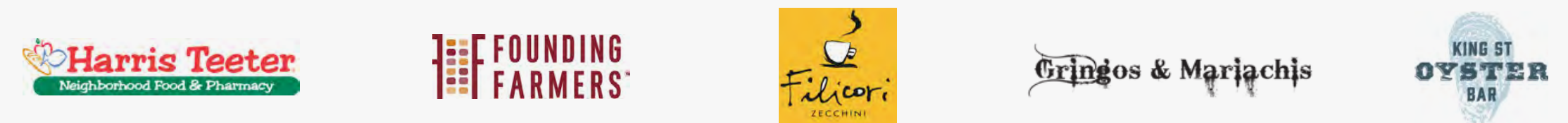
Wintergreen Plaza

4 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:



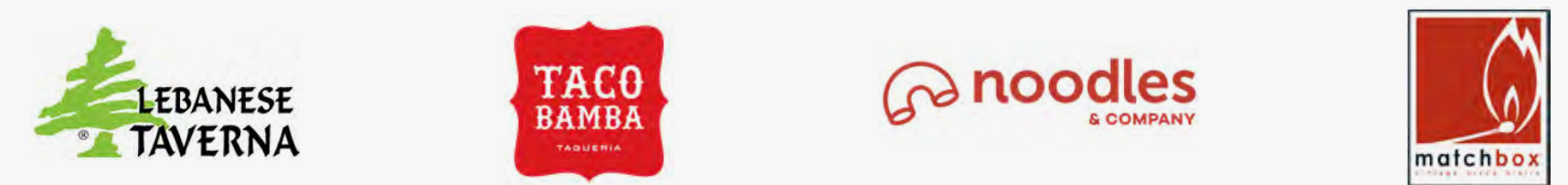
Park Potomac

5 MINUTE DRIVE | 5+ RESTAURANTS INCLUDING:



Congressional Plaza

8 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:



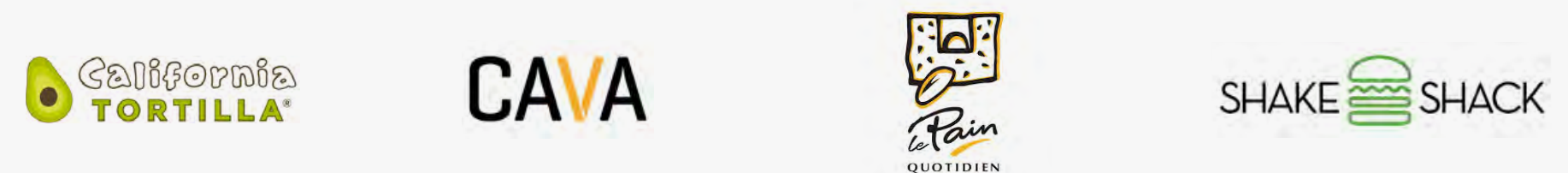
Pike & Rose

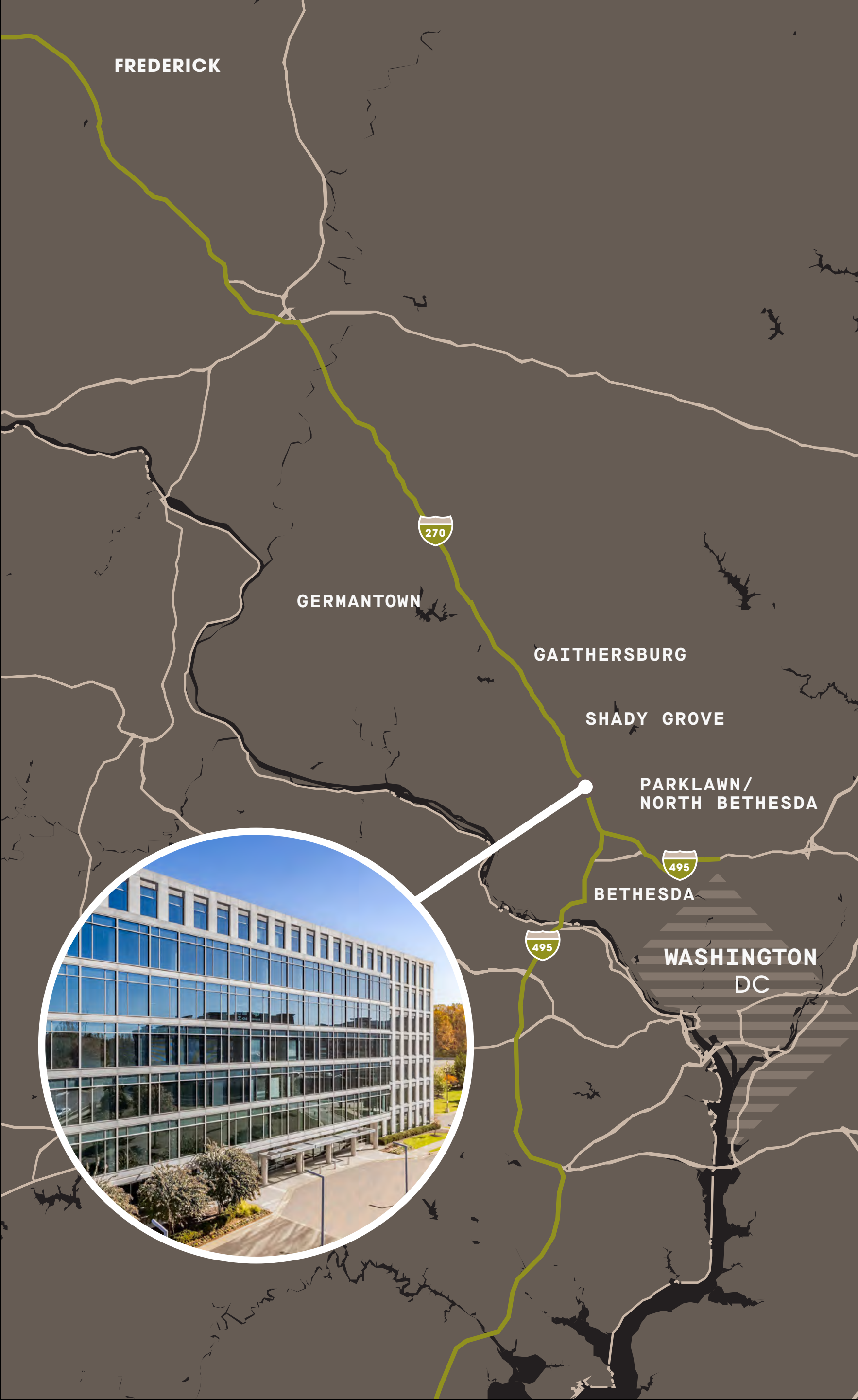
8 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:



Cabin John Village

8 MINUTE DRIVE | 15+ RESTAURANTS INCLUDING:





DNA Alley

Frederick

PUBLIC



PRIVATE



Bethesda

PUBLIC



Gaithersburg

PUBLIC

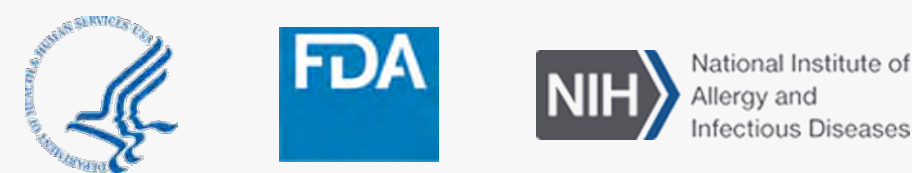


PRIVATE



Parklawn/ North Bethesda

PUBLIC



PRIVATE



Germantown

PRIVATE



Shady Grove

PUBLIC



PRIVATE





The Longfellow Standard

A proven track record for delivering best-in-class lab space and amenities to meet the needs of leading academic partners as well as industry customers at every stage of their life cycle. Totalling over 300 customers across the portfolio, we are experienced at working side-by-side with academic research units and large-scale pharma. However, we also have a long and successful track record as a real estate partner to start-up and early growth stage companies. We aim to work with our customers to support their people, research and growth.

● LONGFELLOW OFFICES ● EXISTING MARKETS



16 Million Square Feet & Over 300 Customers

A global portfolio of existing buildings and a development pipeline with over \$10 billion in total value.



200+ Professionals

Talented teams providing a vertically-integrated platform to our customers.



Longfellow's Experience

Our institutional partnerships with the likes of Duke University and University of Pennsylvania have allowed us to push our capabilities and entrepreneurial vision, allowing us to deliver high-quality laboratories and innovation space while satisfying each customer's unique requirements and delivering vibrant, amenity-rich environments to create places where people want to work and play.

1 SOVA SCIENCE DISTRICT
SAN DIEGO, CA



2 DISCOVERY AT PERIMETER
MORRISVILLE, NC



3 ICONA
SAN FRANCISCO, CA



Bioterra

📍 SAN DIEGO, CA

🏠 320,000+ SF

📅 2024

VIEW WEBSITE



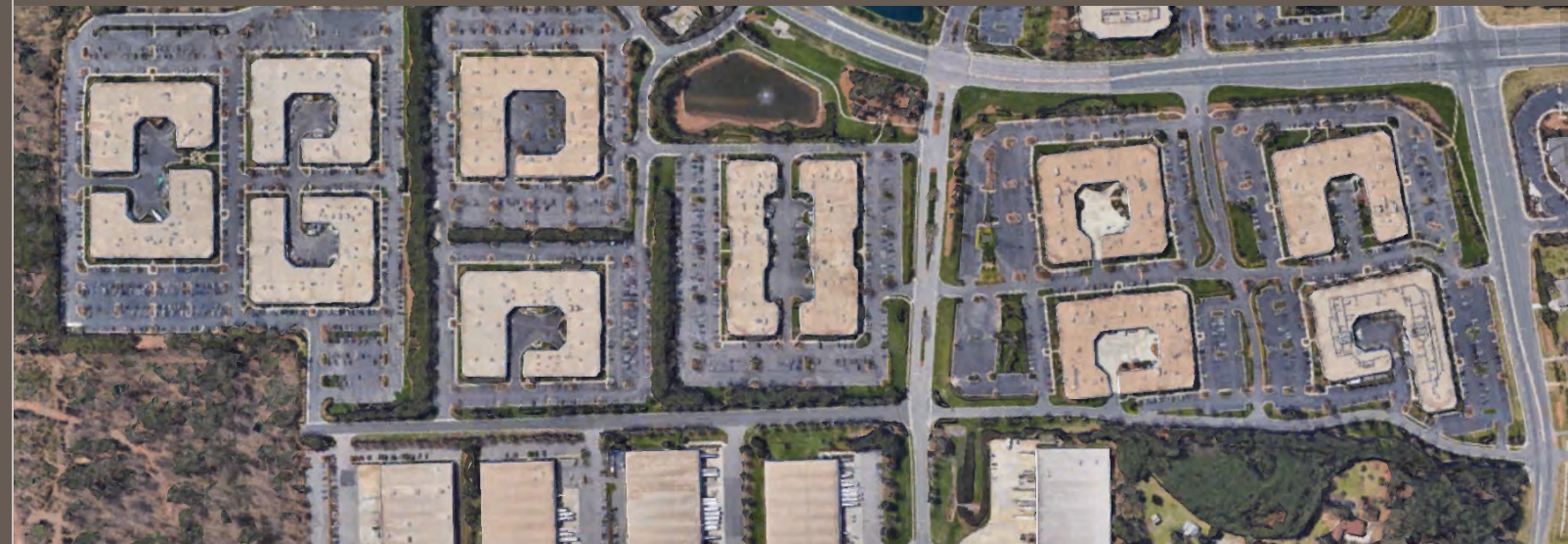
Triangle LIFE

📍 MORRISVILLE, NC

🏠 806,000+ SF

📅 2023

VIEW WEBSITE



Palo Alto Labs

📍 PALO ALTO, CA

🏠 260,000+ SF

📅 AVAILABLE NOW

VIEW WEBSITE





PreserveLabs™

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