

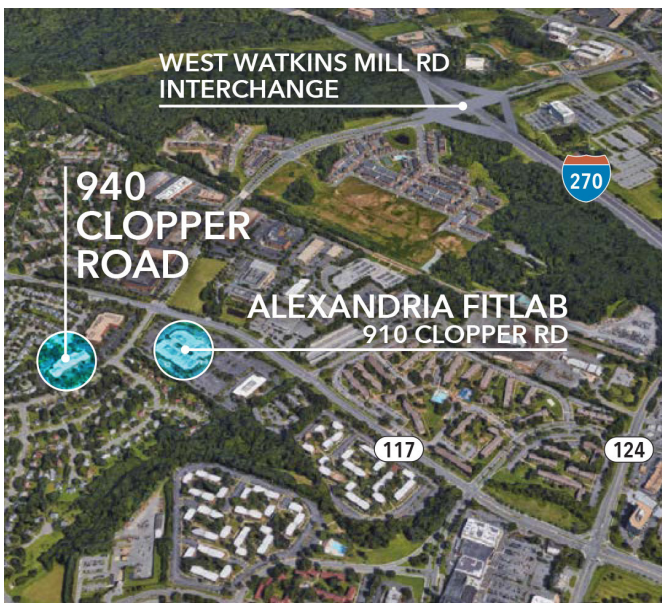


ALEXANDRIA®
Building the Future of Life-Changing Innovation®

PRIME HIGH BAY FLEX SPACE AVAILABLE

940 CLOPPER ROAD GAITHERSBURG, MARYLAND

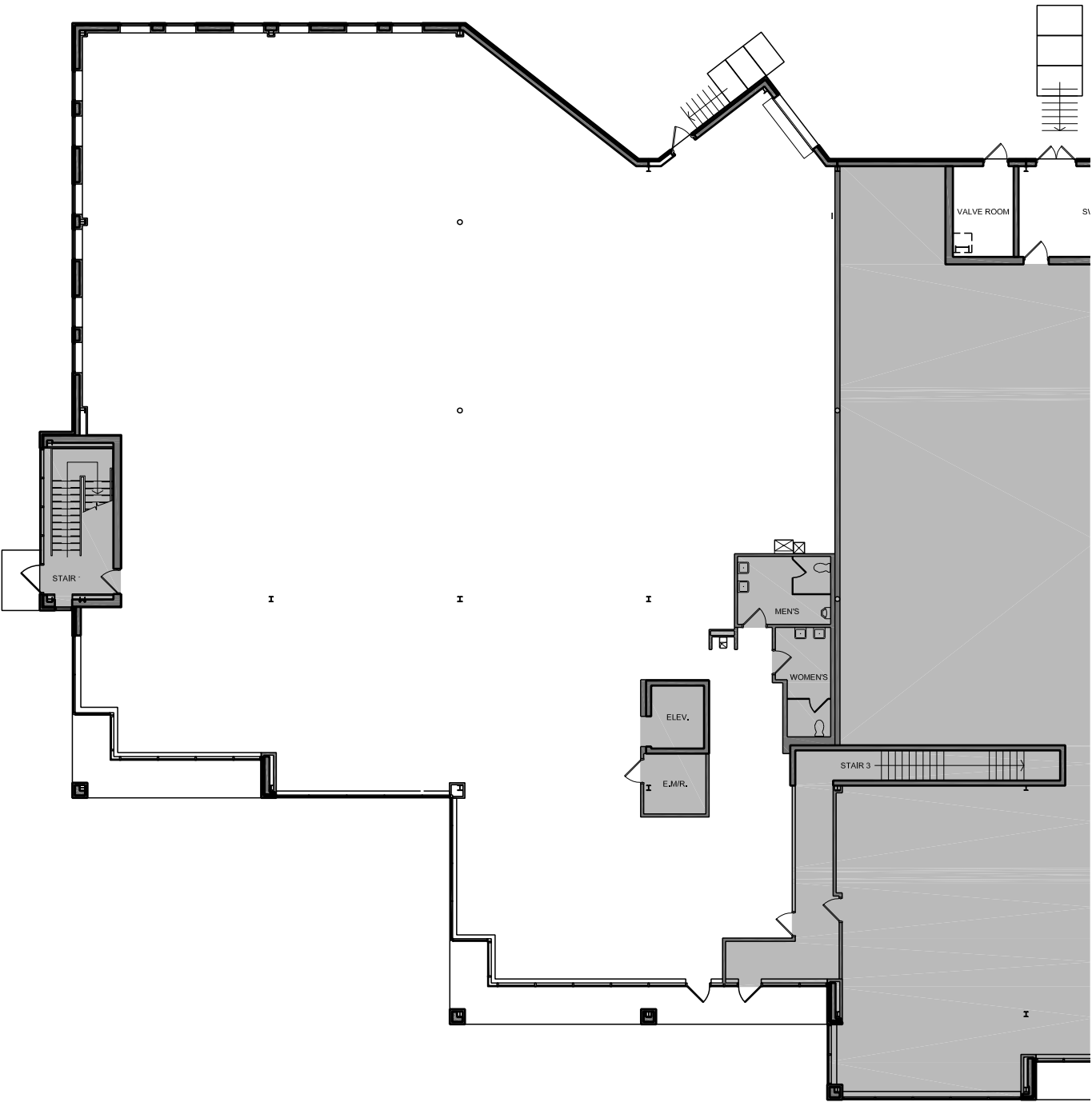
15,504 RSF OF FLEX/INDUSTRIAL SPACE
AVAILABLE 1/1/26



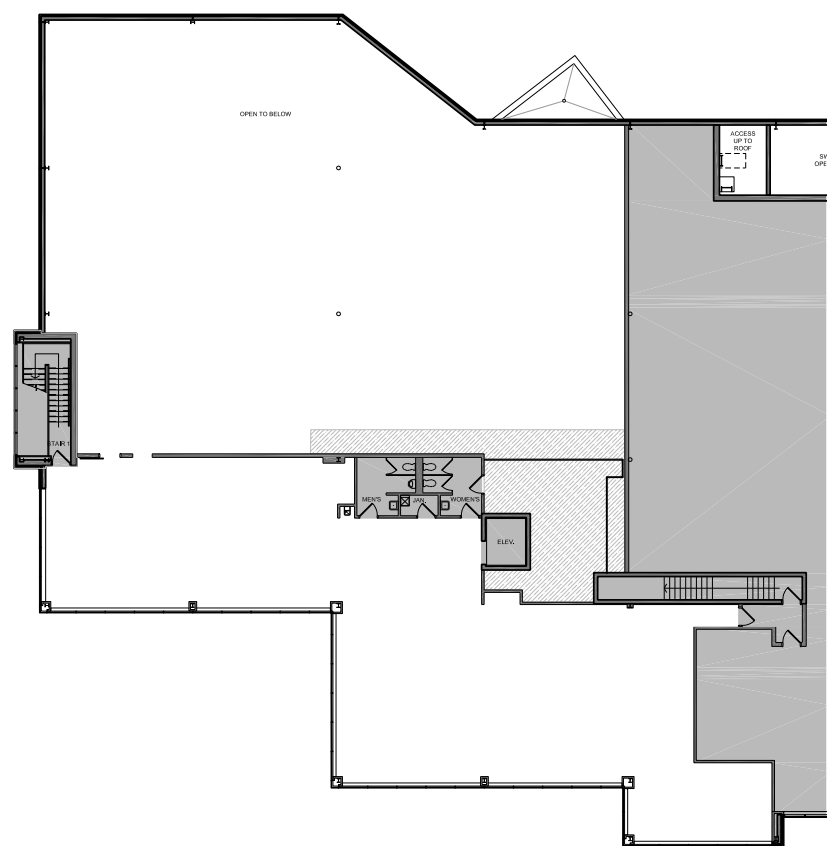
TENANT AMENITIES

- 15,504 RSF flex/industrial suite
- Dedicated suite entry
- Dedicated loading dock
- Dedicated elevator
- Ample parking
- Complimentary access to the Alexandria FitLab
- Fitness center (located at 910 Clopper Road)
- On-site asset management
- Proximate to major amenities, including
 - Restaurants, retail, lodging, and banking

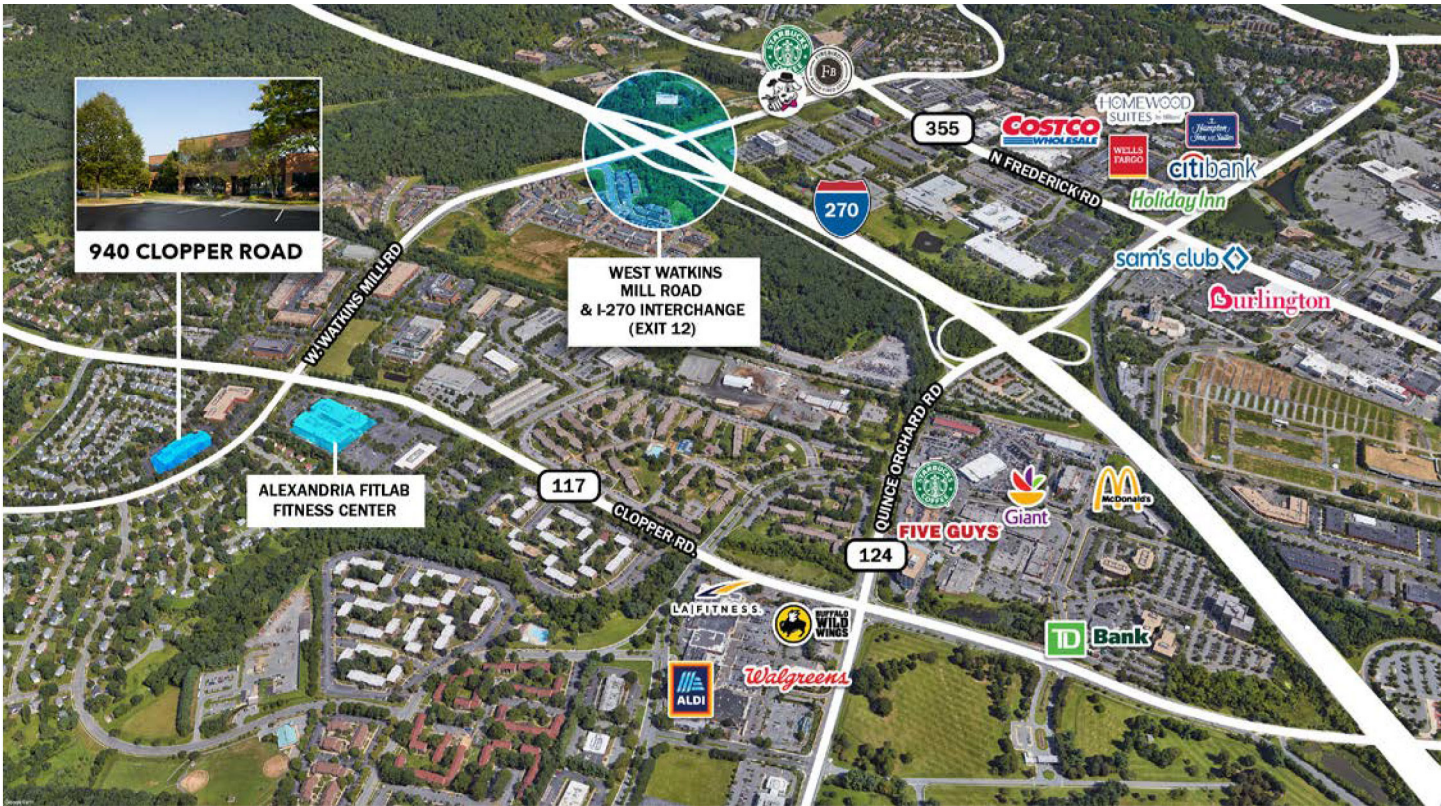
FIRST FLOOR



MEZZANINE FLOOR

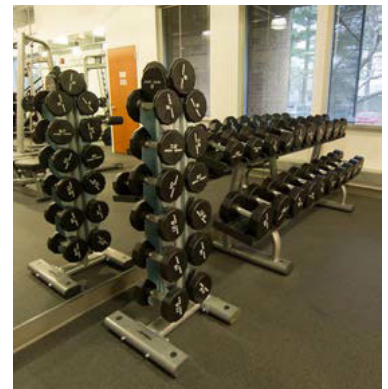
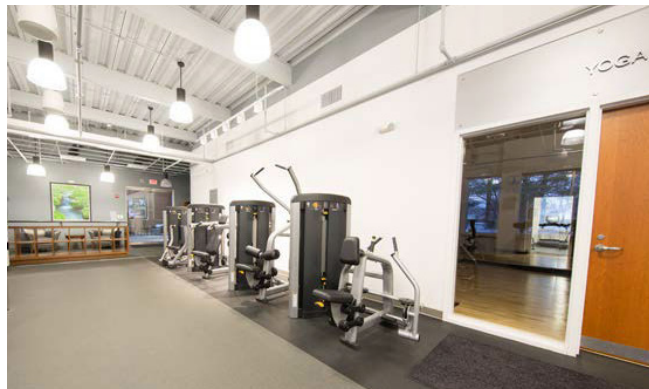


AERIAL



ALEXANDRIA FIT LAB FITNESS CENTER

Complimentary access, located at 910 Clopper Rd



ALEXANDRIA®

Building the Future of Life-Changing Innovation®

Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® urban office REIT, is the first and longest-tenured owner, operator, and developer uniquely focused on collaborative life science, technology and agtech campuses in AAA innovation cluster locations, including Greater Boston, San Francisco Bay Area, New York City, San Diego, Seattle, Maryland, and Research Triangle. Alexandria has a longstanding and proven track record of developing Class A properties clustered in life science, technology, and agtech campuses that provide our innovative tenants with highly dynamic and collaborative environments that enhance their ability to successfully recruit and retain world-class talent and inspire productivity, efficiency, creativity, and success. For more information, please visit www.are.com.

ALEXANDRIA CONTACTS

Eddie Rose
Senior Vice President -
Co-Regional Market
Director
O: 240.243.0832
M: 240.793.8778
erose@are.com

Wilson Purcell
Director
O: 301.355.2145
M: 202.381.6519
wpurcell@are.com

SCHEER PARTNERS CONTACTS

Matthew Brady
President
O: 301.337.4715
M: 301.980.0641
mbrady@scheerpartners.com

Aaron Gambini
Senior Vice President
O: 301.337.4720
M: 703.472.3737
agambini@scheerpartners.com

A project owned and managed by ARE- 940 CLOPPER ROAD, LLC. The description of the property set forth herein is provided for informational purposes only without representation or warranty of any kind to its accuracy or completeness by ARE- 940 CLOPPER ROAD, LLC.