



ALEXANDRIA®
Building the Future of Life-Changing Innovation®



9800 MEDICAL CENTER DRIVE ROCKVILLE, MARYLAND

Alexandria Center® for Life Science at Shady Grove

26,209 RSF OF OFFICE / LABORATORY SPACE
AVAILABLE

TENANT AMENITIES

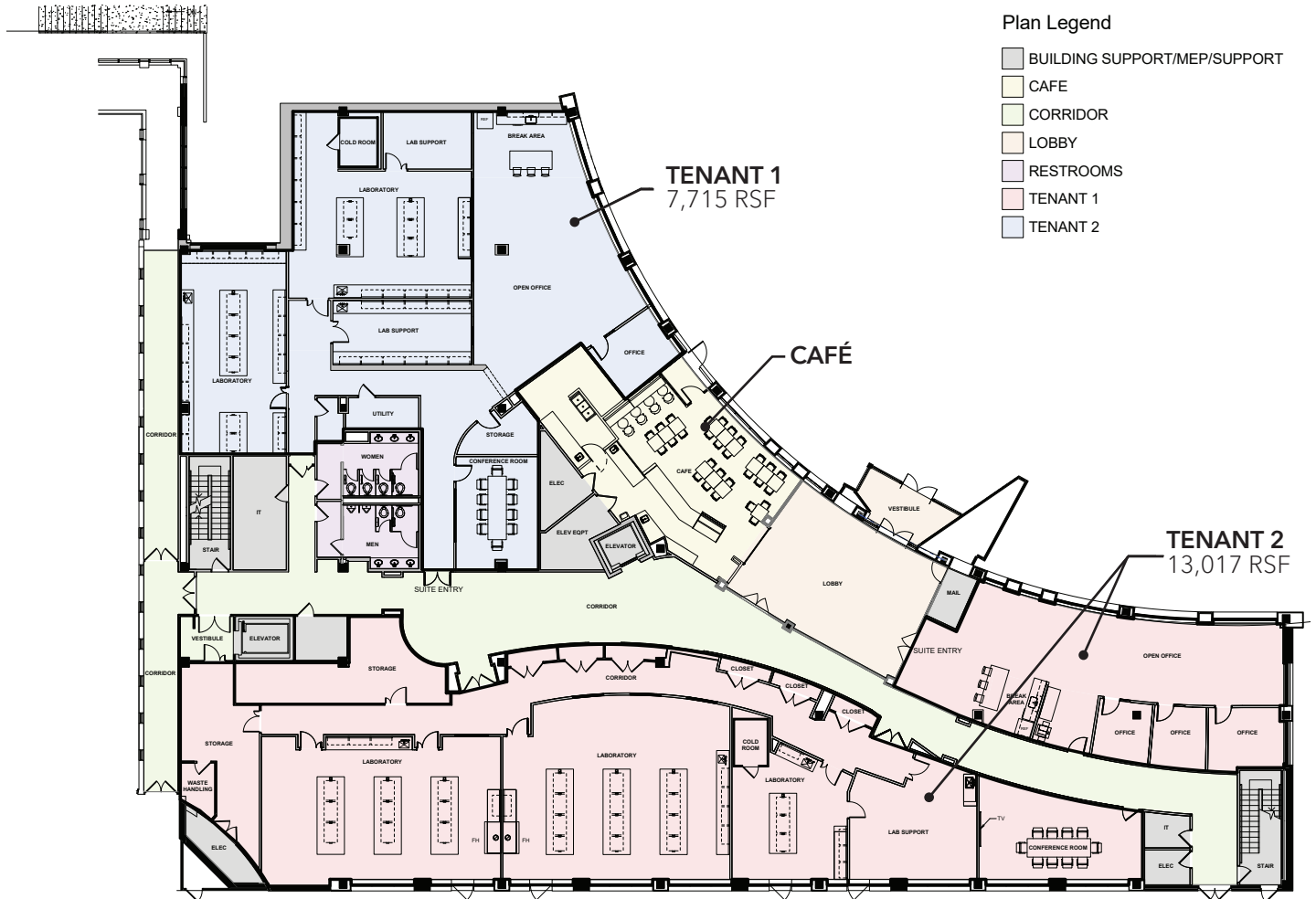
- 32,513 RSF available
- At the heart of the I-270 Technology Corridor and near the National Cancer Institute building; the campus is conveniently accessible by multiple highways and public transit
- On-site Café (coming soon)
- Ample emergency power
- Common conference room
- Common autoclave/glass wash
- Abundant retail and dining options within walking distance located at Fallsgrove Village Center
- Ample parking
- Collaborative and activated outdoor space

FLOOR PLAN (BUILDING A)

FIRST FLOOR

20,732 RSF

Available

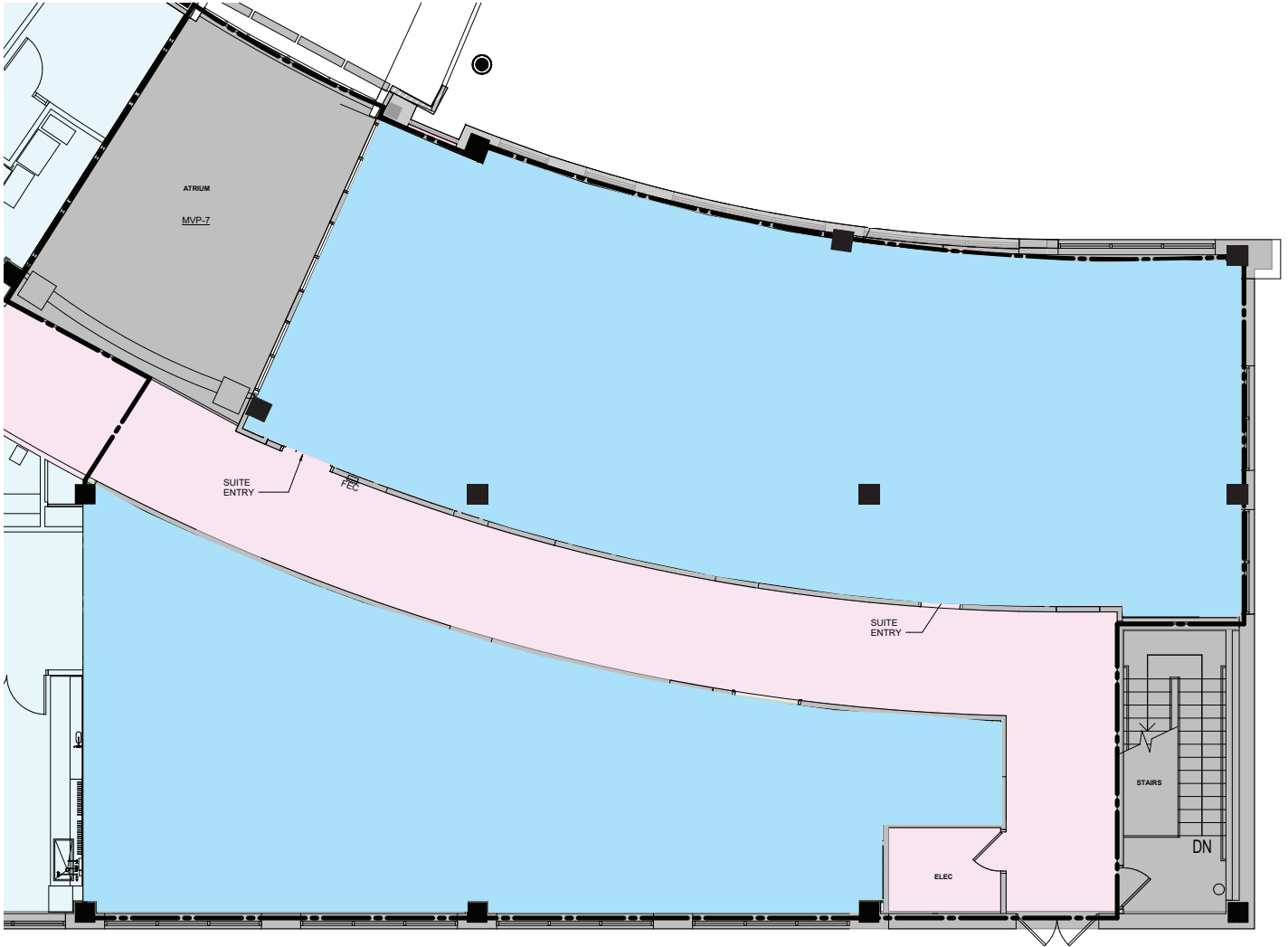


FLOOR PLAN (BUILDING A)

SECOND FLOOR

5,477 RSF

Available



EXTERIOR SPACE



TENANT PLAZA

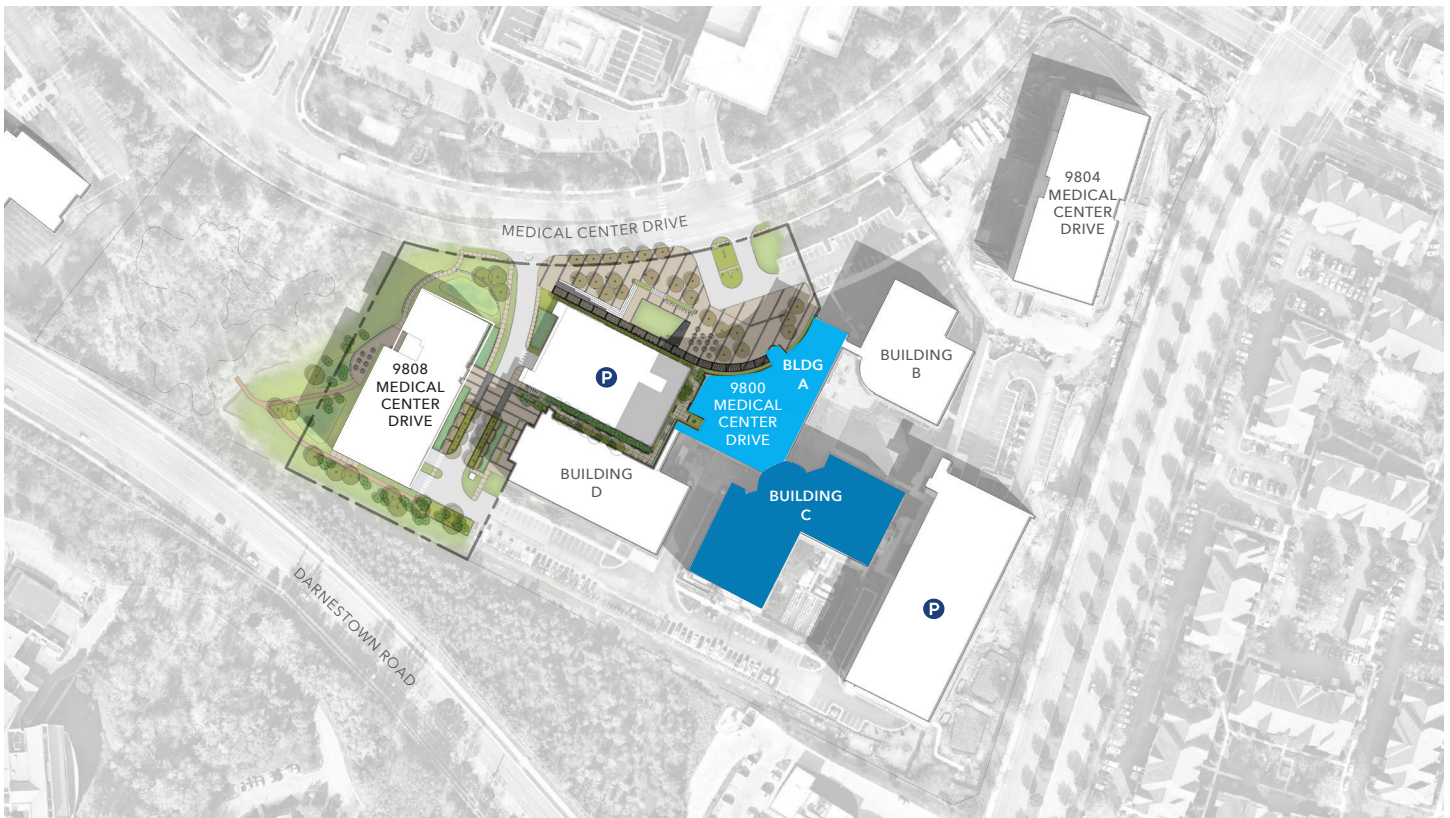


COURTYARD

AERIAL



SITE MAP





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.

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