



# DISTRICT LABS

AT 800 KING FARM

A FLEXIBLE LIFE SCIENCES OPPORTUNITY WITH A LAB  
READY SHELL AND SPEC LABS AVAILABLE





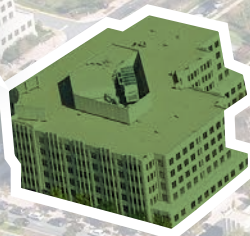
**DISTRICT LABS**  
AT 800 KING FARM  
5,000 - 150,000 SF AVAILABLE







**DISTRICT LABS**  
AT 800 KING FARM



# PROJECT HIGHLIGHTS



**FITNESS  
FACILITY**



**CONFERENCE  
FACILITY**



**METRO  
SHUTTLE**



**COMMUNITY  
GARDEN**



**SIGNAGE  
OPPORTUNITY**



**FULLY REDESIGNED  
LOBBY**



**ONSITE CAFE &  
RESTAURANT**



**OUTDOOR  
WIFI TERRACE**



**ONSITE PROPERTY  
MANAGEMENT**



**COVERED  
PARKING**

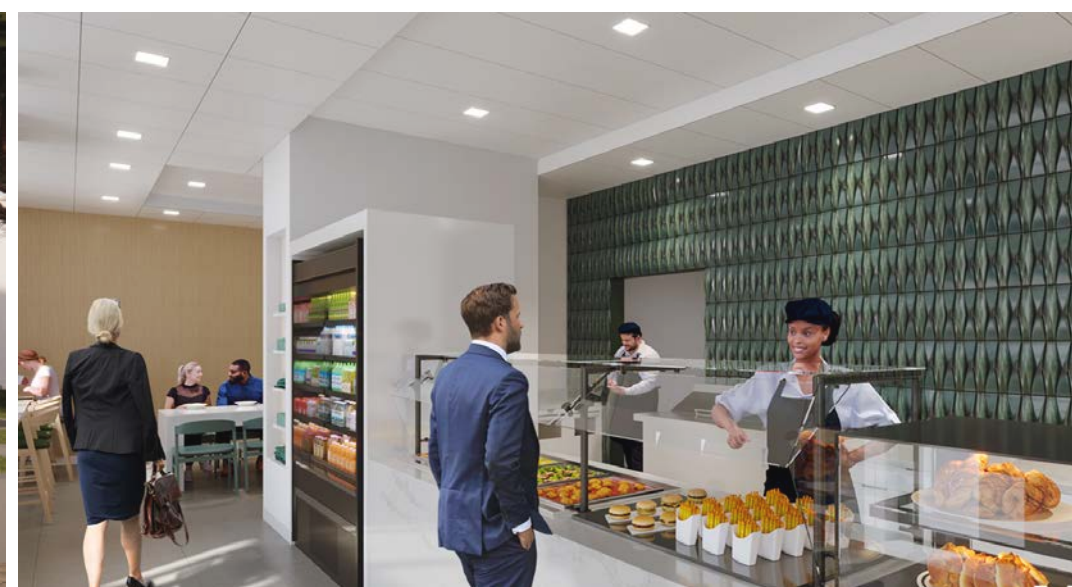




DISTRICT LABS IS CURRENTLY  
UNDERGOING A **WORLD CLASS**  
**LIFE SCIENCE** RENOVATION









# NEW LOBBY





# BASE BUILDING OVERVIEW

## TOTAL RBA

222,882 RSF

## YEAR BUILT

2004

## STRUCTURE

Concrete Frame

## SLAB HEIGHT

14'0" First Floor  
12'0" Typical Floor

## PARKING

Free, structured  
Ratio: 3.5/1,000 SF

## FLOOR LOADS

100 lbs/SF

## GENERATOR

New 450kw generator

## TYPICAL FLOORPLATE

38,218 RSF

## FREIGHT ELEVATOR

3,500lb. Service Elevator

## UTILITIES

**WATER:** 6" cold water service

**SANITARY:** 8" service

**GAS:** 2.0 PSI natural gas service  
8000 CFH total

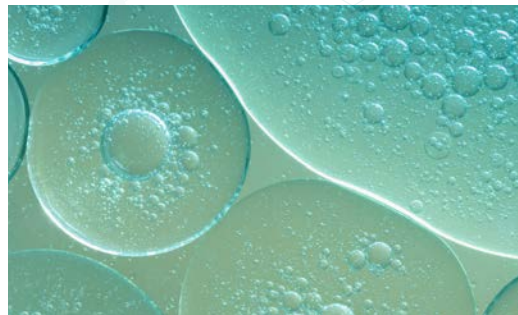
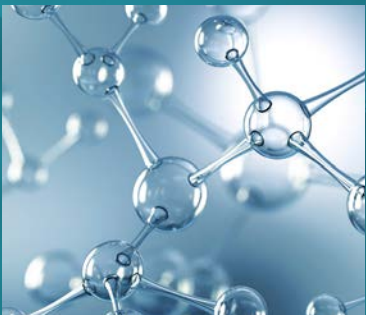
- 5700 CFH for standby generator
- 2300 CFH for tenant equipment

**FIBER:** Comcast, Verizon

**POWER:** 5600 amps/480 volt electrical service

**FIRE SUPPRESSION:** 6" fire service and fully addressable fire alarm system

**SUSTAINABILITY:** LEED Certified





# ROADMAP TO YOUR NEXT LIFE SCIENCE HQ

Leased			6 <sup>TH</sup> FLOOR
Leased	AVAILABLE 18,050 RSF		5 <sup>TH</sup> FLOOR 18,050 SF
AVAILABLE 38,015 RSF			4 <sup>TH</sup> FLOOR 38,015 SF
AVAILABLE 38,070 RSF			3 <sup>RD</sup> FLOOR 38,070 SF
AVAILABLE Lab Spec Suites 40,781 RSF			2 <sup>ND</sup> FLOOR 40,781 SF
Farmsook Restaurant	Leased	AVAILABLE 15,863 RSF	1 <sup>ST</sup> FLOOR 15,863 SF
			TOTAL 222,882 RSF

## FLOOR TO FLOOR HEIGHTS

6<sup>TH</sup> FLOOR

12' 9"

TYPICAL FLOOR

12' 0"

1<sup>ST</sup> FLOOR

14' 0"

TOTAL AVAILABLE SF

**150,779**



# LOCATION

PREMIER ACCESS TO I-270 AND ICC AND  
AN ABUNDANCE OF NEARBY AMENITIES



amo DICK'S SPORTING GOODS CORNER BAKERY

BARNES & NOBLE

target Starbucks LOFT

POTBELLY MARRIOTT

THE HOME DEPOT BEST BUY RED LOBSTER

Melting Pot DON POLLO

7 ELEVEN PIEDLOGY FIVE GUYS

LOVE SUSHI NORDSTROM rack

SUBWAY Office DEPOT

RUTH'S CHRIS STEAK HOUSE LAIFITNESS Starbucks

Harris Teeter La Madeleine

&pizza TED'S BULLETIN

HC HAIR CUTTERY

Asia Nine R COASTAL PLATE

SEPHORA mezeH

MOM Organic Market CAVA

  
**DISTRICT LABS**  
AT 800 KING FARM

Panera Bread Safeway

FedEx Jerry's petvalu

Krispy Kreme Capital One

PNC myerepr

European Wax Center Taipei Tokyo

Nagoya sushi FONTINA GRILLE Authentic Italian Cuisine

BABA FRESH MEXICAN GRILL pure barre

HC HAIR CUTTERY

SAFeway

Coffee Republic BOTA NERO WELLS FARGO

Fidelity SPA K

SHADY GROVE STATION (RED LINE)

**M**  
metro



# AT YOUR FINGERTIPS

**Don Pollo**  
Pollo a la Brasa • Charbroiled Chicken

Melting  
Pot

7  
ELEVEN

**FIVE GUYS**

**PIEDLOGY**  
PIZZERIA

NORDSTROM  
rack

**BEST BUY**

**THE HOME DEPOT**

*Bowlero*

**RED LOBSTER**  
FRESH FISH • LIVE LOBSTER

**CVS**

**MOM**  
MOM'S Organic Market

**CAVA**

**FIREHOUSE**  
SUBS

**DISTRICT LABS**  
AT 800 KING FARM

*Farm Sook*  
Happiness Thai Kitchen

INTERSTATE  
**270**

GAITHER ROAD

PICCARD DRIVE

KING FARM BLVD

REDLAND BLVD

**Baja Fresh**  
MEXICAN GRILL

*Coffee Republic*

**FONTINA GRILLE**  
Authentic Italian Cuisine

*Nagoya*  
sushi

**pure barre**

**Fidelity**

**HAIR CUTTERY**

**WELLS FARGO**

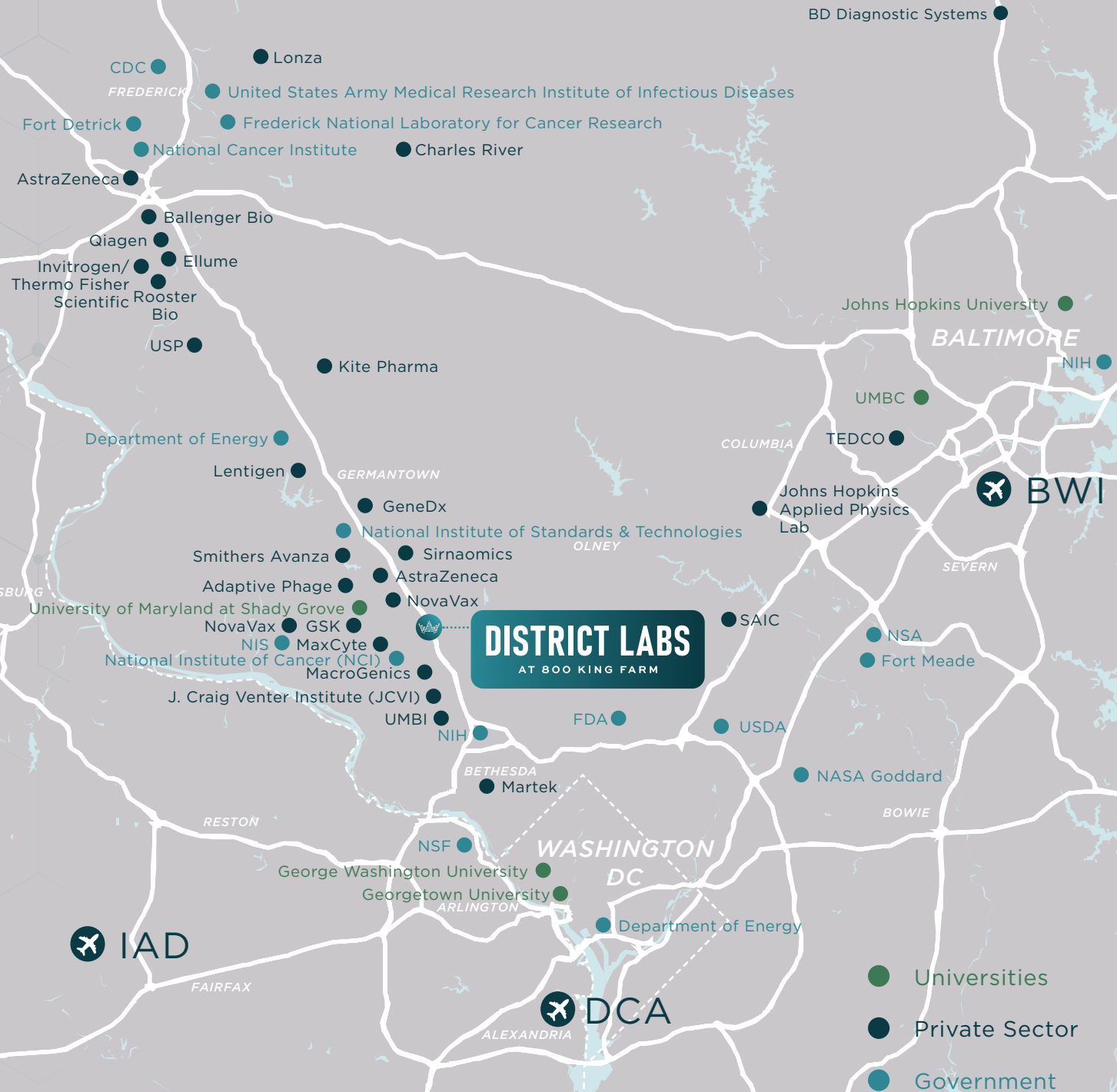
**SAFEWAY**

**BOTA NERO**  
SMALL PLATES • WINE BAR

*The SPA K*



# CENTRALLY LOCATED IN THE I-270 CORRIDOR





# ACCESS TOP TALENT

IN MARYLAND'S PREMIER  
THRIVING SHADY GROVE  
LIFE SCIENCES CLUSTER

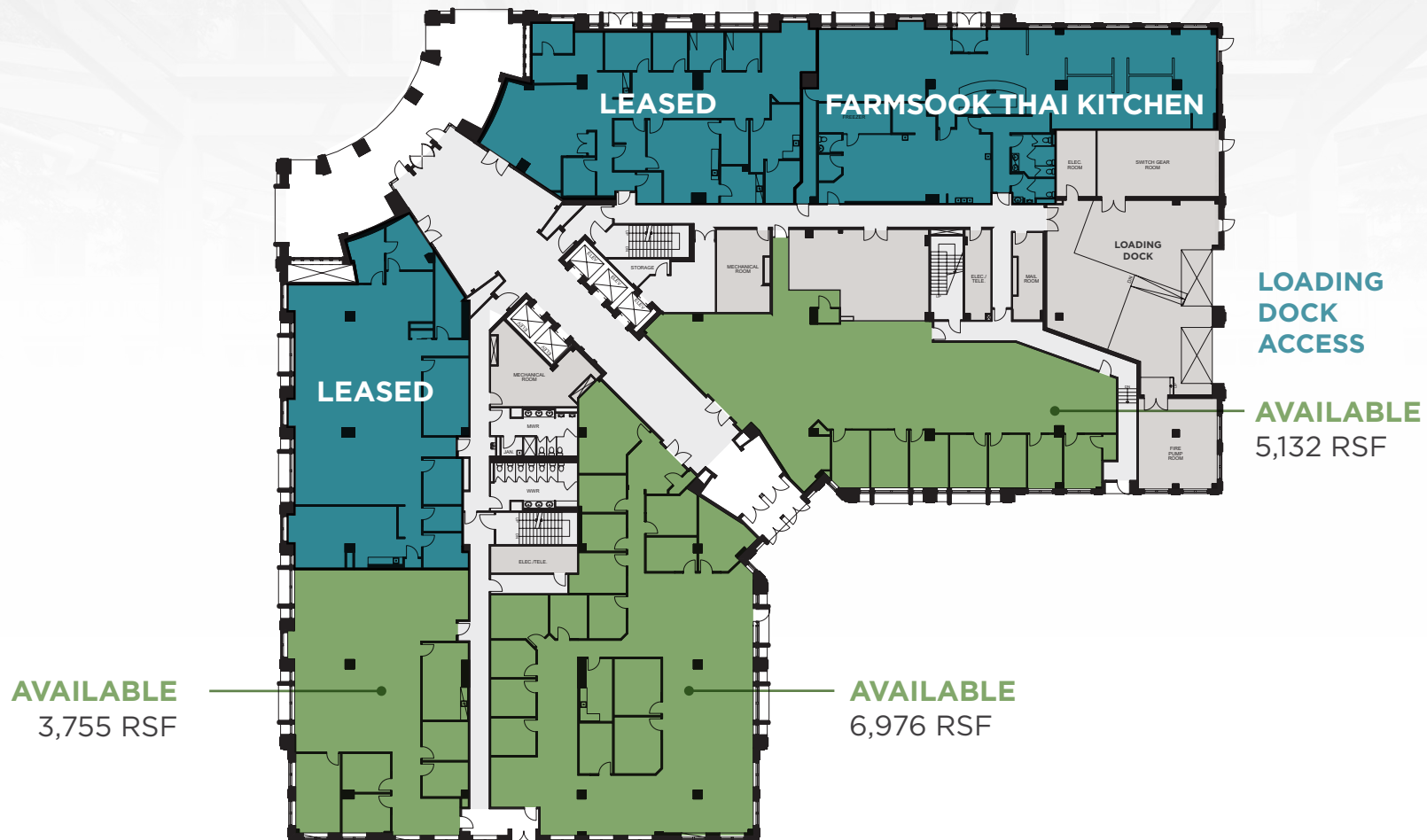
## DISTRICT LABS





3,755 - 15,863 RSF

**1ST FLOOR**





**SPEC LAB CONCEPT**  
3,572 - 40,781 RSF

**2<sup>ND</sup> FLOOR**

**TENANT 2B-1**  
3,572 RSF

**TENANT 2B-2**  
3,666 RSF

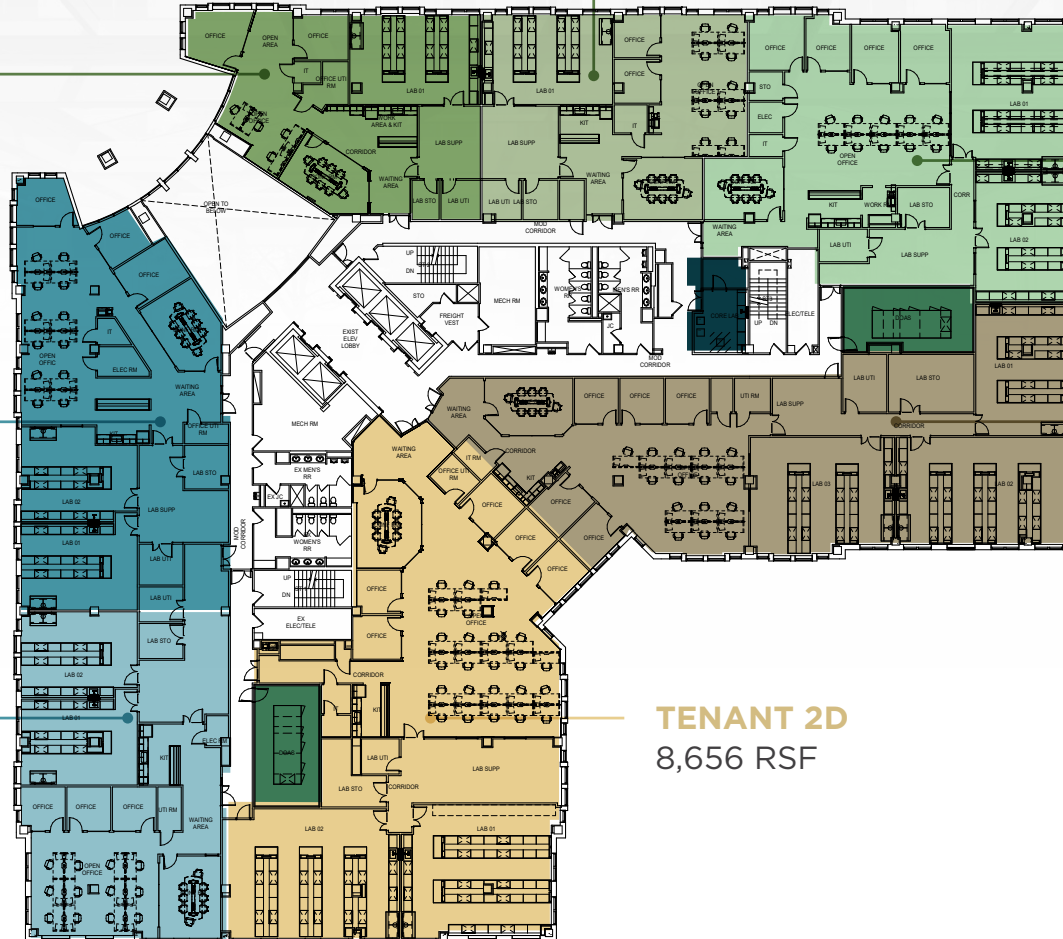
**TENANT 2B-3**  
6,221 RSF

**TENANT 2A-1**  
5,405 RSF

**TENANT 2C**  
7,773 RSF

**TENANT 2A-2**  
4,669 RSF

**TENANT 2D**  
8,656 RSF







KING FARM  
BLVD



A FLEXIBLE LIFE SCIENCES OPPORTUNITY WITH A  
LAB READY SHELL AND SPEC LABS AVAILABLE



# DISTRICT LABS

AT 800 KING FARM

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BANYAN STREET  
CAPITAL