



ALEXANDRIA®
Building the Future of Life-Changing Innovation®



ALEXANDRIA CENTER® FOR LIFE SCIENCE AT SHADY GROVE

9712 MEDICAL CENTER DRIVE ROCKVILLE, MARYLAND

12,074 RSF LOCATED ON THE SECOND FLOOR
AVAILABLE 5/1/24

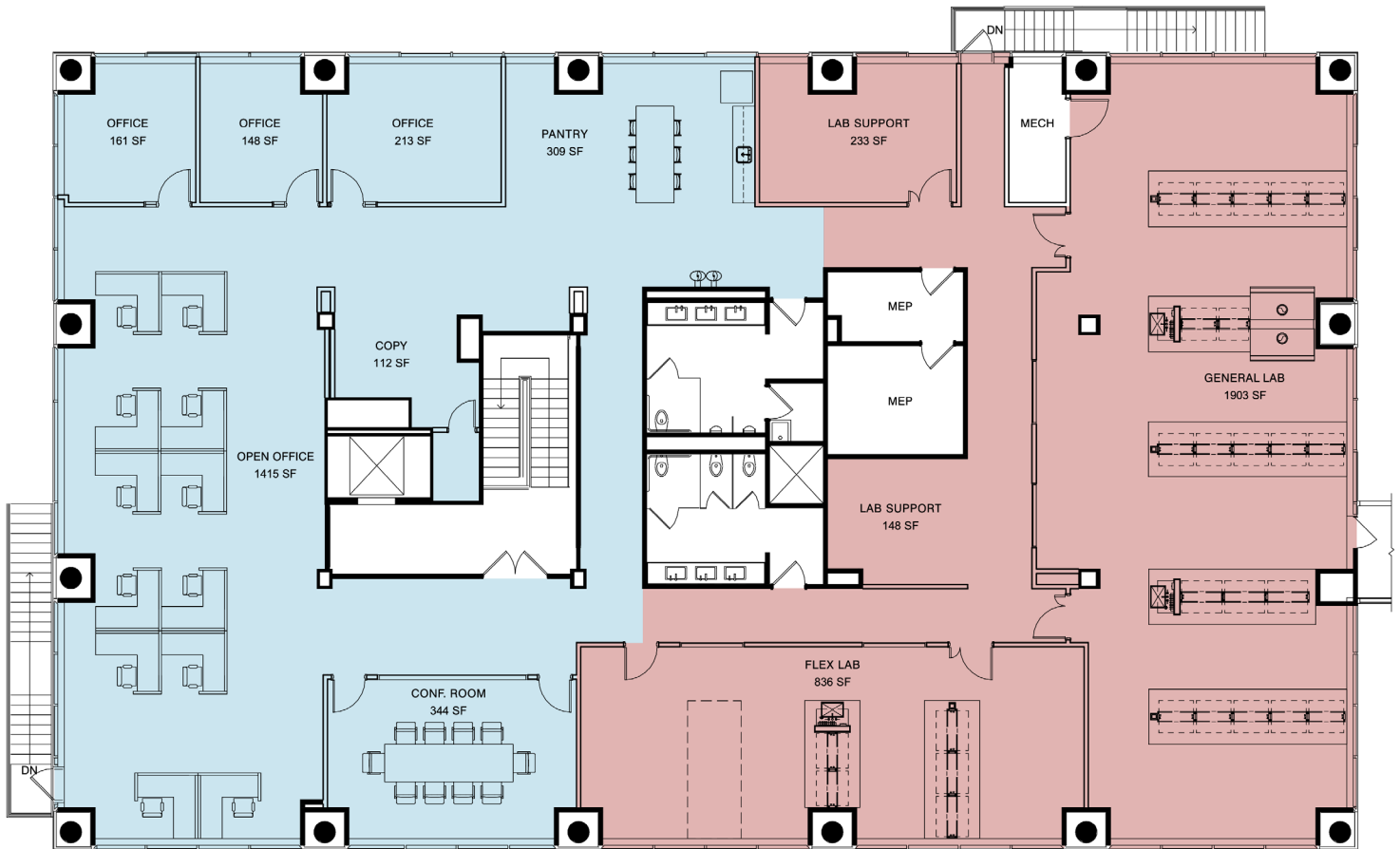
AMENITIES

- Fitness Center
- Common Board Room
- Common Conference Center
- Back-up Generator
- Part of the Alexandria Center® for Life Science at Shady Grove megacampus

LOCATION

- Located in the heart of Maryland's Shady Grove Life Sciences Center, 9712 Medical Center Drive has efficient access to all points in Montgomery County via Route 355 and I-270 and is minutes to the Intercounty Connector (Route 200), which connects I-270 to I-95.
- Mass transit is easily accessible via local bus to Shady Grove Metro station with service to Union Station in downtown Washington, DC.
- Ample shopping, dining, and entertainment options within walking distance or a short drive include Downtown Crown, Washingtonian Center, and Fallsgrove.

2ND FLOOR FLOOR PLAN



LABORATORY

OFFICE SPACE

A project owned and managed by ARE-Maryland No. 50, 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-Maryland No. 50, LLC.

COLLABORATE WITH MARYLAND'S TOP INNOVATORS IN ALEXANDRIA'S WORLD-CLASS CLUSTER



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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.*

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