

ROCKVILLE
RESEARCH
CENTER



AT BELWARD CAMPUS SOUTH

NEW SPEC **LABS**
AVAILABLE Q4 2022



9900 BELWARD DRIVE
ROCKVILLE, MD 20850

CBRE

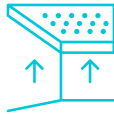
BUILDING SPECIES



50,000 SF BUILDING, expandable to 60,000 SF



SPECULATIVE LAB/OFFICE suites from 8,270 SF - 16,541 SF



13"8' CEILING HEIGHTS



BRAND NEW BUILD-OUT, equipment, HVAC upgrades and loading area



PARKING RATIO OF 3/1,000 SF, including access to covered parking spaces



CONVENIENTLY LOCATED in the heart of the Shady Grove Life Sciences Center



ADJACENT TO GSK AND CATALENT and in close proximity to Johns Hopkins and NCI



EASY ACCESS to I-270 & ICC as well as numerous amenities

BUILDING PHOTOS



FLOOR

2ND FLOOR
8,270 SF

AVAILABLE



R PLAN

SPEC SUITE

- 16,541 SF

E Q4 2022



CAMPUS



GlaxoSmithKline

9910 BELWARD
CAMPUS DRIVE

ROCKVILLE
RESEARCH
CENTER



AT BELWARD CAMPUS SOUTH

Innovent

Great S

5 AERIAL



Catalent

9920 BELWARD
CAMPUS DRIVE

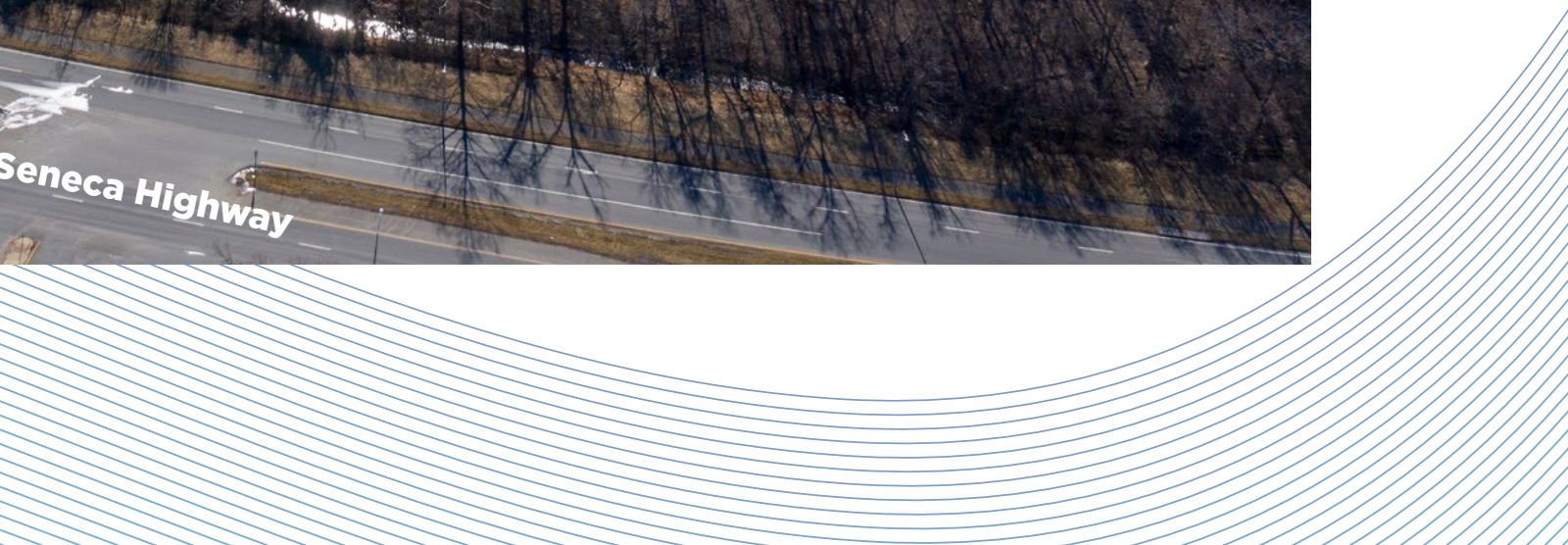


9911 BELWARD
CAMPUS DRIVE

BELWARD FARM

9901 BELWARD
CAMPUS DRIVE
60,000+ SF LAB
BUILDING AVAILABLE
Q2 2023

Seneca Highway



ROCKVILLE, MD 20850

**ROCKVILLE
RESEARCH
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AT BELWARD CAMPUS SOUTH

For more information, please contact:

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RESEARCH
LIFE SCIENCES