



EVOLUTION^{LABS}
North
Bethesda



A whole new way of life for life sciences in Maryland.



A fusion of lifestyle and innovation, EvolutionLabs North Bethesda will match the energy of the already lively mixed-use neighborhood of Pike & Rose.

The premier walkable, urban life sciences opportunity in Maryland will be a trio of purpose-built, trophy-class buildings, coming together to create a 710,000 SF campus designed by a team of experts and developed by Stonebridge.



Full of life.

EvolutionLabs is putting life at the forefront of life sciences with thoughtful amenities like an on-site conference facility, wellness center and lounge, and outdoor public spaces — all with metro access just steps away.

4

acres with a central park for gathering

3

laboratory buildings to create a campus feel

710K
square feet

between three buildings

9

floors of collaborative lab space, per building

25K
square feet

floor plate size

16'

slab-to-slab ceiling height throughout to allow for flexible laboratory design

LEED®
SILVER

pursuing certification

825

parking spaces
1.5 / 1,000 RSF

50/50

lab / office mix



Energy will flow in and out of this life sciences campus.

Just as EvolutionLabs North Bethesda will inspire the neighborhood, the vibrancy of its surroundings is sure to inspire scientists.

NIH CAMPUS 2 metro stops / 15-min drive

NIST 15-min drive

FDA HEADQUARTERS 20-min drive





Maryland is the #3 life sciences cluster and growing.

There's a reason so many prominent life sciences companies are choosing DNA Alley.

TOP LOCATION FOR VENTURE CAPITAL AND NIH FUNDING

Large % of overall VC and NIH funding relative to market size

\$1.4B YTD 2024

LARGE NUMBER OF DRUGS GOING INTO FDA CLINICAL TRIALS

3,292 for 2023

TOP NIH FUNDING RECIPIENT

\$2.7B in 2023

LEADER IN NEW PATENTS

Nearly 53,000 patents YTD 2024, double the next closest region*

RECORD HIGH JOB OPPORTUNITIES

32.5% of Montgomery County Residents have Graduate, Professional or PHD degrees

12,541 graduates from Maryland Universities with STEM degrees in 2023

*A tally of the number of patents containing the word "biotechnology" and towns and cities within a given region or state.

