



BALLENGER
BIO

**R&D LAB SPEC SUITES
FOR LEASE**



**CUSHMAN &
WAKEFIELD**

321 BALLENGER CENTER DRIVE | FREDERICK MD
WWW.BALLENGERBIO.COM



PROPERTY HIGHLIGHTS



**BRAND NEW MOVE IN READY R&D
LAB SPACE AVAILABLE - BSL2**



SUBSTANTIAL “**LAB READY**”
INFRASTRUCTURE INCLUDING
FREIGHT ELEVATOR, BACK UP
GENERATOR, SHARED LAB AMENITY
ROOMS, & LOADING DOCK



PARKING RATIO
ABOVE 4.6/1,000 SF



CLOSE PROXIMITY TO FT. DETRICK
BIOSCIENCE CAMPUS & I-270 TECH
CORRIDOR



IMMEDIATE ACCESS TO **I-70 & I-270**

BALLENGER BIO IS STRATEGICALLY LOCATED IN A PREMIER BIOTECH CLUSTER & HOUSES SOME OF THE MOST ADVANCED BIOLOGICAL RESEARCH PROGRAMS





LOCAL AMENITIES & ACCESS

📍 DOWNTOWN FREDERICK

Brewer's Alley Restaurant, Firestone's Culinary Tavern, Glory Donuts, Hootch and Banter, Starbucks, The Perfect Blend Cafe, White Rabbit Gastropub, Black Hog BBQ, Taco Daddy, Lazy Fish Sushi, Isabellas Taverna

📍 WESTVIEW PROMENADE

Manalu Italian, Kittiwat Thai Kitchen, Chipotle, Cafe Rio, Texas Roadhouse, Chilli's, Krispy Kreme, Dunkin' Donuts, UPS Store, Matsuke Sushi & Steak, Silver Diner, MOD Pizza

📍 FRANCIS SCOTT KEY MALL

Panera, CAVA, Olive Garden, Staples, TJ Maxx, Chick-fil-A, UNO Pizzeria, Macy's

📍 FREDERICK COUNTY SQUARE

Chipotle, Outback Steakhouse, Miyako Japanese, Red Lobster, Wawa, Mountain View Diner, Tulip Grill

📍 FREDERICK CROSSING

Mariachi, Longhorn Steakhouse, Sonic, Best Buy, The Common Market, Ross, Arby's

BASE BUILDING OVERVIEW

Total RBA

81,500 SF

Year Built

2003

Slab Height

First Floor - 14'-4"

Second Floor - 15' 100"

Parking

Free, surface.

Ratio: 4.6; 1,000 SF

Floor Loads

100+ lbs/SF

Generator

New 350KW generator

Structure

Steel reinforced
concrete frame

Typical Floor Plate

41,000 SF

Freight Elevator

New 4,000 lb service elevator

Shared Lab Amenities Per Floor

Brand new ice maker,
glassware wash and
autoclave

Building Amenities

Loading dock, shared
conference, tenant
coffee bar

Utilities

Water: 2" cold water service

Sanitary: 4" service

Gas: 2.0 PSI natural
gas service

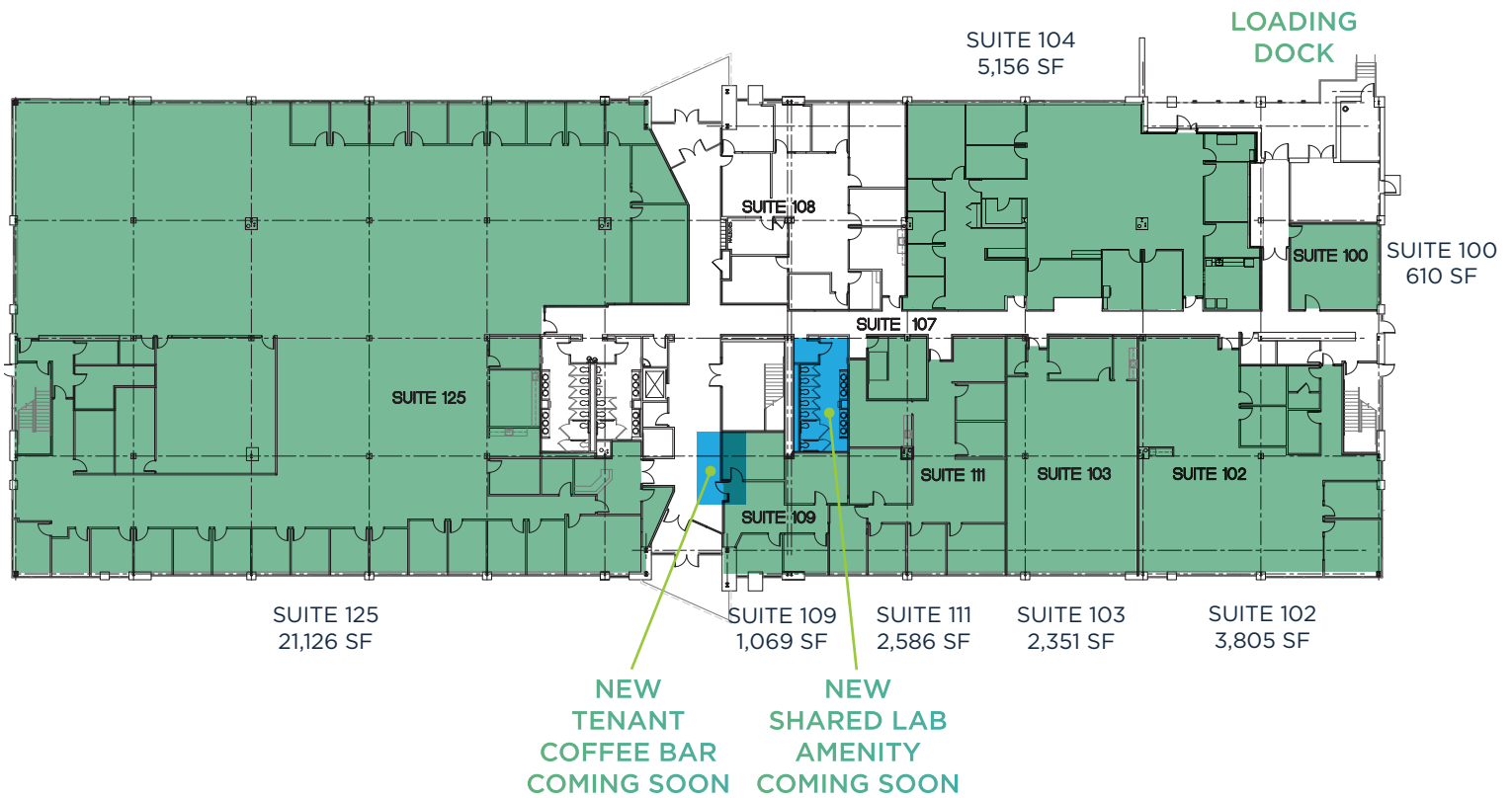
Fiber: Comcast, Verizon

Power: 3000 Amps/480 volt
electrical service

Fire Suppression: 6" fire
service and fully addressable
fire alarm system

1ST FLOOR - UP TO 36,703 CONTIGUOUS RSF

Suite 100	610 SF	Suite 109	1,069 SF
Suite 102	3,805 SF	Suite 111	2,586 SF
Suite 103	2,351 SF	Suite 125	21,126 SF
Suite 104	5,156 SF		



FOR MORE INFORMATION, PLEASE CONTACT:

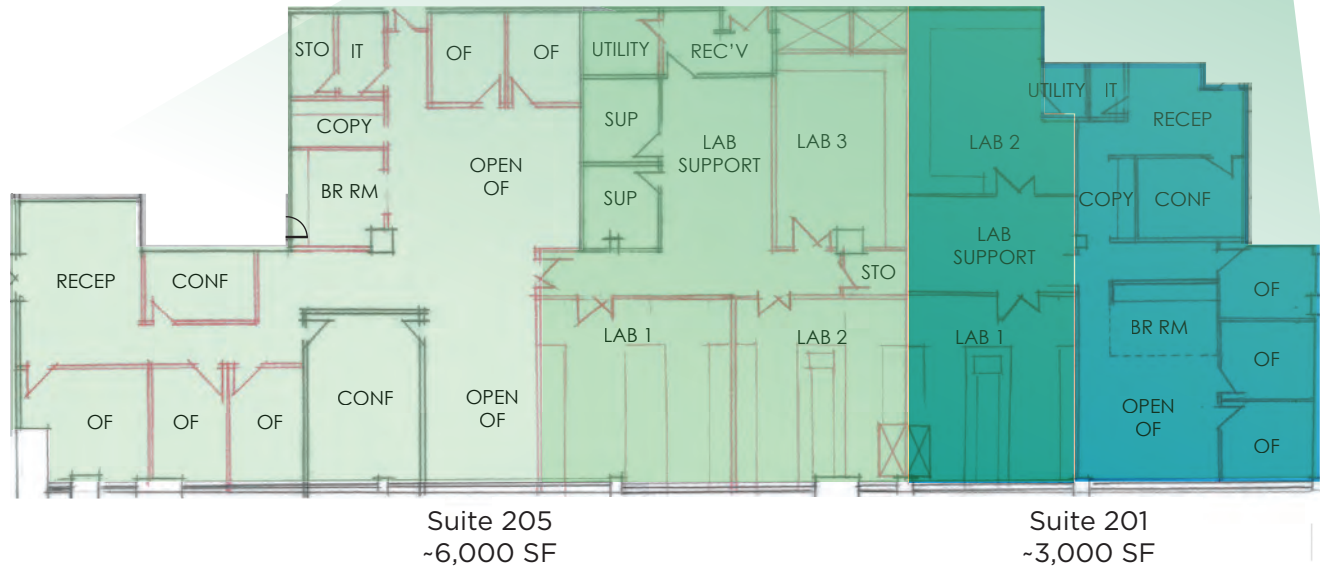
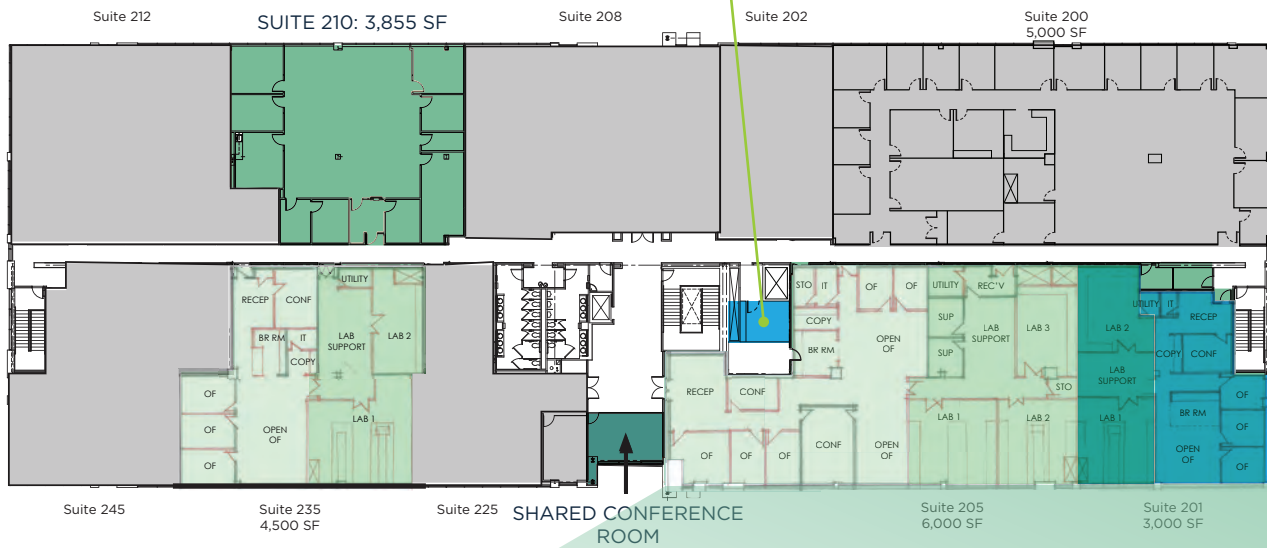
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2ND FLOOR - UP TO 18,855 SF

- Suite 235 4,500 SF
- Suite 201-205 3,000 - 10,500 SF
- Suite 210 3,855 SF

**NEW
SHARED LAB
AMENITY
COMING SOON**



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