



ALEXANDRIA®
Building the Future of Life-Changing Innovation®

ALEXANDRIA CENTER® FOR LIFE SCIENCE AT THE ARSENAL ON THE CHARLES

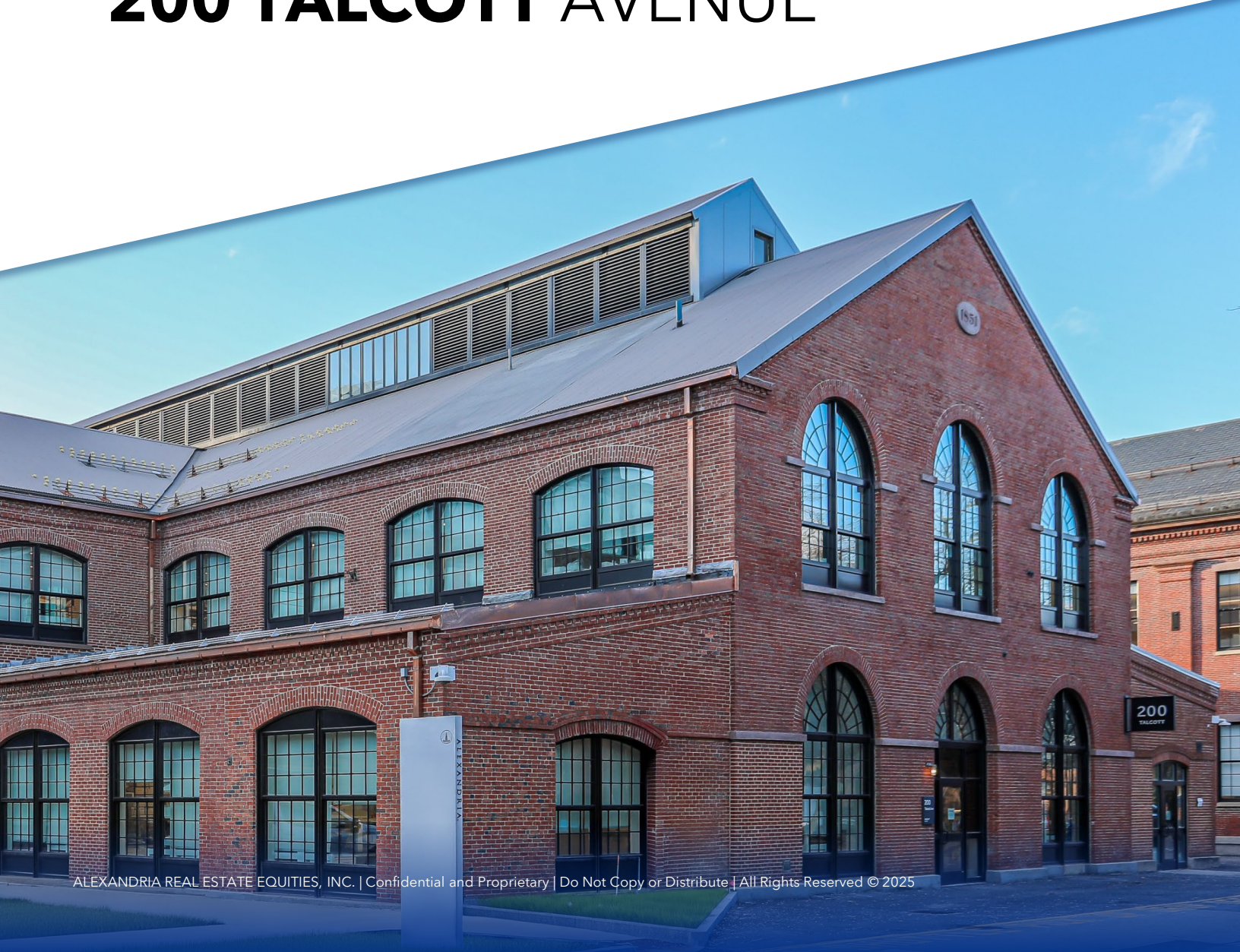




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ALEXANDRIA CENTER® FOR LIFE SCIENCE AT THE ARSENAL ON THE CHARLES

200 TALCOTT AVENUE



OFFICE AS A DESTINATION, NOT AN OBLIGATION

Alexandria's fully-amenitized campuses are innovatively designed to build meaningful and valuable communities

TRANSIT HUB

Community link

FITNESS & WELLNESS

EXOS at 311 Arsenal

PERFORMING ARTS CENTER

*Mosesian Center
for the Arts*

WALKING PATHS & OUTDOOR WORK SPACES

Collaboration Spaces

STATE-OF-THE-ART CONFERENCE CENTER

*400 North Beacon
Conference Center &
Little Branch Café*

AWARD-WINNING RESTAURANT

Branch Line Restaurant

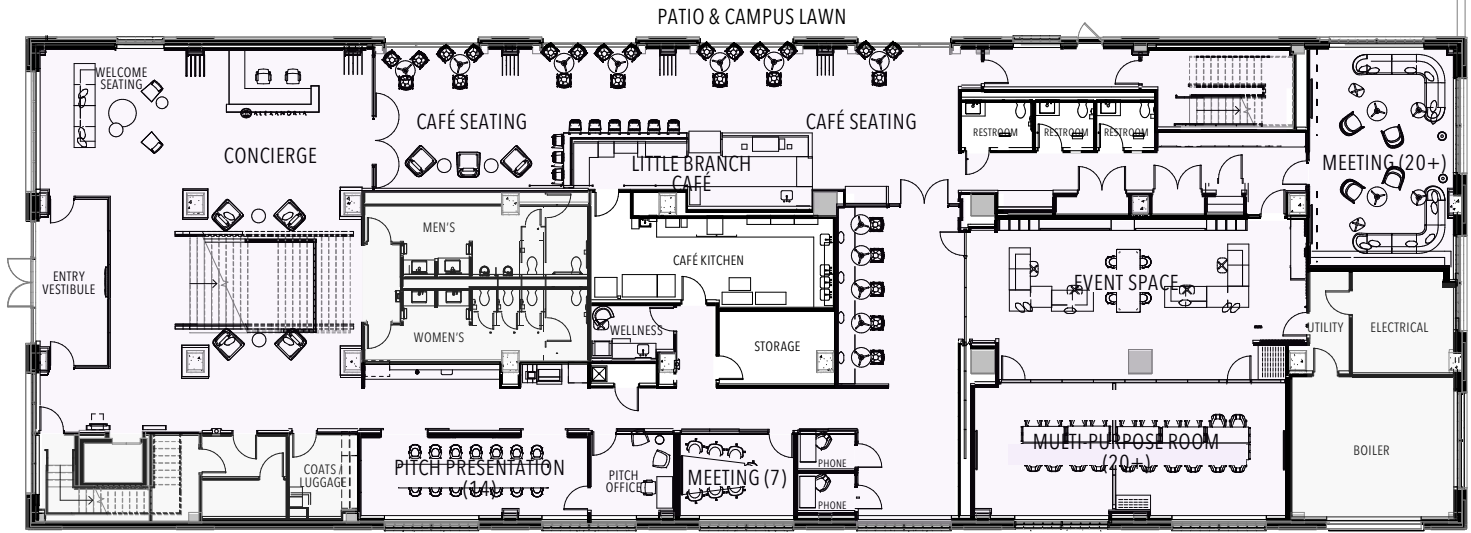
CHILDCARE

Bright Horizons



SOCIALIZE & COLLABORATE

400 North Beacon Street, Level 1 Program



LEVEL 1

On-Site Concierge & Welcome Desk

Little Branch Café with Lounge & Patio Seating

Pitch Presentation Room & Pitch Office

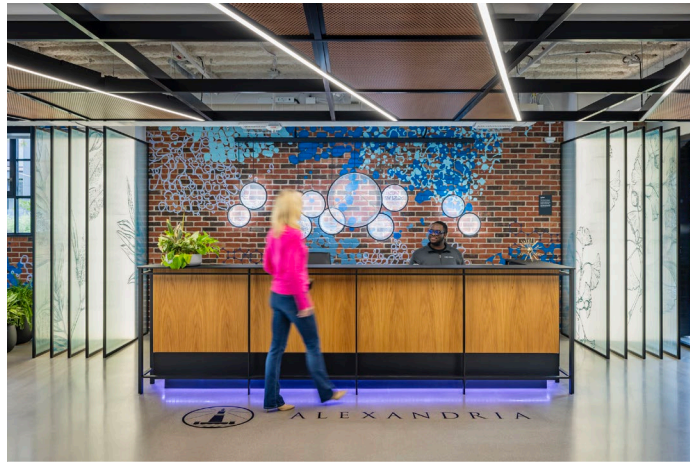
Wellness Room

Two Phone Rooms

One 7-Person Meeting Room

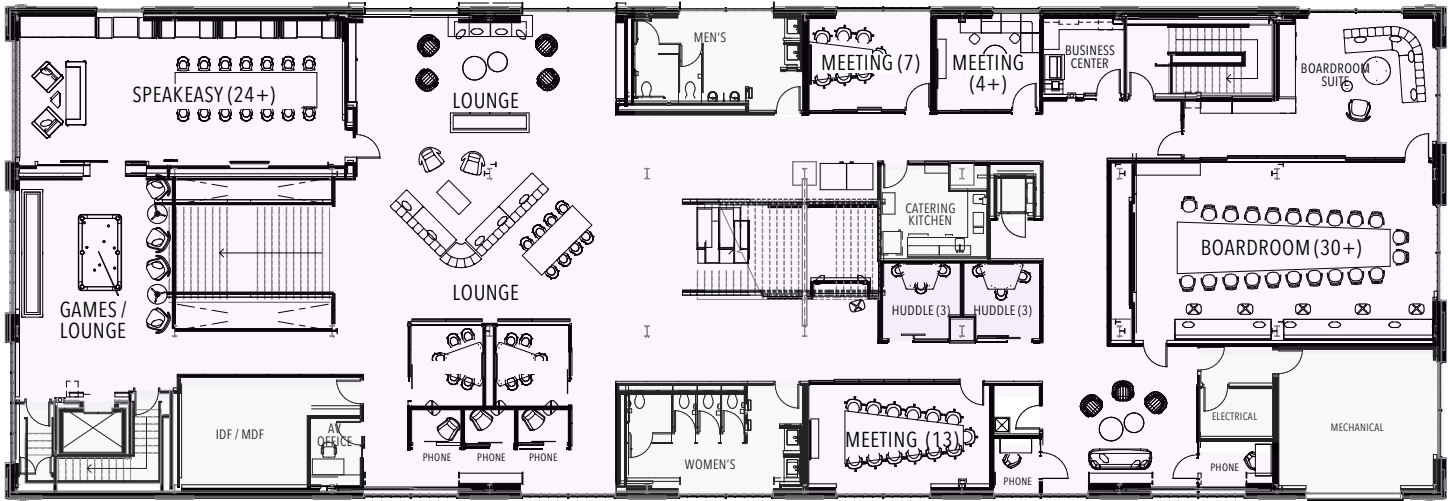
One 20+-Person Meeting Room

Flexible Large Meeting Room & Event Space



SOCIALIZE & COLLABORATE

400 North Beacon Street, Level 2 Program



LEVEL 2

Speakeasy Event Area

Game & Lounge Space

Two 4-Person Meeting Rooms

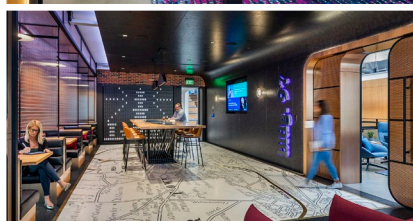
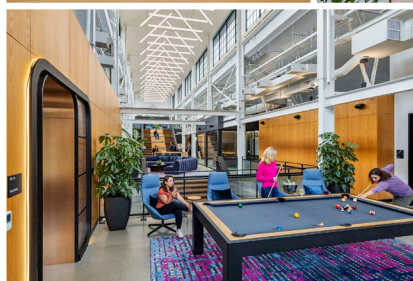
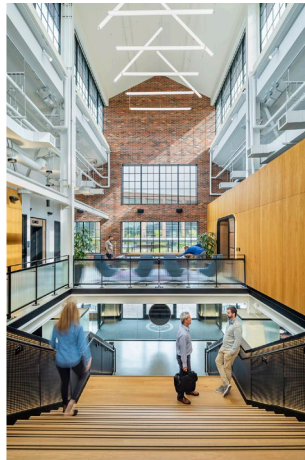
Two 3-Person Meeting Rooms

Five Phone Rooms

One 20-Person Meeting Room

Wellness Room

Two Phone Rooms



ON-CAMPUS CONVENIENCE



FITNESS, TRANSIT, & CHILDCARE AMENITIES

21,000 SF State-of-the-Art
EXOS Fitness Facility

Group Fitness & Spin Studios

In-Person & Virtual Classes

Golf Simulator

Wellness & Meditation Spaces

Early Education & Preschool
Programs at Bright Horizons

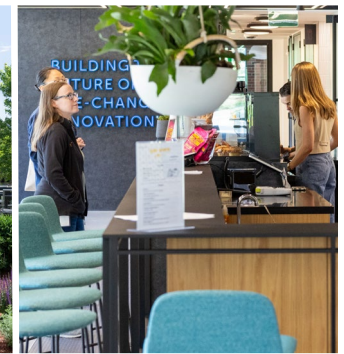
Transit Hub with Dedicated Shuttle
& Bus Pick-up and Drop-off

Secure Bicycle Storage &
Shower Facilities

Ample On-Site Parking

COFFEE & COCKTAILS

Dynamic Food & Beverage Offerings



Branch Line:
Award-Winning Restaurant

Indoor Dining & Outdoor Patio

Catering & Private Events

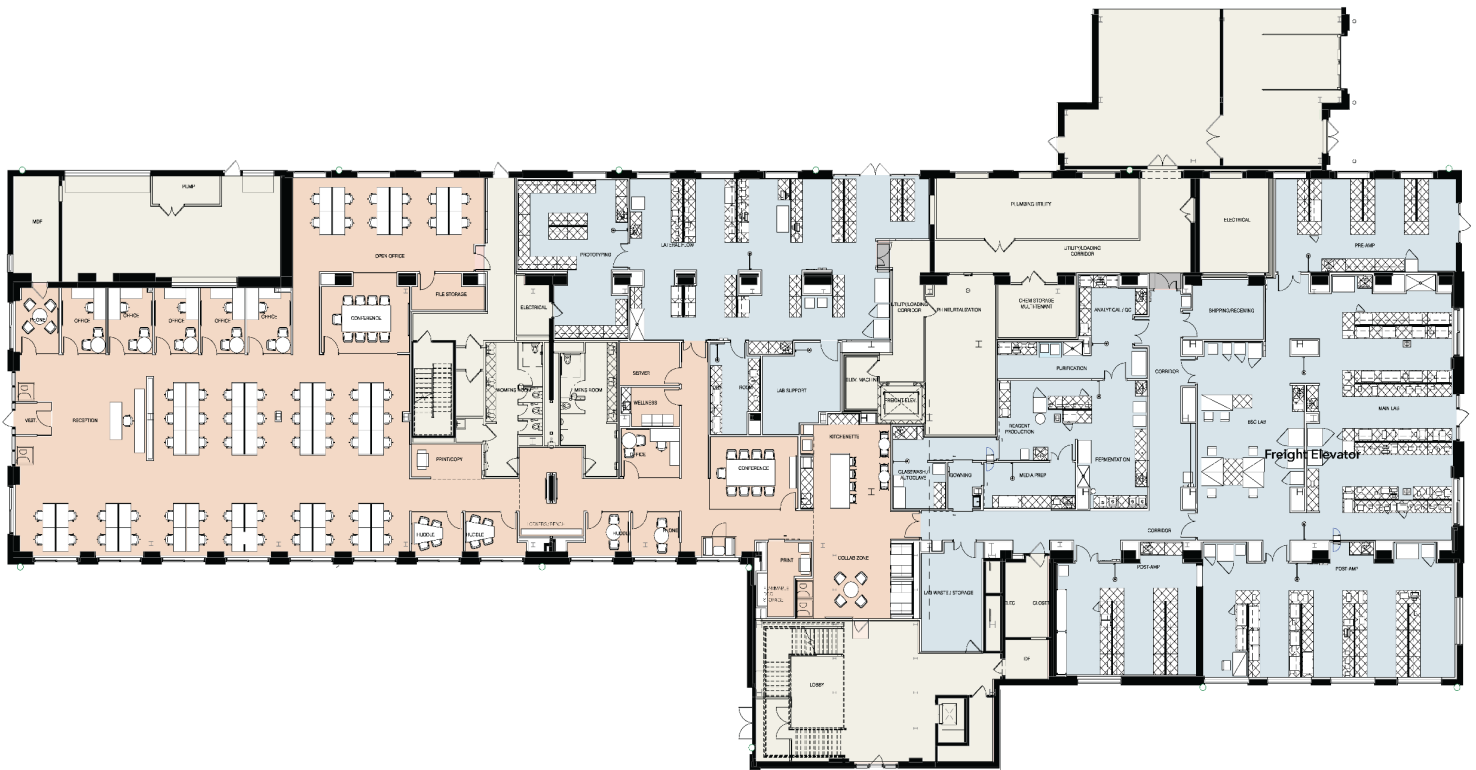
Little Branch Café at
400 North Beacon Street

Quick Bites & Grab-and-Go Options

New Food & Beverage Option
Coming Soon

REAL ESTATE OPPORTUNITY: 200 TALCOTT AVENUE

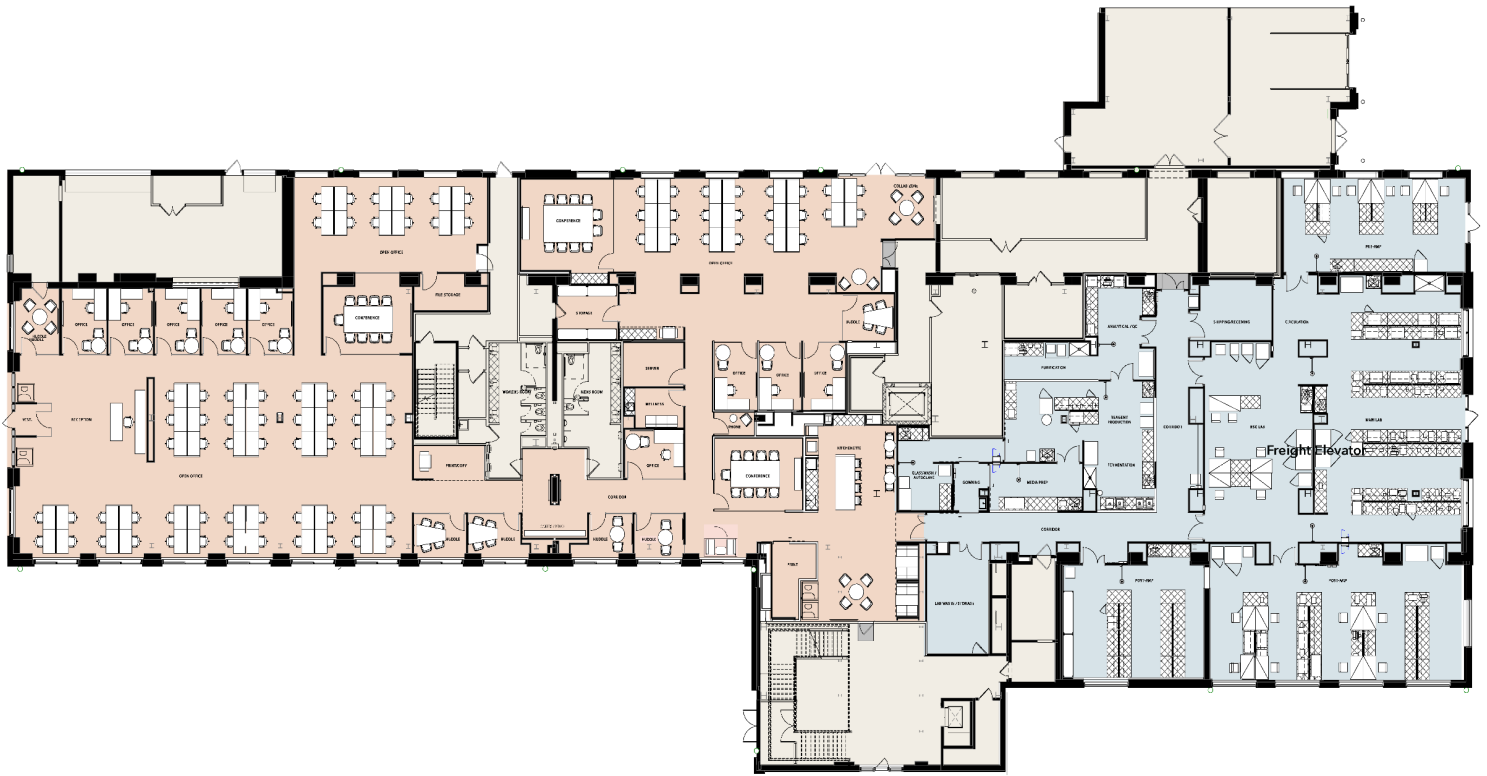
Level 1 | Approximately 24,885 RSF



- Lab
- Office
- Common Space

REAL ESTATE OPPORTUNITY: 200 TALCOTT AVENUE

Level 1 Conceptual Plan | Approximately 24,885 RSF



- Lab
- Office
- Common Space



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