

12725

TWINBROOK PARKWAY

Rockville, MD 20852



58,000 SF Class A  
LAB/OFFICE BUILDING FOR LEASE

THE  
RMR  
GROUP

CBRE



58,000 SF 2 story Class-A Lab/Office Building



Substantial Existing Infrastructure



Significant Laboratory Improvements  
(Casework, Fume Hoods, Sinks)



Single-Pass HVAC to Laboratories



Heavy Power Service to Building



Large Emergency Back-Up Power Generator



2nd Floor Can Be Subdivided



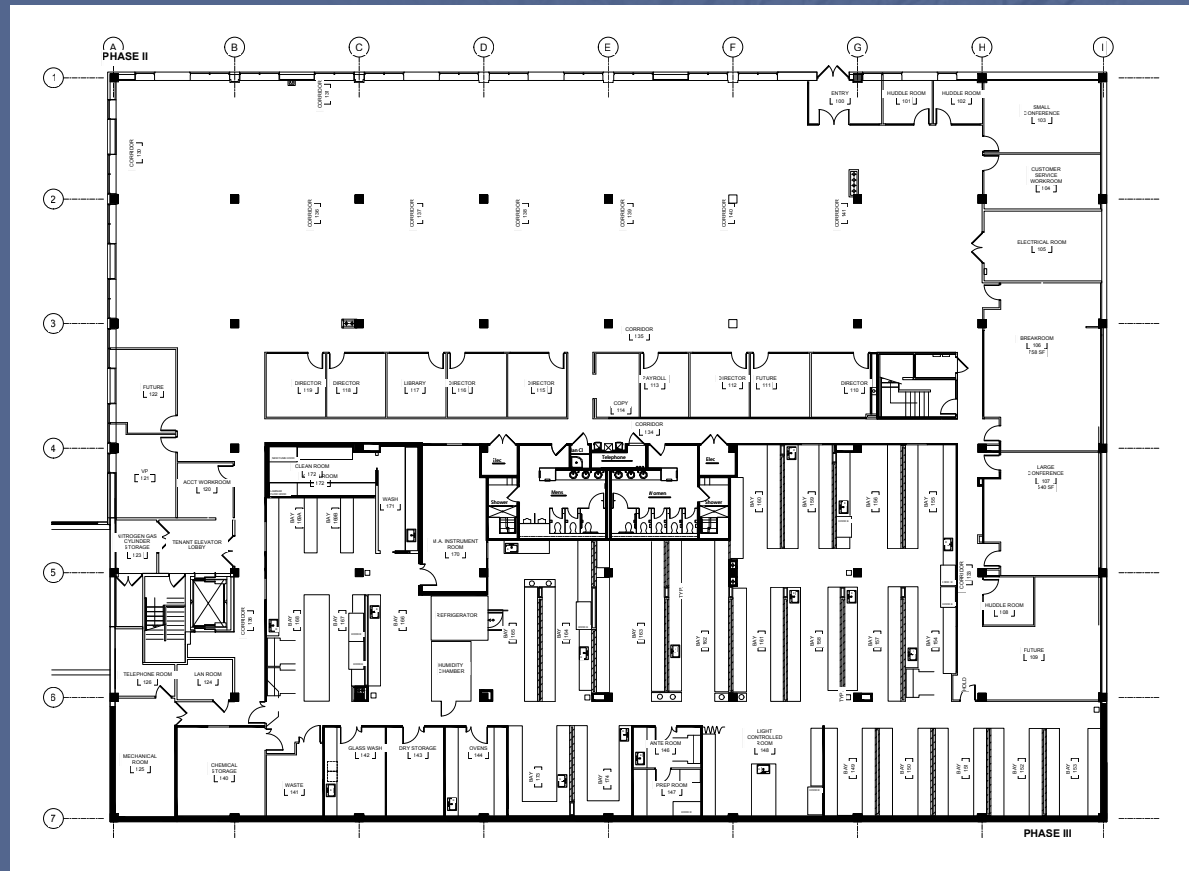
Walking Distance to Metro & Amenities



1<sup>ST</sup> FLOOR

28,990 SF

AVAILABLE AUGUST 2021



2<sup>ND</sup> FLOOR

28,990 SF

AVAILABLE NOW



POTENTIAL MULTI-TENANT PLAN

FLOOR PLANS

PROPERTY FEATURES



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Rockville, MD 20852

**FOR MORE INFORMATION:**

Frank Graybeal / Life Sciences

[frank.graybeal@cbre.com](mailto:frank.graybeal@cbre.com)

+1 301 215 4114

David Machlin

[david.machlin@cbre.com](mailto:david.machlin@cbre.com)

+1 301 215 4108

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