



ALEXANDRIA®
Building the Future of Life-Changing Innovation®



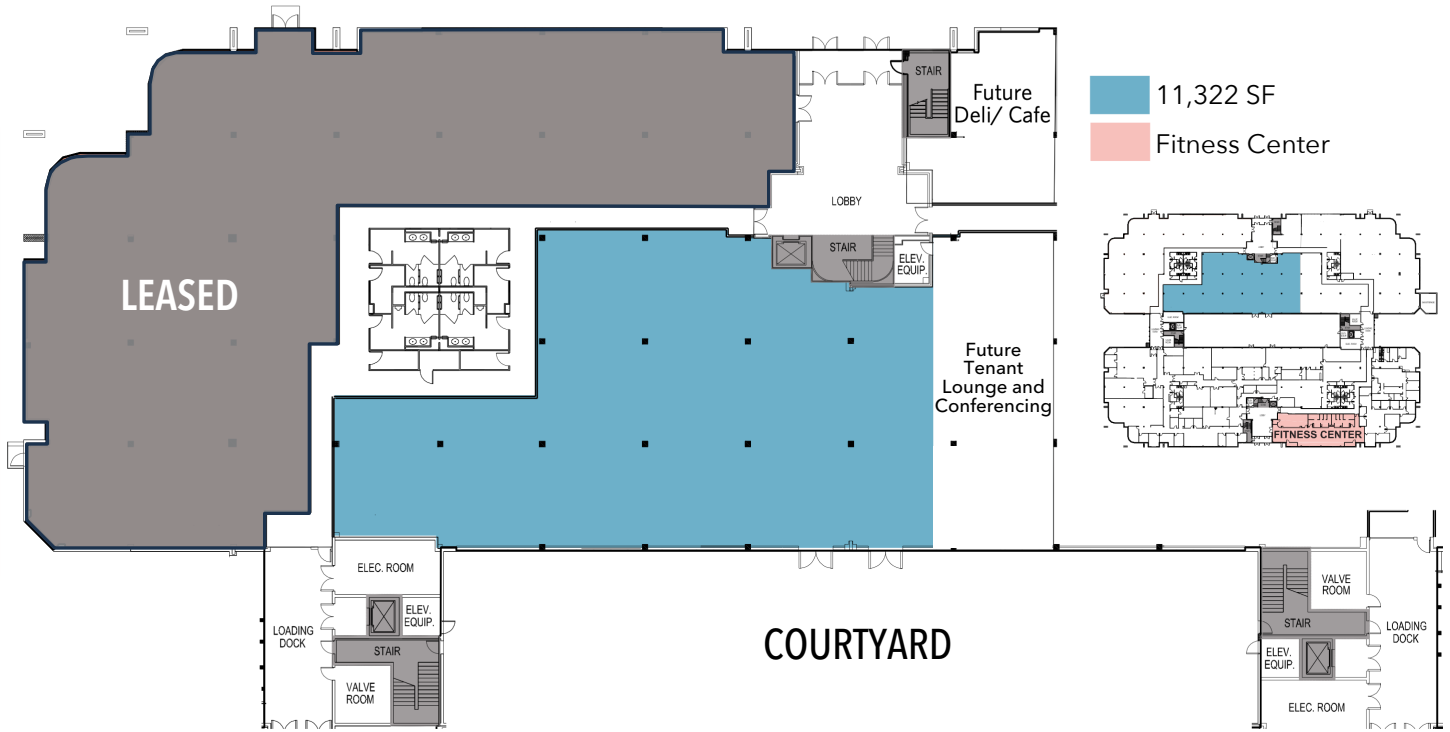
910 CLOPPER ROAD GAITHERSBURG, MARYLAND

51,929 RSF OF OFFICE / FLEX SPACE
AVAILABLE NOW

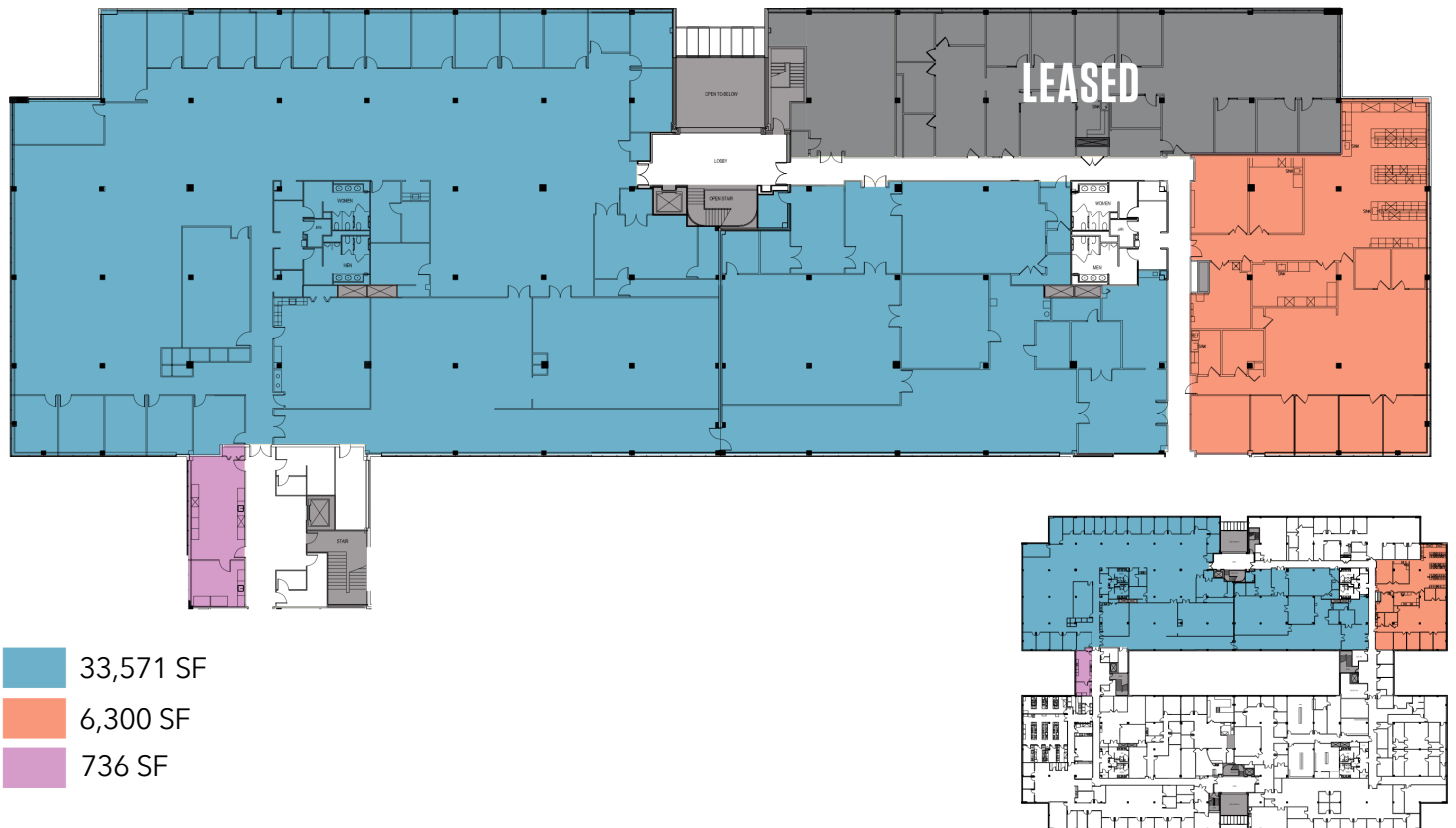
TENANT AMENITIES

- E-1 Zoning – Medical / Office / Lab / Flex
- Modern Fitness Center
- Future on-site deli
- Future tenant lounge & conferencing
- Heavy electric – 480V (50w/sq.ft)
- Covered loading docks w. levelers
- Fully conditioned Multi-Zone VAV HVAC
- Freight elevator
- Floor load capacity: 100psf exterior bays, 120psf interior bays
- 1st Floor-to-floor height: 14'-0"
- 2nd floor to roof (steel): 13'-4"

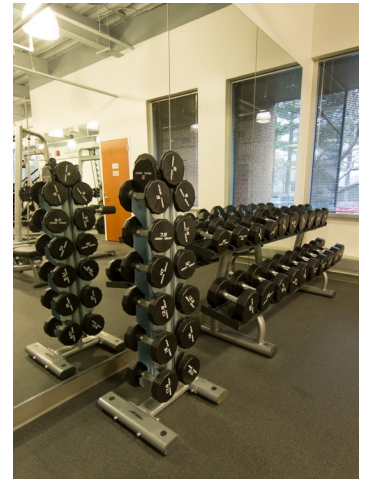
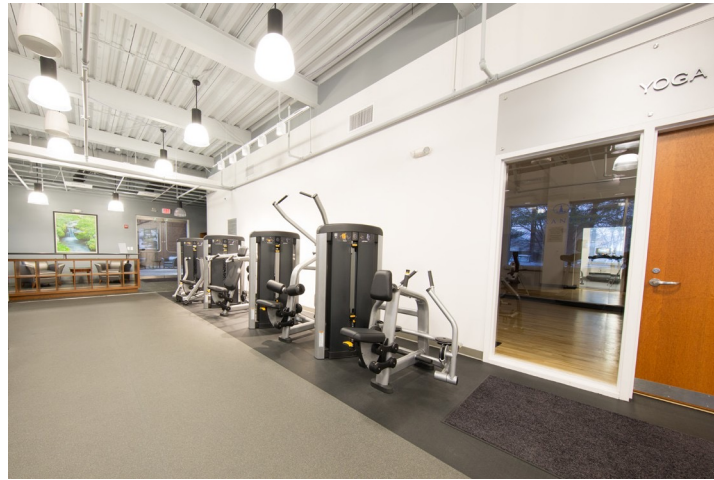
FIRST FLOOR



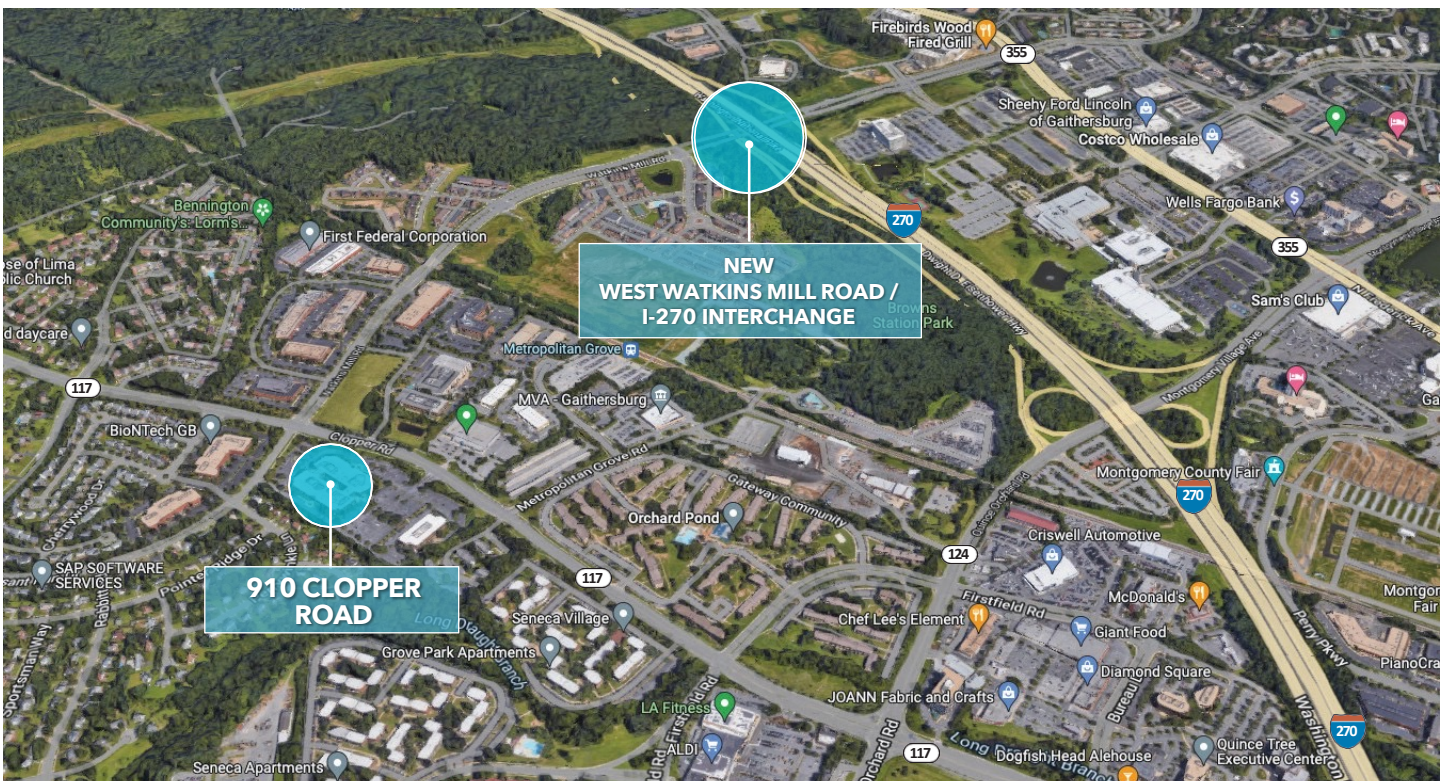
SECOND FLOOR



ALEXANDRIA FITLAB FITNESS CENTER: COMPLIMENTARY ACCESS, LOCATED ON-SITE



AERIAL





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Alexandria Real Estate Equities, Inc. (NYSE:ARE), and S&P 500® urban office REIT, is the first and longest-tenured owner, operator, and developer uniquely focus 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

CONTACT

ALEXANDRIA REAL ESTATE EQUITIES, INC.

946 Clopper Road
Gaithersburg, MD 20878

EDDIE ROSE

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

WILSON PURCELL

Senior Director, Real Estate Operations
Real Estate Development
O: 301.355.2145
M: 202.381.6519
wpurcell@are.com

KLNB COMMERCIAL REAL ESTATE SERVICES

12435 Park Potomac Avenue, Suite 250
Rockville, MD 20854

KENNETH FELLOWS

M: 301.222.0210
kfellows@klnb.com

KIERY MARTINEZ

M: 301.222.0210
kmartinez@klnb.com

LUCAS GLAESER

M: 301.265.5614
lglaeser@klnb.com

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