

Observation Medical

at 20400 & 20410
Observation Drive
Germantown, MD



Observe a Cutting-Edge Opportunity

20400 Observation Drive has quickly become one of Germantown’s premier address for medical offices. With state-of-the-art renovations and a variety

of suite layouts and sizes, Guardian Realty’s campus provides the ideal foundation for high-performing healthcare and medical practices.



The Observation Drive Advantage



Direct Outdoor Entrances

Select first and second floor suites feature direct patient entrances from outside.



Robust Building Systems

Lab-ready with pretreat DOAS HVAC, 480V electrical, and 5 W/USF emergency power.



Floor Plan Flexibility

Suites from 4K–14K SF, from move-in-ready to customizable shell spaces.



Signage Opportunities

Eye brow and prominent signage opportunities available on select suites.



Growing Medical Hub

Located in a bustling hub of hospitals and medical practices.



Elevators with Loading Docks

2500 LB passenger elevators (2) with 1 loading dock per floor.



Tenant Lounge and Conference

Tenant Lounge with gourmet kitchen and attached conference rooms.



Renovated Common Areas

Renovated communal spaces including the lobby, hallways, and bathrooms.

Where Care Connects

Engineered for efficiency and care, these medical suites feature upgraded infrastructure and shared amenities to support leading practices within Germantown’s premier medical hub.

Prominent Medical Neighbors

Germantown Medical Center

1 Min Drive (0.2 Miles)

Adventist Emergency Center

6 Min Drive (1.5 Miles)

Holy Cross Germantown Hospital

4 Min Drive (1.3 Miles)

Sterling Surgery Center

7 Min Drive (2.4 Miles)

Medical-Ready Infrastructure

HVAC

Units equipped with pretreat DOAS air & house condenser water system

Emergency Power

5 W/ USF

Floor Load

1st Floor: 250 PSF | 2nd Floor: 80 PSF
Spot reinforcement possible for areas of concentrated load

Floor Type

1st Floor: Concrete Slab on Grade
2nd Floor: Concrete on Metal Deck

Elevators

2,500 lb passenger elevators (2)
+ 1 loading dock on each floor

Structural Bay Size

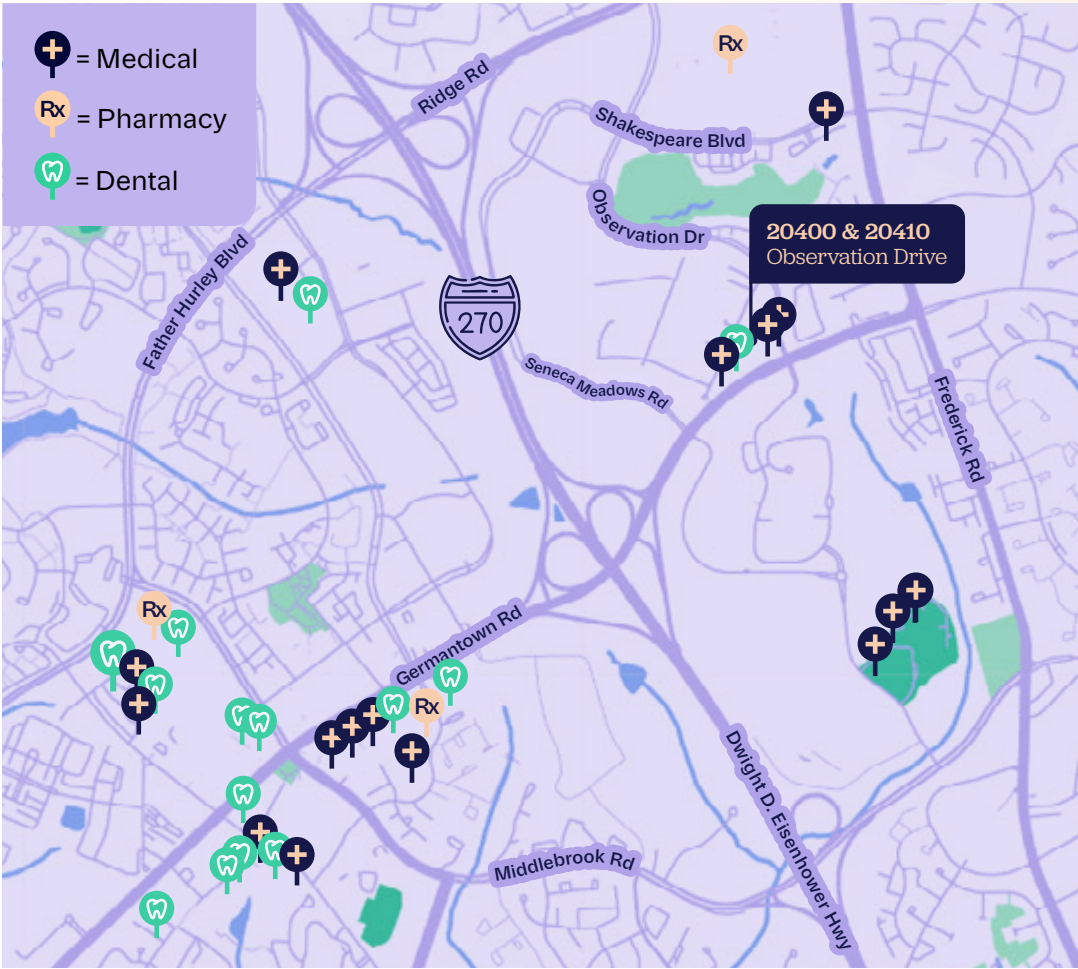
25’-8” x 31’-3”

Electrical

480 Volt

Gas

2 PSIG



NEIGHBORHOOD

Connected to It All

Located at 20400 Observation Drive, the property sits within a growing medical corridor surrounded by retail, dining, and everyday conveniences. With seamless access to major roadways and nearby transit, tenants enjoy both connectivity and a vibrant neighborhood experience.

About the Neighborhood



< 2 Min Drive
from Nearby Dining
and Restaurants



<2 Min Drive
to Nearby Retail &
Entertainment



**Growing
Medical Hub**



**Easy Access
to I-270**

Map Legend

= Dining = Retail



Flexible Suites for Every Specialty

With suites ranging from 4,197 SF to 13,960 SF, Observation Medical provides thoughtfully designed spaces and amenities, including a lounge, kitchen, and conference rooms, to support both medical practitioners and patients alike.



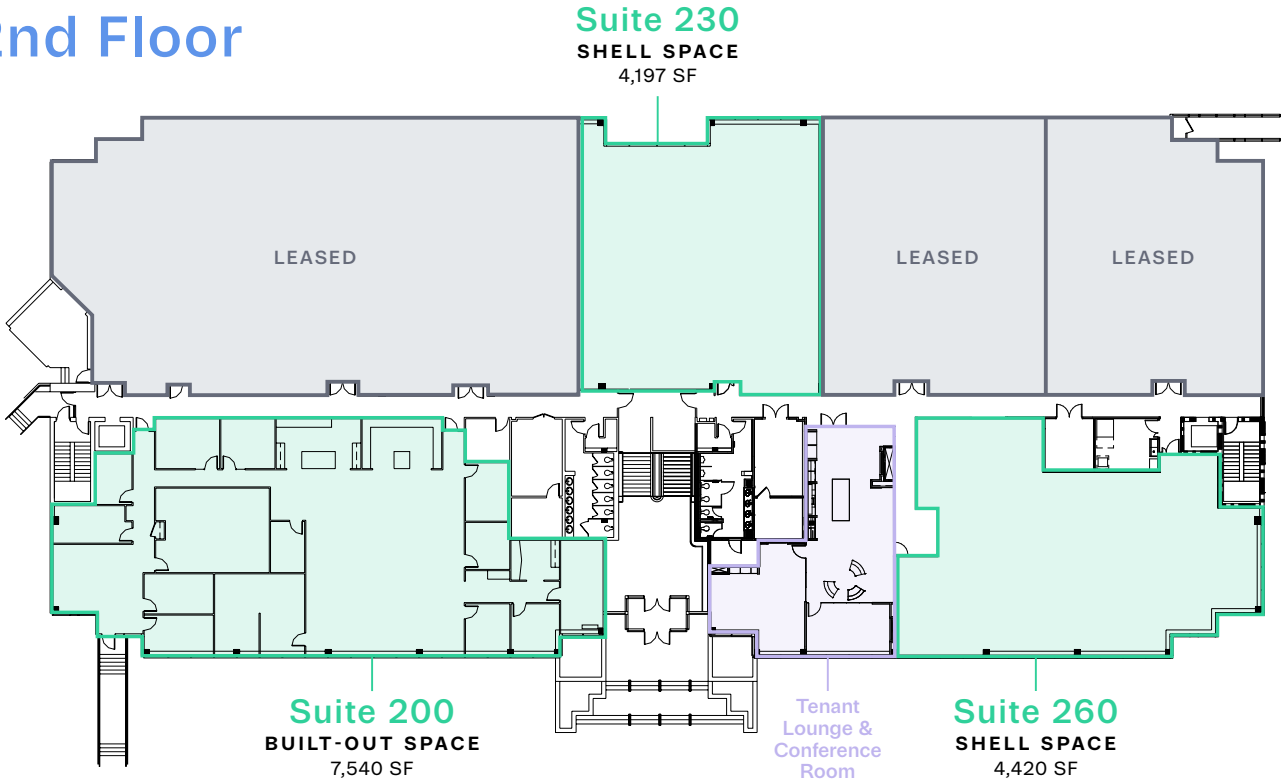
-  **Variety of Layouts**
Floor plans ranging from spec suites to shell spaces.
-  **Eyebeam Signage**
Select 1st & 2nd floor suites feature prominent signage opportunities.
-  **Direct Entrances**
Select suites feature direct outside entrances.

Current On-Site Medical Specialties

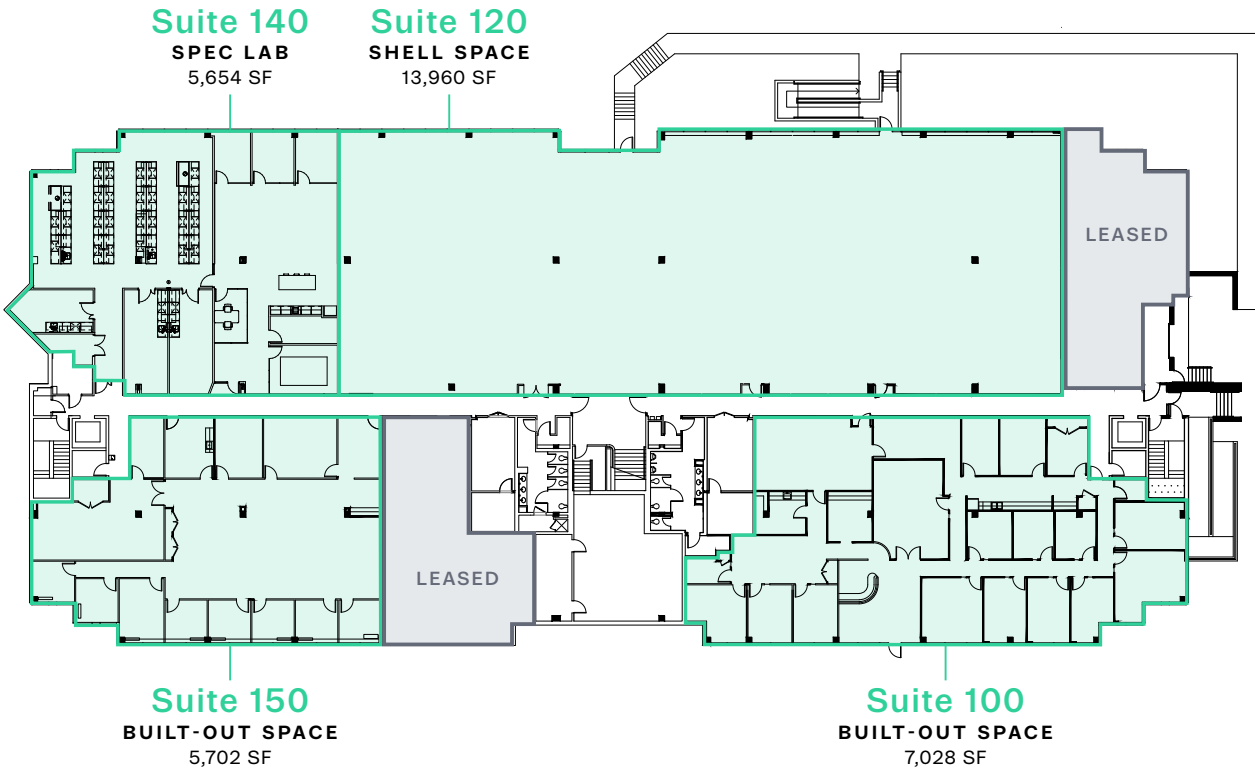
- Dentist
- Pediatrician
- Cardiologist
- Radiologist
- Vascular
- Autism / ABA
- Rehabilitation

Leased =  Available = 

2nd Floor



1st Floor





AMENITIES

20400 OBSERVATION DR



The Extras That Matter

Observation Medical offers a full suite of tenant amenities, including a modern lounge, conference facilities, and an inviting outdoor patio. Designed to support collaboration and comfort, these shared spaces create an ideal environment for medical practitioners.

What's Available to Tenants



Tenant Cafe & Break Room
Eat lunch outside of your office in our renovated tenant kitchen.



Outdoor Patio & Seating
Enjoy access to the outdoor patio for a breath of fresh air or a change of scenery.



Conference Room
Conferencing made easier with a dedicated catering space and tech package.



Sound Proof Pods
Take meetings in one of the work pods in the tenant lounge for total privacy.



Gourmet Espresso & Coffee Machine
Sip on delicious brews from the tenant espresso machine.



Tenant Parking On-Site
Parking is available on site with 3.5 spots per 1,000 SF.

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 **TRANSWESTERN**

GUARDIAN

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