

Observation Labs

at 20400 & 20410
Observation Drive
Germantown, MD



Observe a Cutting-Edge Opportunity

Since its 2023 debut, Observation Labs has emerged as a premier life science hub in Germantown, MD. With renovations complete and next-generation spec suites

delivered, Guardian Realty’s best-in-class lab campus continues to drive innovation and support world-changing discoveries.



The Observation Drive Advantage



Shared Biotech Lab Equipment

Laboratory Sterilizer, Flake Ice Machine, Glassware Washer, & Water Purification System.



Lab-Optimized Building Systems

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



Move-In Ready Floor Plans

Move-in ready lab spec suites equipped for immediate research operations.



Direct Outdoor Entrances

Select 1st and 2nd floor suites offer direct outside entries and exterior signage opportunities.



Growing Life Science Hub

Located in a bustling hub of research and neighborhood amenities.



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.



Elevators with Loading Docks

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

Next-Gen Lab Space

Engineered for reliability and productivity, these spec suites feature fully supported lab infrastructure and shared amenities to enable advanced research and collaboration.

Lab-Ready Amenities

Laboratory Glassware Washer

Miele Model PG8583CD

Water Purification System

Neuion Model Pure Ion 44max

Laboratory Sterilizer

BMT Model SP559-1E

Flake Ice Machine

Scotsman Model FS0522A-1B

Lab-Ready Infrastructure

HVAC

Each unit equipped with pretreat DOAS air & house condenser water system

Elevators

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

Electrical

480 Volt

Emergency Power

5 W/ USF

Structural Bay Size

25'-8" x 31'-3"

Gas

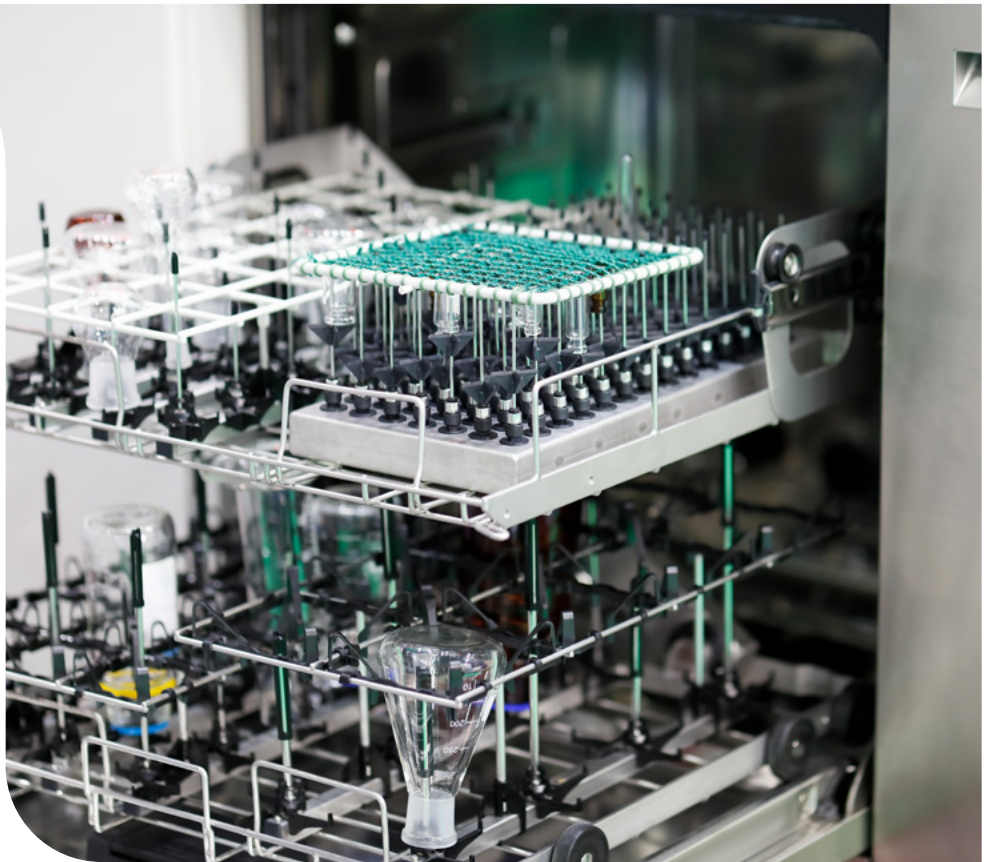
2 PSIG

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



Flexible Spaces, Ready for You

Spec suites ranging from 4,197 SF to 13,960 SF offer flexible layouts to meet a variety of tenant needs. With exclusive tenant amenities,

including a lounge with kitchen and conference rooms, spec suites are a great option for teams ready to hit the ground running.



Variety of Layouts

Floor plans ranging from ready-to-move-in spec suites to customizable shell spaces.



Direct Entrances

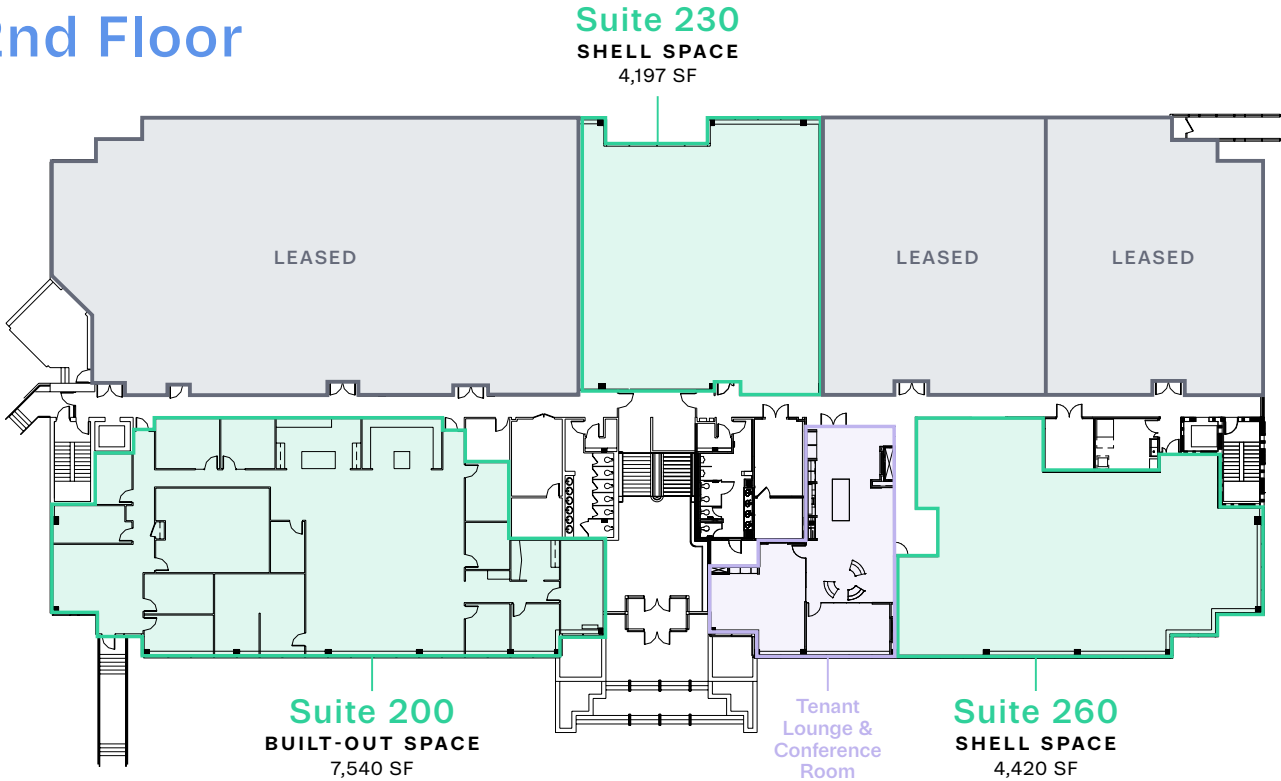
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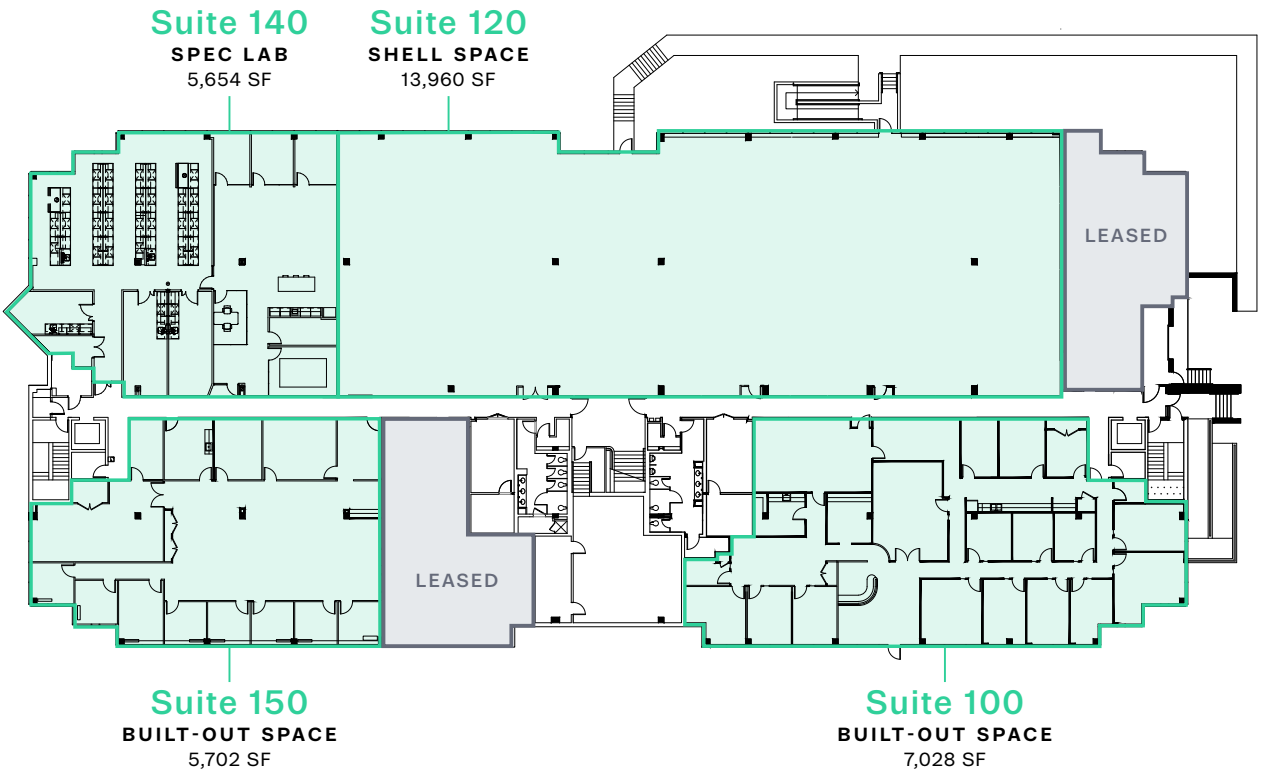
Suite 140

[GO TO VIRTUAL TOUR](#)

2nd Floor



1st Floor



NEIGHBORHOOD

Connected to It All

Located at 20400 Observation Drive, the property sits within a growing life science hub 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 Life
Sciences Hub



Easy Access
to I-270

Map Legend

- = Life Science
- = Dining
- = Retail



1 Milestone Shopping Center

Starbucks, Target, Walmart, ALDI, Giant, Jersey Mike's, Don Pollo, Potbelly, Igula, SweetFrog, noodles, Paris Baguette

2 Seneca Meadows Shopping Center

crumbl cookies, Panera Bread, Wegmans, Cafe Rio, NOTHING BUT THE Cakes, SMOOTHIE KING

3

Longhorn Steakhouse, CAVA, Chick-fil-A, Walgreens, Chipotle, Carrabba's, Taco Bell, Panera Bread, Firehouse Subs, Starbucks, Tropical Cafe, Charleys, Meze, Mission BBQ, Moby Dick, McDonald's, Five Guys, Dunkin' Donuts, Safeway, Subway, FedEx, &pizza, Cold Stone Creamery, Tous les Jours



AMENITIES

20400 OBSERVATION DR



The Extras That Matter

Observation Labs 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 work and connection.

What's Available to Tenants



Tenant Cafe & Break Room

Eat lunch outside of your office in our renovated tenant kitchen.



Conference Room

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



Gourmet Espresso & Coffee Machine

Sip on delicious brews from the tenant espresso machine.



Outdoor Patio & Seating

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



Sound Proof Pods

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



Tenant Parking On-Site

Parking is available on site with 3.5 spots per 1,000 SF.

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