

1701 RESEARCH BLVD.

WWW.BIOMEDREALTY.COM



1701 RESEARCH BOULEVARD, ROCKVILLE, MD 20813

OUR MARKETS • OUR PROPERTIES • OUR TEAM • OUR MODEL

1701 is located between Route 28 and Gude Drive in Rockville, Maryland with unmatched visibility and identity along Interstate 270.



BIOMED REALTY TRUST, INC.
Real Estate for the Life Science Industry®



BioMed Realty Trust, Inc.

Real Estate for the Life Science Industry®



Property Information

1701 Research Boulevard is in the process of being repositioned as Class A Lab Ready Shell by the BioMed's premier development team. Completely retrofitted in 2004, the building will undergo a further redevelopment that will bring it to a new level of use, including a new western exposure entrance, upgraded building façade and new site signage. The building will be delivered as lab ready with a newly constructed loading dock at grade with a dedicated freight elevator to support loading of lab building equipment, including new AHU's, boiler plant, and air cooled chillers.

Features

- 104,743 SF available
- 13.32 acre site
- Class A lab ready shell
- New loading dock and freight elevator
- New HVAC
- Upgraded façade
- Build-to-suit opportunities on the adjacent lot for additional development potential to offer an expanding tenant
- Part of the 2007, City of Rockville MXE zoning which eliminated FAR restrictions. Density under the new zoning is determined by the amount of space that can fit within a site's three-dimensional envelope.



Amenities

- Ample parking with 417 surface parking spaces
- Excellent access to the area's major transportation arteries
- Close proximity to Shady Grove Metro Station
- Located within one and half miles of The Shady Grove Life Sciences Center that includes healthcare facilities, office and lab space, campuses of the University of Maryland and Johns Hopkins University and a technology incubator.

BioMed Realty Trust, Inc. | NYSE: BMR
9600 Blackwell Road, Suite 120 | Rockville, MD 20850
Tel: (301) 279-0214
www.biomedrealty.com