

Life Sciences: Washington, D.C. Metro Region



Market Highlights

- TEDCO has launched the Federal Lab Leveraging Innovation to Products Pilot Program to improve small businesses' access to Maryland's industry resources, backed by \$1.15 million in federal funding.
- QIAGEN announced a 40,000 square-foot (sf) expansion of its operations in Frederick County, Maryland, bringing its total footprint to 75,000 square feet.

An initiative to develop a 3.7 million-square-foot mixed-use campus at the North Bethesda Metrorail Station launched this summer, with officials seeking a developer. The project will be anchored by the University of Maryland's Institute for Health Computing.

Major Developments Under Construction & Proposed



4MLK

- SF: 253,820
- Delivery: Q4 2024
- Developer: Wexford Science & Technology



VIVA White Oak

- SF: 3,000,000
- Construction expected to begin in 2025
- Developer: MCB Science + Health



Lakeforest Mall

- SF: 750,000
- Demolition expected to begin in 2025
- Developer: WRS Inc.



North Bethesda Metro Station

- SF: 300,000
- Construction expected to begin in 2027
- Developer: Montgomery County and Metro

Notable Leases



Westat

7501 Wisconsin Ave
182,000 sf
Q2 2024



National Institutes of Health (NIH)

6555 Rock Spring Dr
123,750 sf
Q3 2024



Precision for Medicine

8415 Progress Dr
42,000 sf
Q2 2024



LabCorp

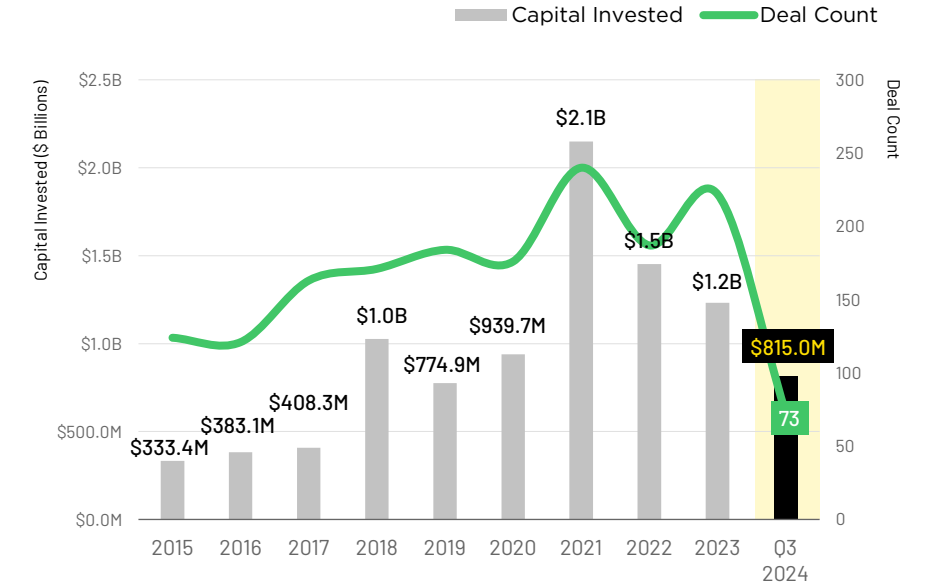
22714 Glenn Dr
19,040 sf
Q2 2024



Cartesian Therapeutics

7495 New Horizon Way
7,842 sf
Q2 2024

Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
miReculé	\$30.0M	Later Stage VC
Tern Therapeutics	\$15.0M	Early Stage VC
Seven Starling	\$12.6M	Series A
RoosterBio	\$12.0M	Later Stage VC
CoapTech	\$11.1M	Later Stage VC