



PreserveLabs™

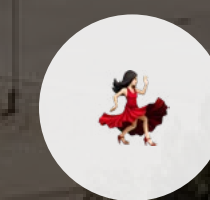
ONE PRESERVE PARKWAY
ROCKVILLE, MD 20852

The New Standard for
Life Science Real Estate

Full Building Lab Conversion



Spec Labs
Delivering Q1 2024



Column Free
Floor Plates



Amenity Lounge,
Fitness Center &
Hospitality Services



Immediate Access
to I-270 and
DC Talent

193,570 SF

7 3

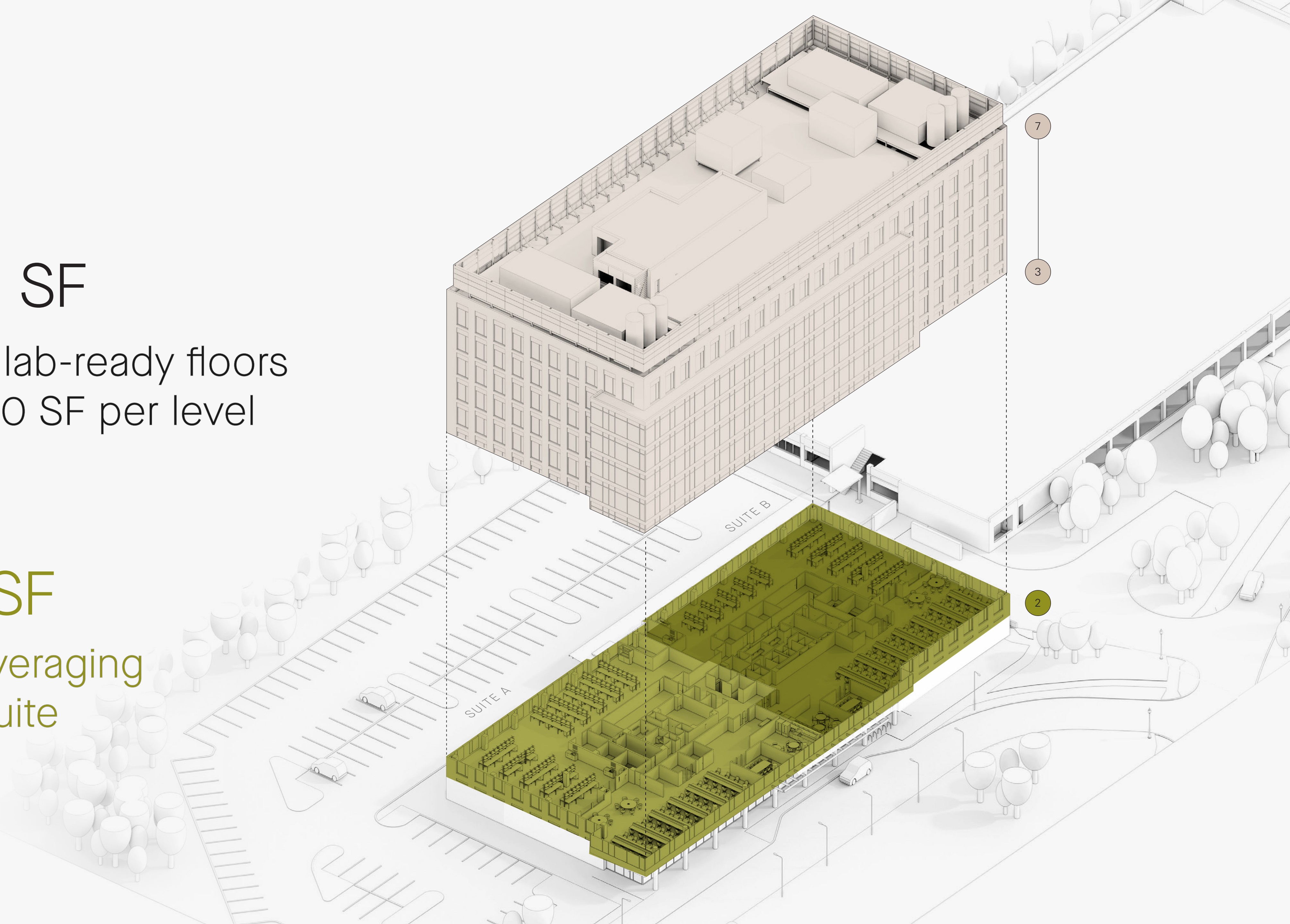
155,122 SF

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

2

31,245 SF

Two spec labs averaging 15,000 SF per suite



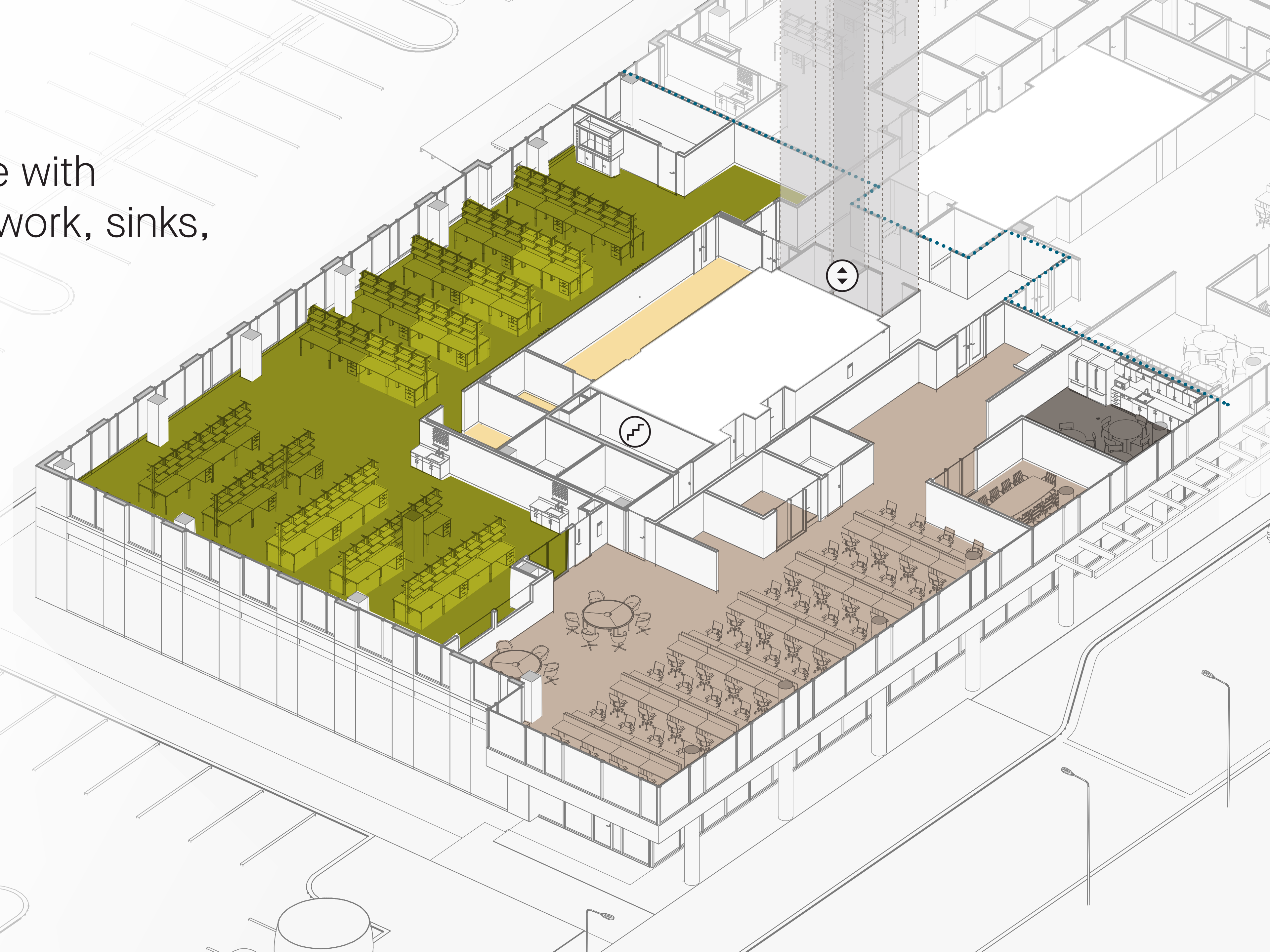
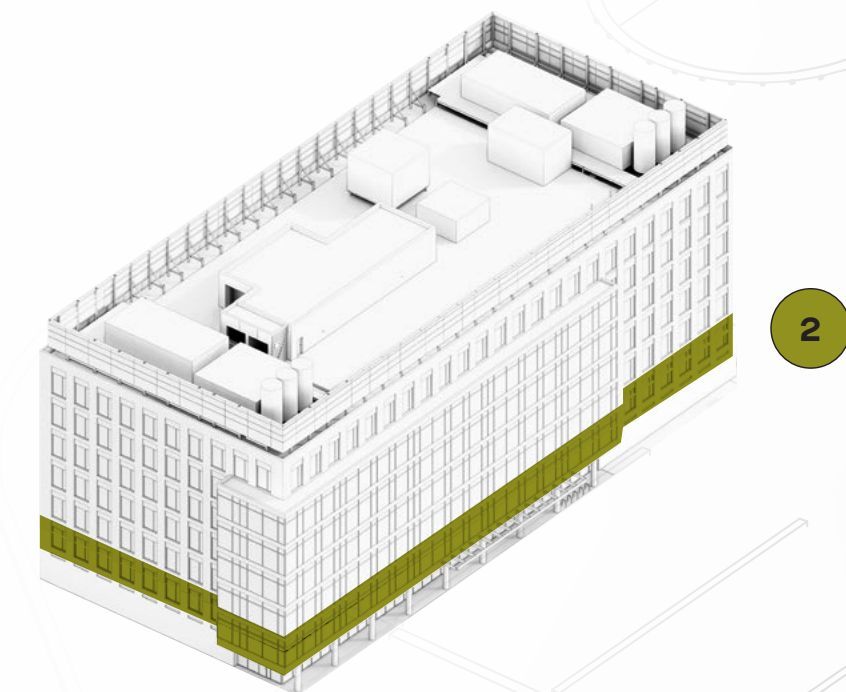
7

3

2

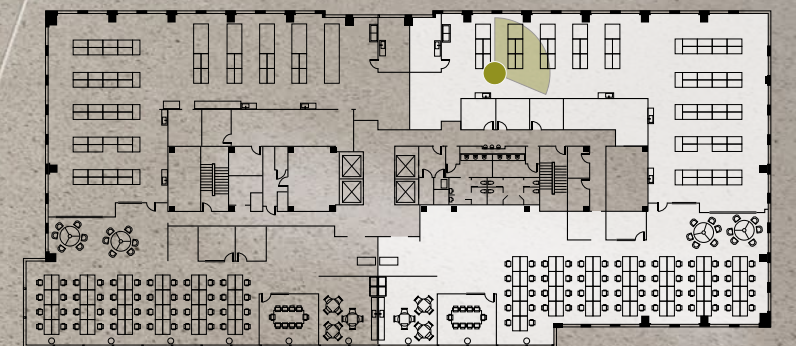
A customizable suite with
50% provided case work, sinks,
and fume hood

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



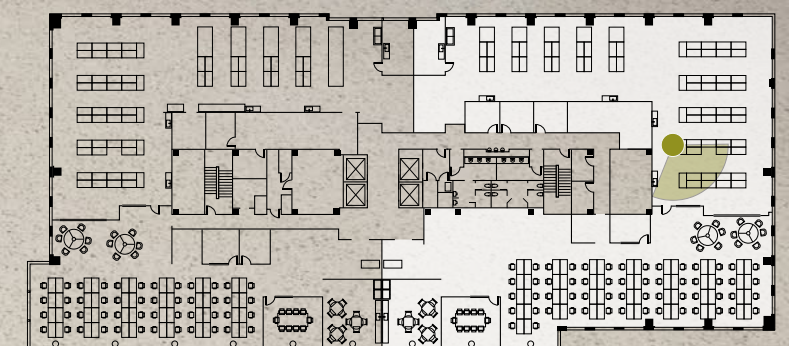
INDICATIVE RENDERING

Overhead Service Panels Providing Power and Processed Gasses



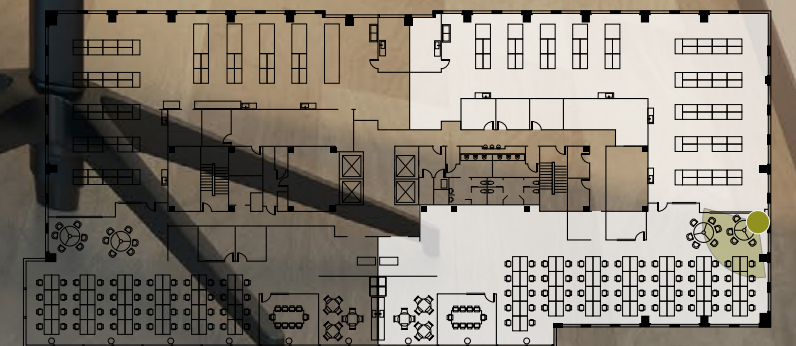
INDICATIVE RENDERING

Seamless Lab to Office Connection



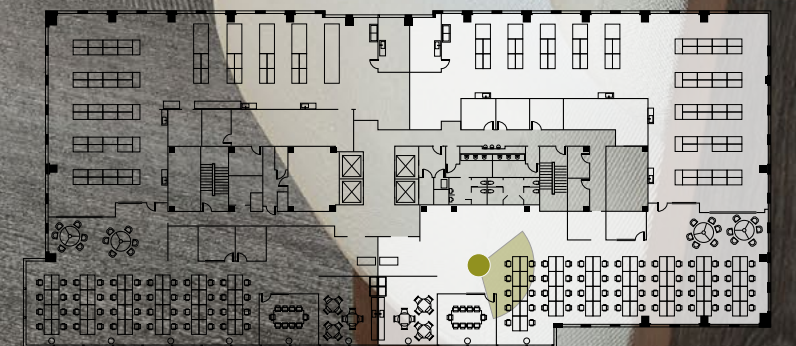
INDICATIVE RENDERING

Floor to Ceiling Windows



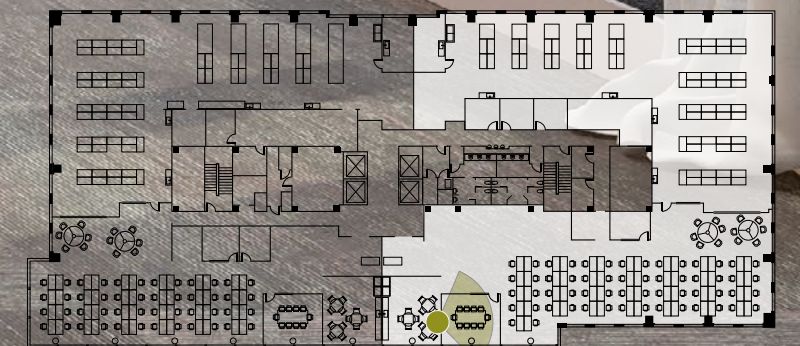
INDICATIVE RENDERING

Fully Customizable Office & Lab Spaces



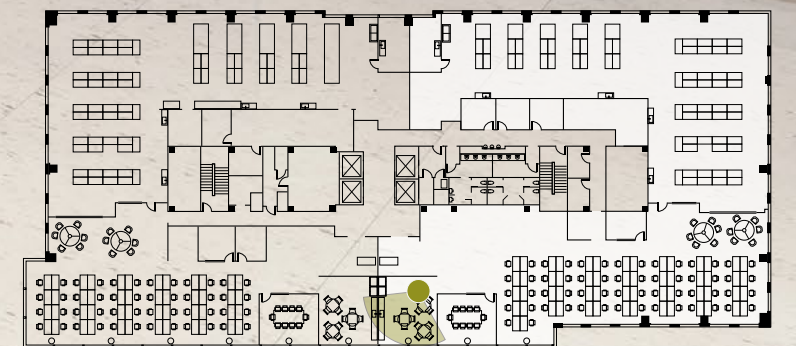
INDICATIVE RENDERING

Conference Space

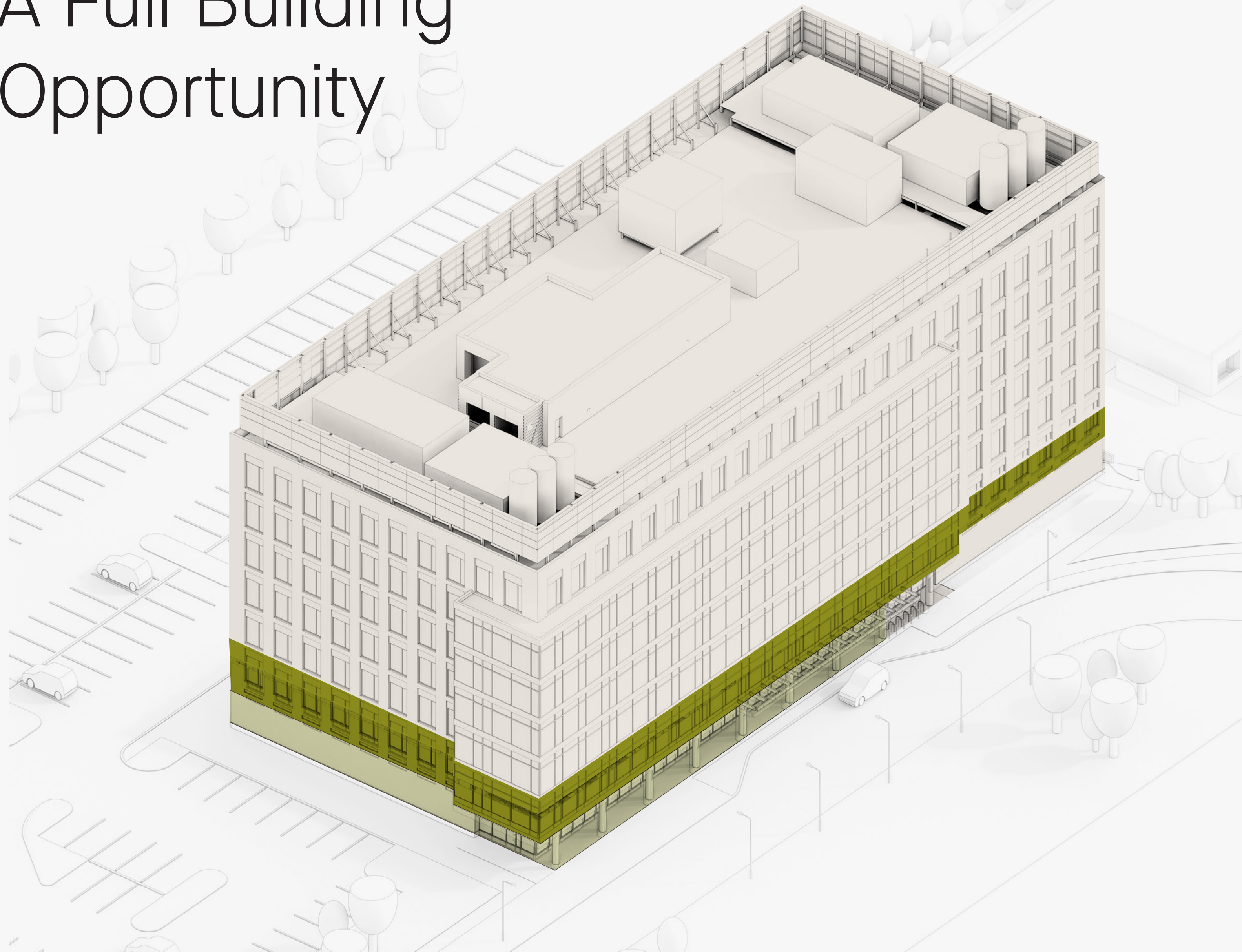


INDICATIVE RENDERING

High-End Kitchen Finishes & Appliances



A Full Building Opportunity



LAB READY CORE & SHELL

- 7 29,826 SF
- 6 31,324 SF
- 5 31,324 SF
- 4 31,324 SF
- 3 31,324 SF








SPEC LAB

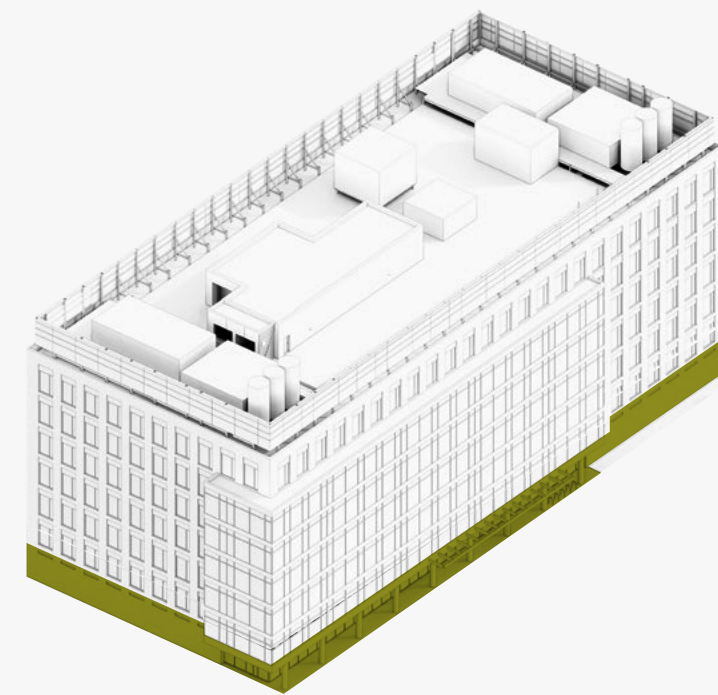
- 2 31,264 SF

GROUND FLOOR AMENITY & LAB

- 1 7,122 SF Lab suite
- 1 3,800 SF Fitness Center & Amenity Lounge



Ground Floor Lab Suite | 7,122 SF

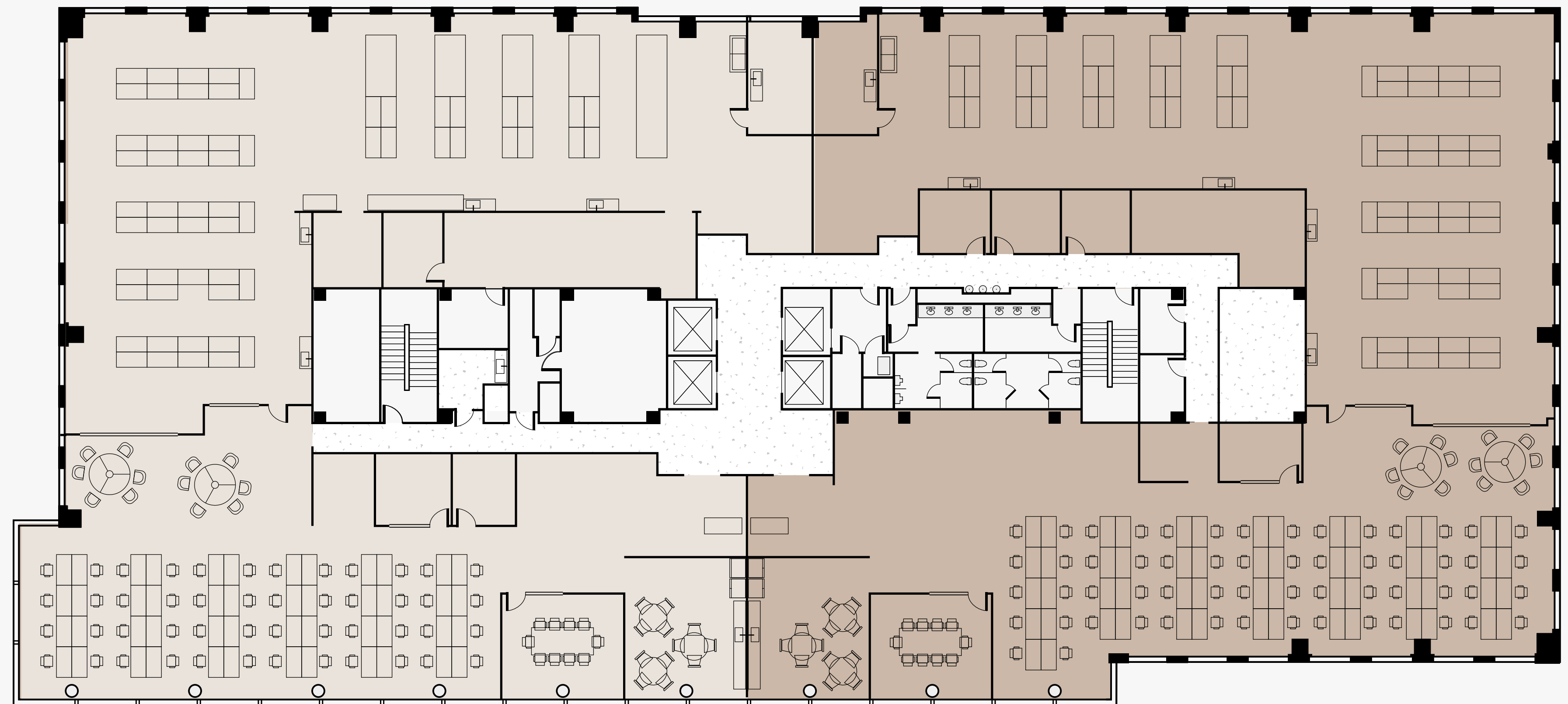
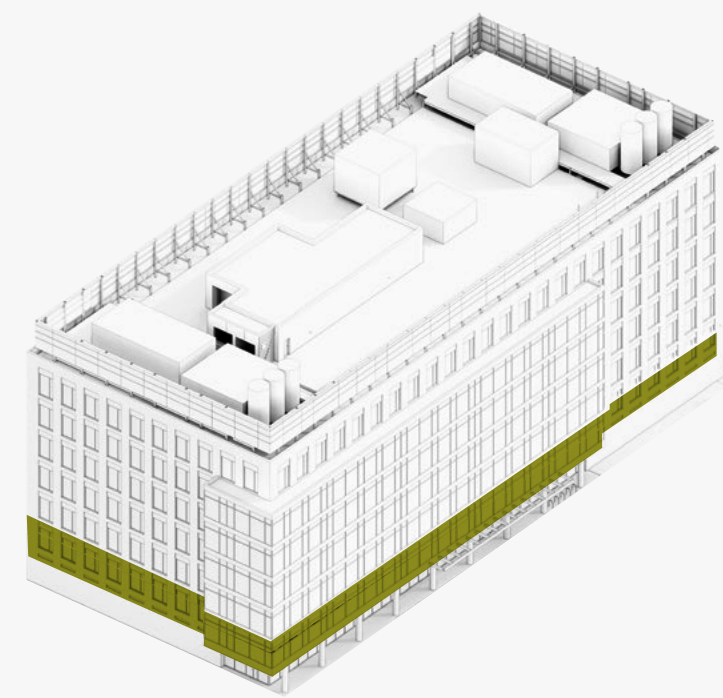
- AVAILABLE SPACE 
- AMENITY LOUNGE 
- FITNESS CENTER 
- CAFE 
- MANAGEMENT OFFICE 
- CHEMICAL STORAGE 
- COMPRESSED AIR & WASTE NEUTRALIZATION 
- BASE BUILDING MECHANICAL 



TEST FIT

Spec Lab Suites | 15,632 SF each

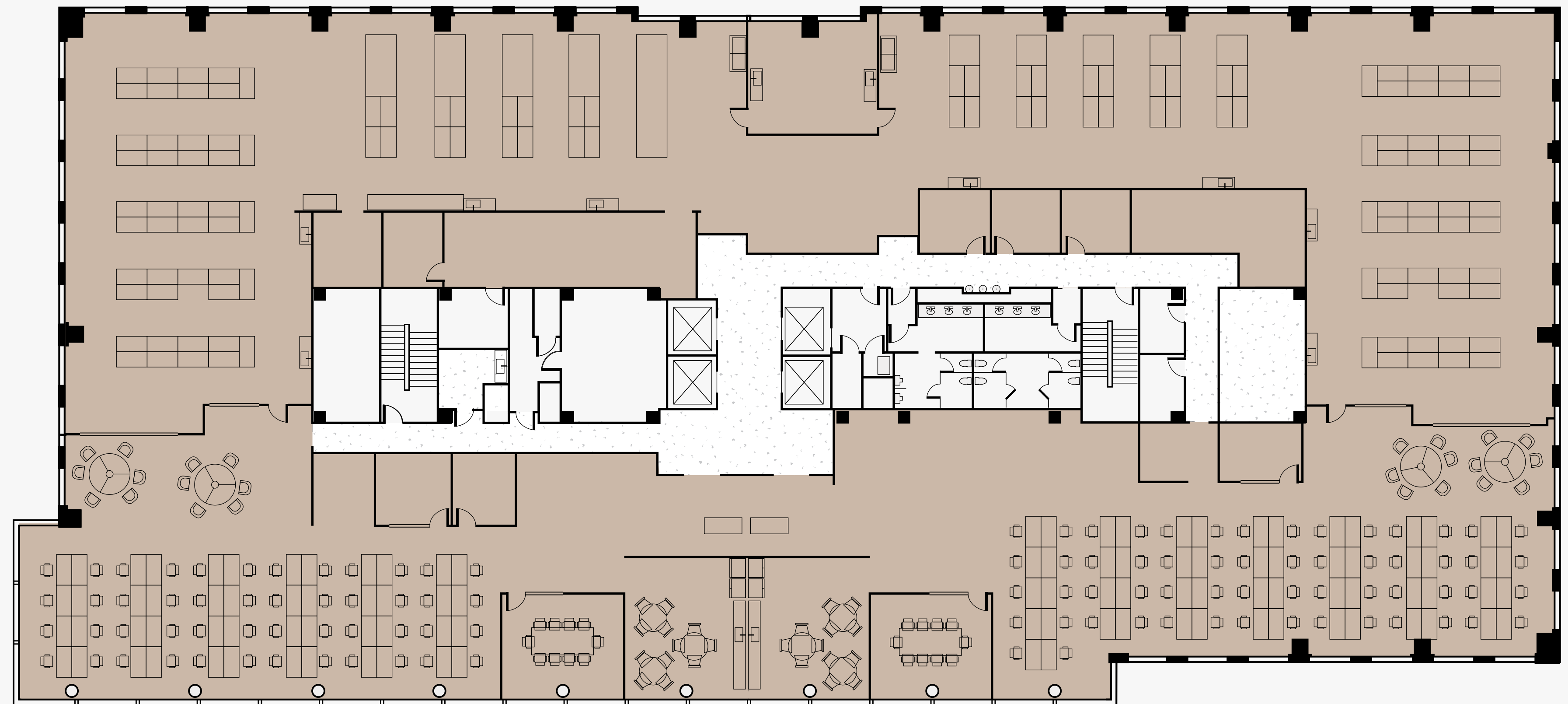
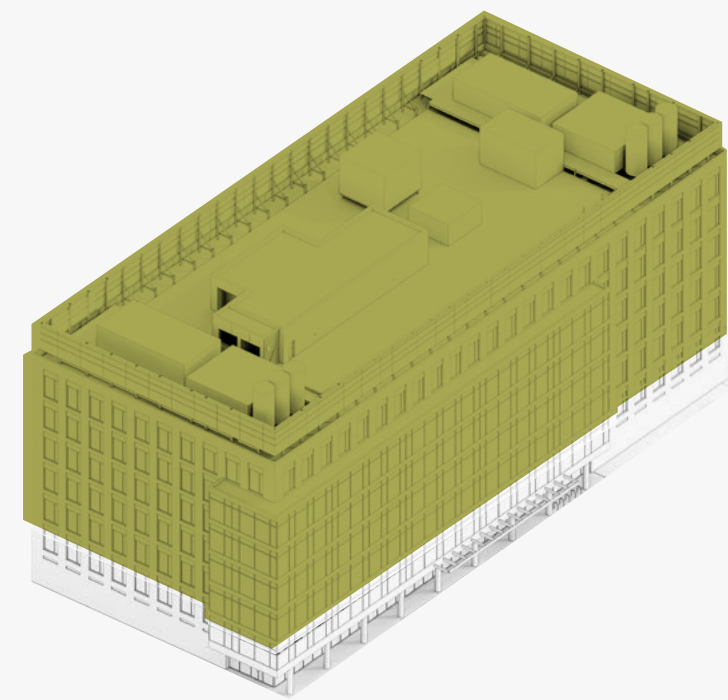
SUITE A 
SUITE B 



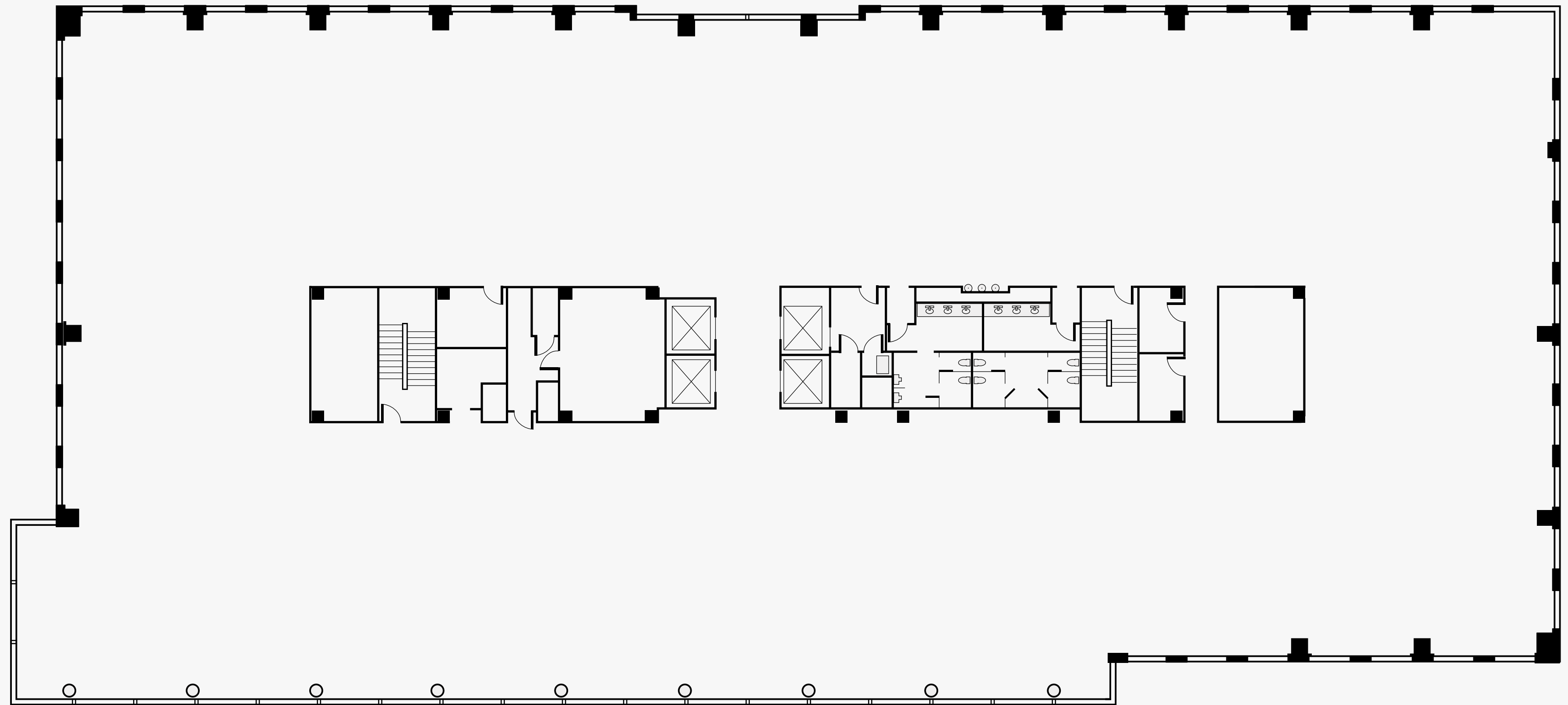
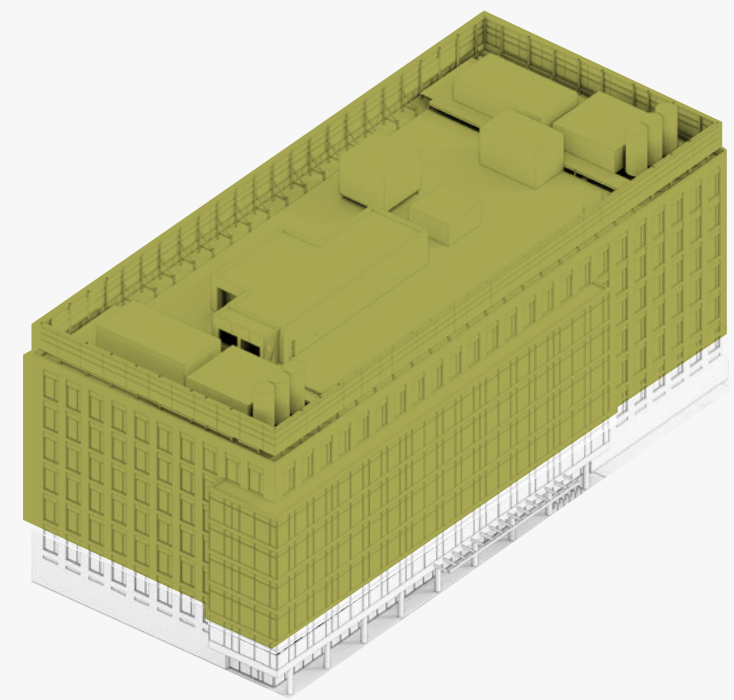
TEST FIT

Single Tenant | 31,324 SF

LEASEABLE SPACE 



Core & Shell | 31,324 SF



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
3.0/1,000 parking ratio
LEED Silver

2 HVAC

Upgraded mechanicals to provide lab space with 100% outside air
Fresh air provided at 1.5 CFM/SF for lab space and 0.35 CFM/SF 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

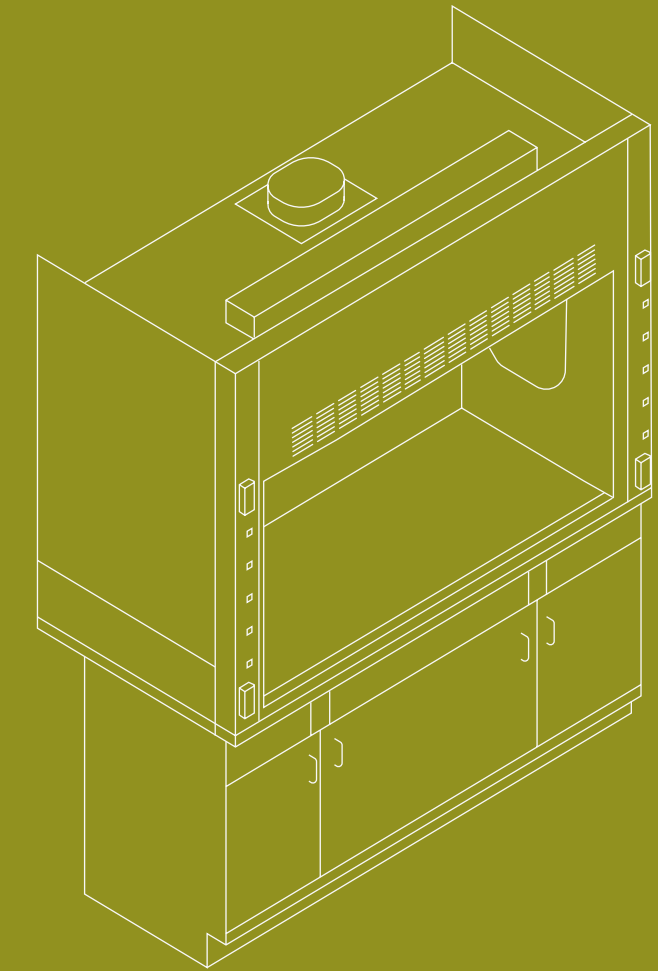
3 Electric

4,000 AMP PEPCO service
14W/SF to the lab space, 6W/SF 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)
Electric vehical charging stations

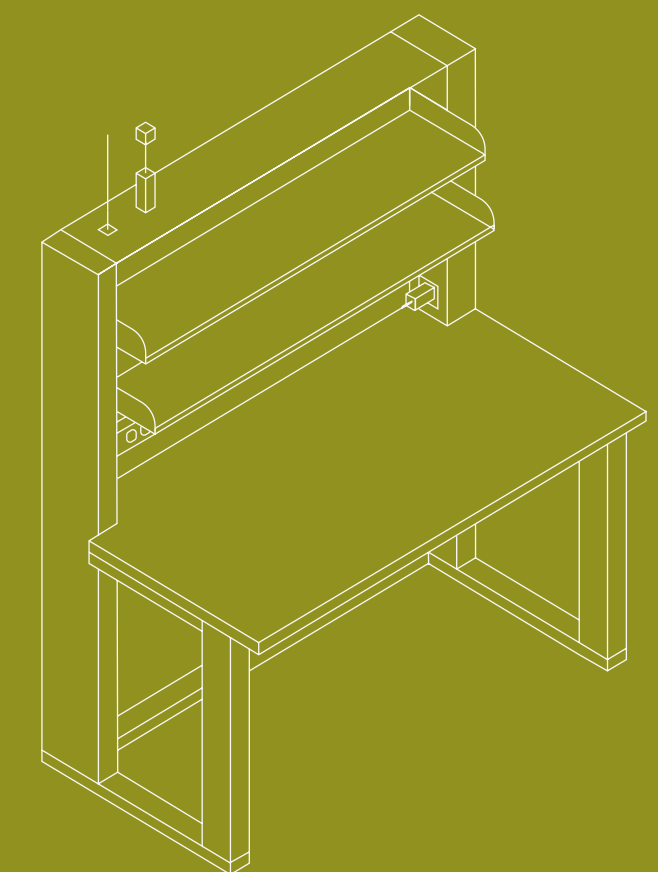
4 Spec Lab Suite Delivery

30,000 SF of pre-built lab space delivering Q1 2024
Divisible to 15,632 SF

6' General exhaust fume included with ability to add more



50% 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.

BALANCE

- Fitness Classes
- Wellness Events & Workshops
- Walking & Running Trails

BRAIN POWER

- Lunch & Learn Workshops
- Virtual Educational Opportunities

CONNECTIONS

- New Tenant Welcome Tours & Gifts
- Networking & Happy Hours
- Seasonal Events

PLAY

- Tenant Competitions & Prizes
- Outdoor Gaming

ACCESS

- Car Detailing Services
- Mobile Hospitality Services

GENEROSITY

- Donation Collections
- E-Waste Recycling
- Blood Drives

TASTE

- Rotating Food Trucks
- Beer & Wine Tastings



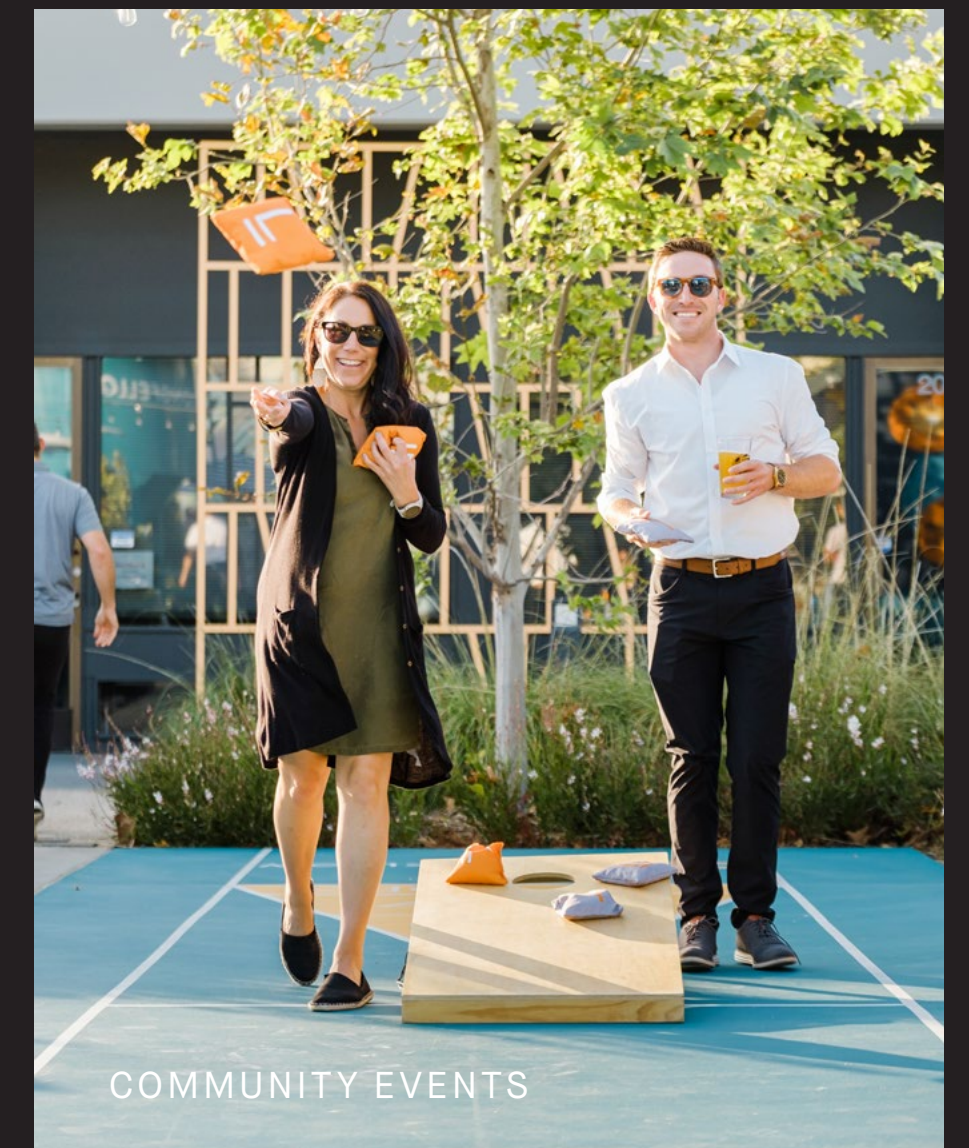
PROGRAMMED FITNESS CLASSES



FOOD TRUCKS



BESPOKE SERVICES



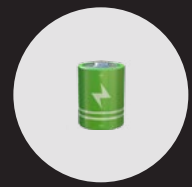
COMMUNITY EVENTS

AMENITIES

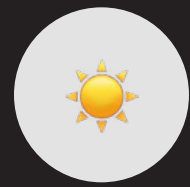
The Complete Employee Experience



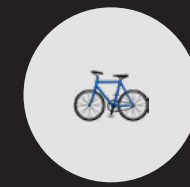
FREE PARKING



EV CHARGING



OUTDOOR SEATING



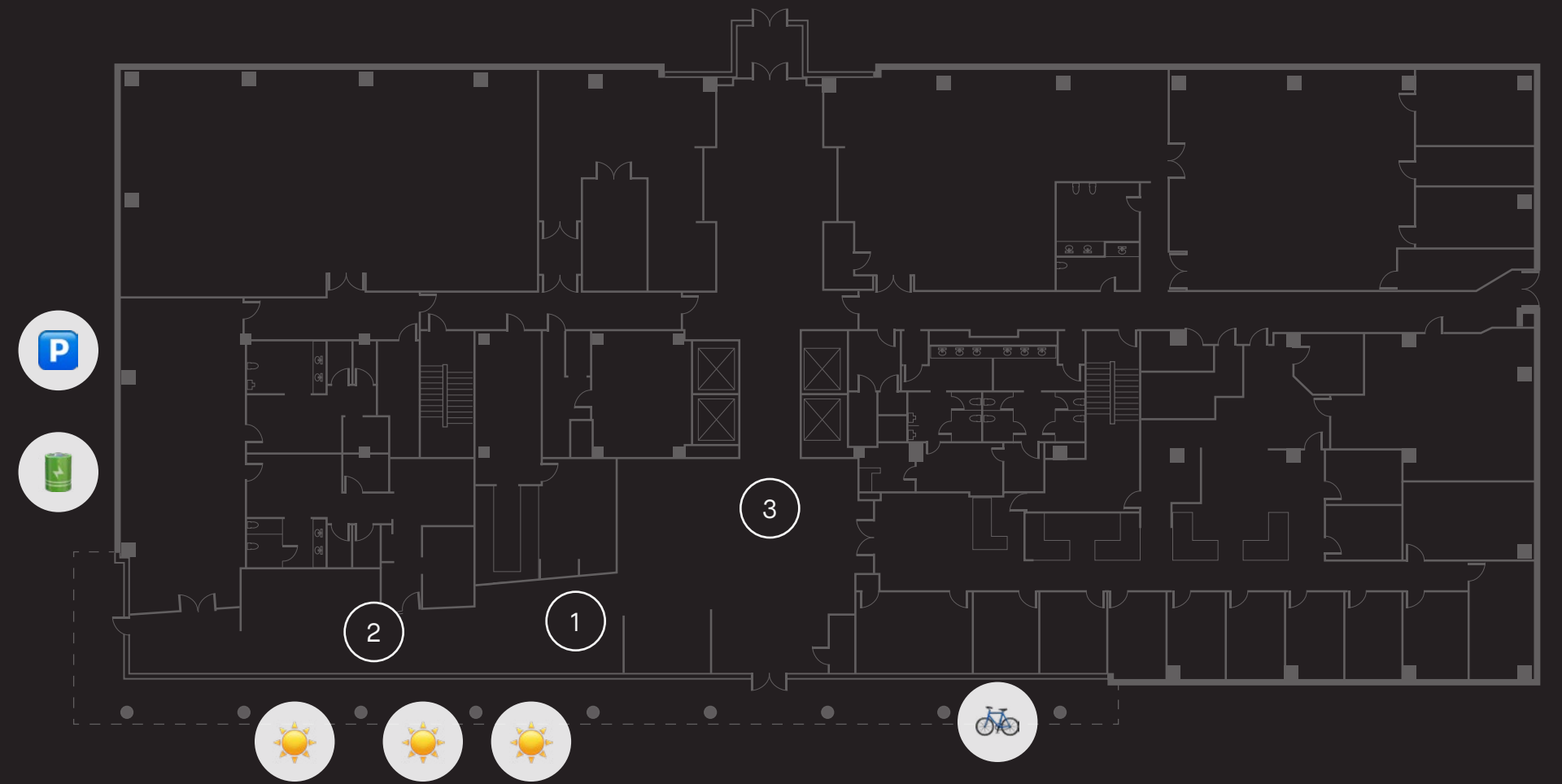
BIKE PARKING

1 BOOKABLE CONFERENCE ROOM

2 CO-WORKING LOUNGE

3 CAFE & DINING

CAFE ACTIVATION UPON 50% OCCUPANCY



The Complete Employee Experience



4 FULLY EQUIPPED FITNESS CENTER



5 LOCKER ROOMS & SHOWERS





DNA Alley

Frederick

PUBLIC

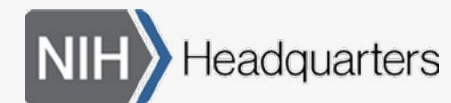


PRIVATE



Bethesda

PUBLIC



Gaithersburg

PUBLIC

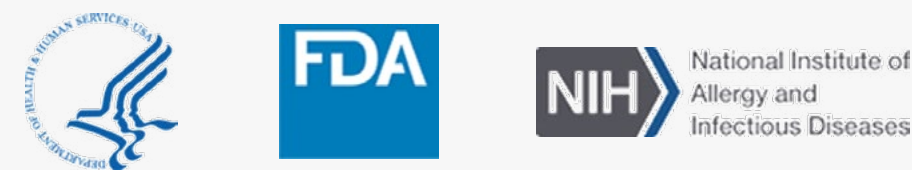


PRIVATE



Parklawn/ North Bethesda

PUBLIC



PRIVATE



Germantown

PRIVATE



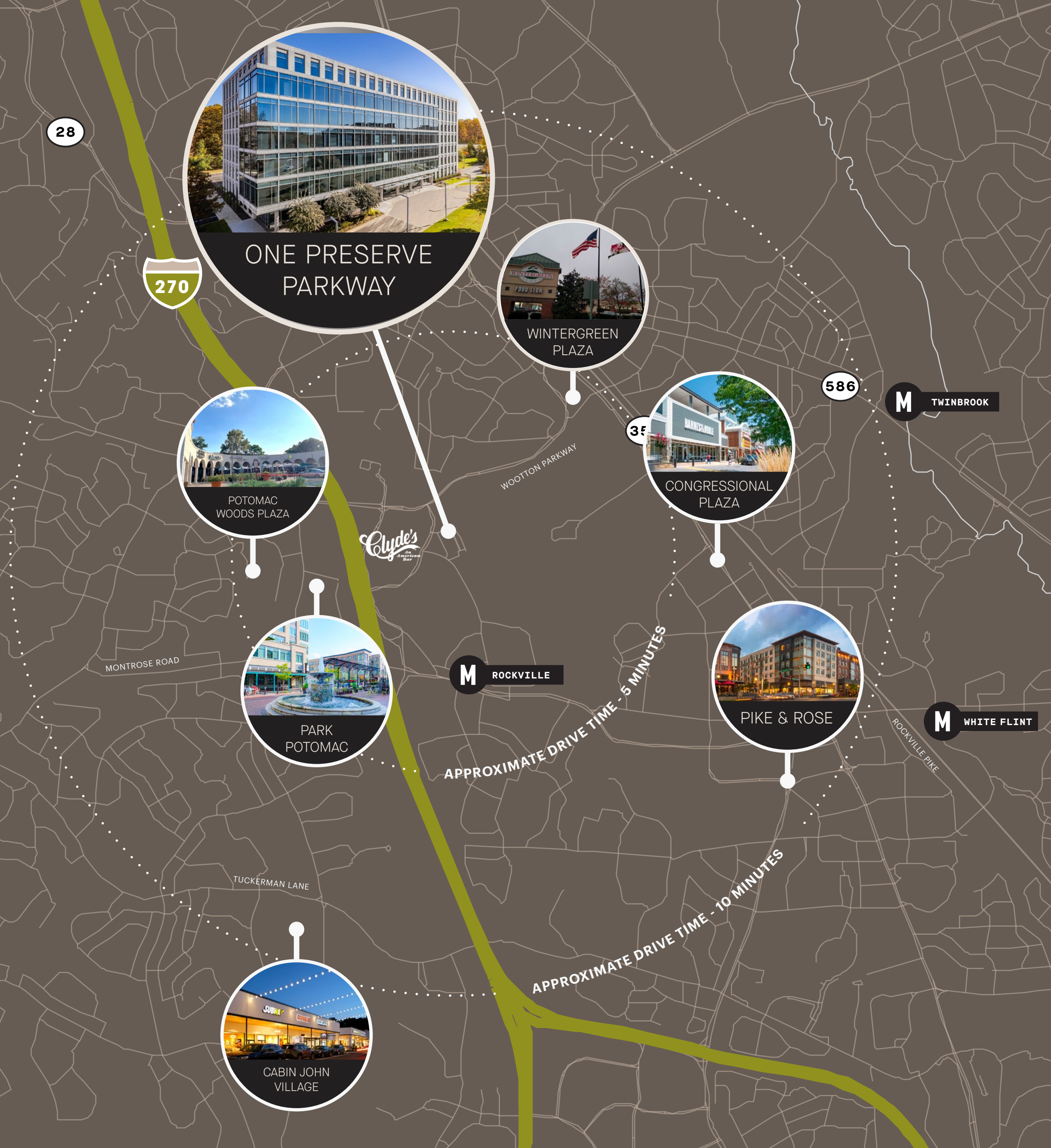
Shady Grove

PUBLIC



PRIVATE





Local Eateries

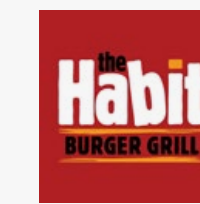
Potomac Woods Plaza

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:





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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