

55 AND 65 WEST WATKINS MILL ROAD

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55 AND 65 WEST WATKINS MILL ROAD, GAITHERSBURG, MD 20878

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55 and 65 West Watkins Mill Road are part of the Bennington Corporate Center bio-tech hub just off of Interstate-270 in Gaithersburg, Maryland. Constructed in 1999, the properties are 100% leased to MedImmune and GenVec and are comprised of both office and laboratory space.



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Property Information

55 and 65 West Watkins Mill Road in Gaithersburg, Maryland is collectively referred to as the "Property". The Property benefits from this progressive and dynamic location known for its high concentration of innovative technology companies. This premier property is located 17 miles northwest of Washington, D.C. along the I-270 Corridor, nicknamed "DNA Alley."

Gaithersburg is notable for its mix of metropolitan flavor, high-tech environment, businessfriendly community, and small-town sensibility. The Property is currently situated within one mile of Interstate 270 and is adjacent to the planned West Watkins Mill Road Interchange. The Property is located at the confluence of several major transportation arteries, including Route 355 (Rockville Pike), Route 117 (Clopper Road), Route 124 (Montgomery Village Avenue) as well as the Intercounty Connector (currently under construction).

Features

- 39,505 rentable square foot, two-story office building
- 42,900 rentable square foot single-story lab/office building
- Constructed in 1999
- Properties are 100% leased to MedImmune and GenVec and are comprised of both office and laboratory space

Amenities

- Located within a high-quality, well-established business park
- Excellent accessibility provided by several major road systems, including I-270, Route 355 (Rockville Pike), Route 117 (Clopper Road) and Route 124 (Montgomery Village Avenue), and the future Intercounty Connector.
- Proximate to a broad and deep amenity base, including Lake Forest Mall and abundant restaurants, hotels, banks and retail and service centers.
- The Metropolitan Grove MARC (Maryland Area Regional Commuter) Train station is located less than one-half mile from the Property, providing access via the Brunswick Line to Rockville, Silver Spring and Union Station.



BioMed Realty Trust, Inc. | NYSE: BMR
17190 Bernardo Center Drive | San Diego, CA 92128
www.biomedrealty.com
(858) 485.9840