



ALEXANDRIA®
Building the Future of Life-Changing Innovation®



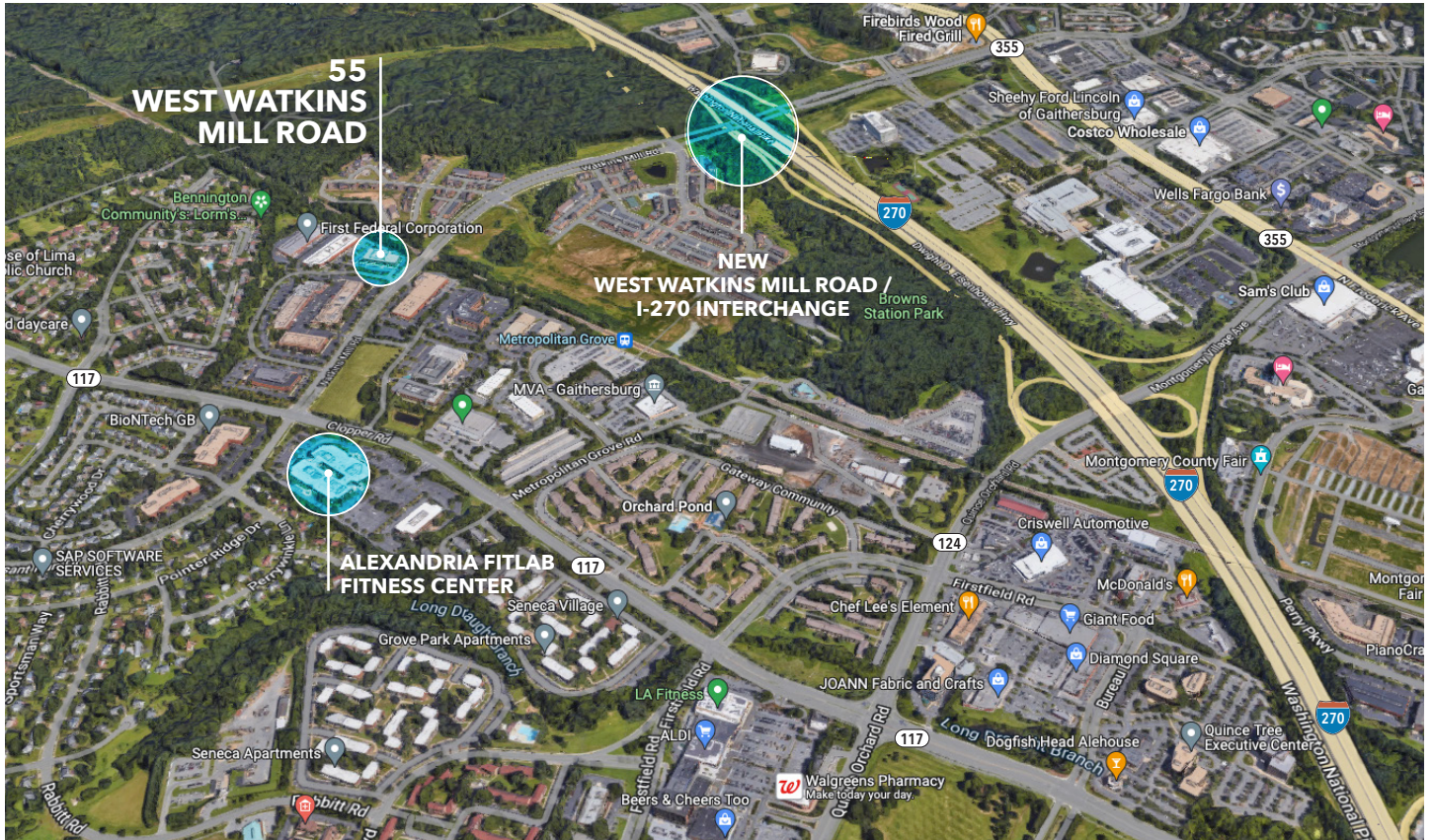
55 WEST WATKINS MILL ROAD GAITHERSBURG, MARYLAND

25,862 RSF OF OFFICE / LABORATORY SPACE
AVAILABLE NOW

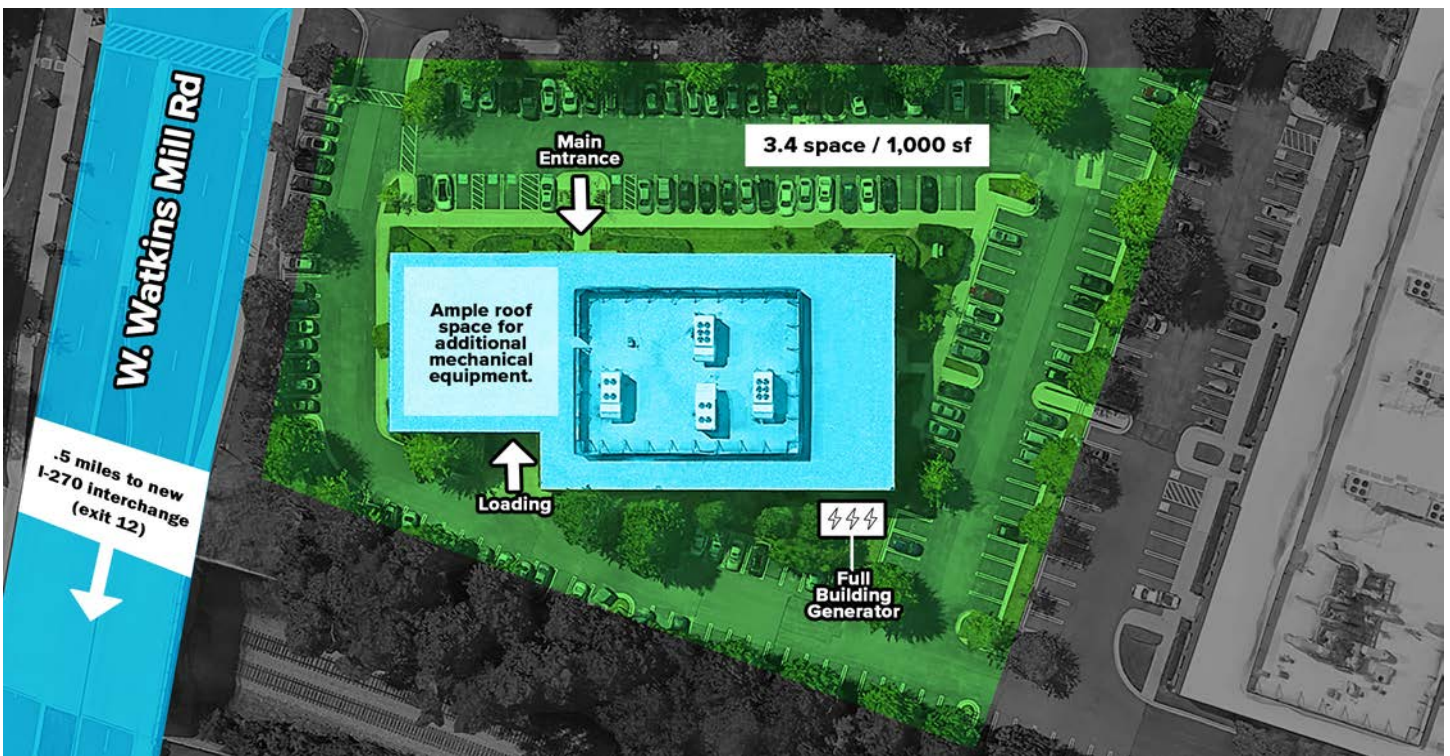
TENANT AMENITIES

- EV Charging Stations
- Directly accessible via the new West Watkins Mill Road / I-270 interchange (Exit 12)
- Common area autoclave and glass wash
- Ample emergency power - 100% of electrical outlets on backup power
- Common loading
- New freight elevator
- Ample parking
- Brand new shared tenant lounge and conference facility
- 14' floor-to-floor clear height
- Complementary access to Alexandria FitLab located walking distance (0.3 miles) from site
- Proximate to major amenities, including restaurants, retail, lodging, and banking

AERIAL

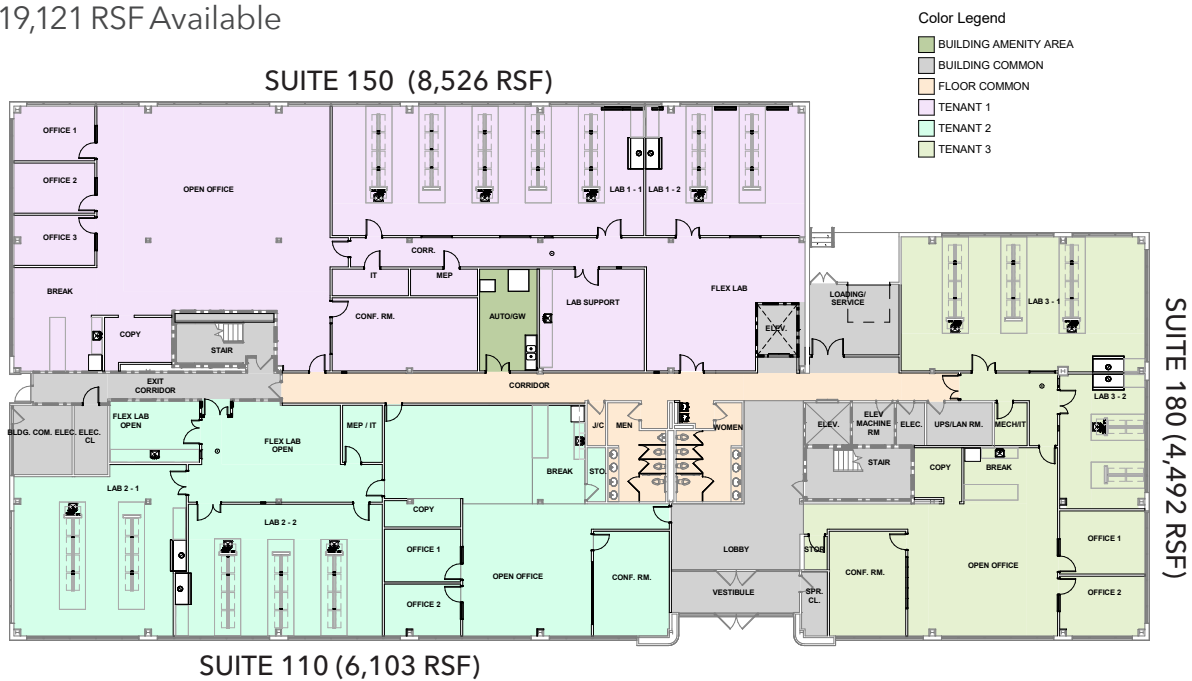


SITE MAP



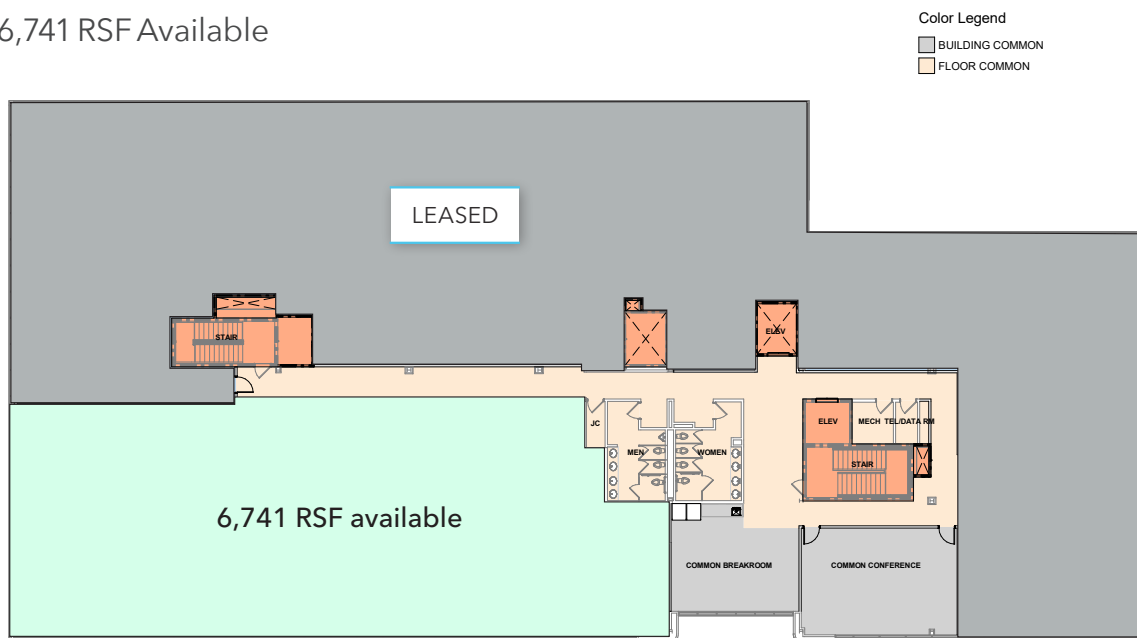
FIRST FLOOR

Approx. 19,121 RSF Available



SECOND FLOOR

Approx. 6,741 RSF Available





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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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