



ALEXANDRIA®  
Building the Future of Life-Changing Innovation®



# 1450 RESEARCH BOULEVARD ROCKVILLE, MARYLAND

4,853 + 4,525 RSF BRAND-NEW OFFICE / LABORATORY SPACE  
15,696 RSF SHELL SPACE  
AVAILABLE IMMEDIATELY

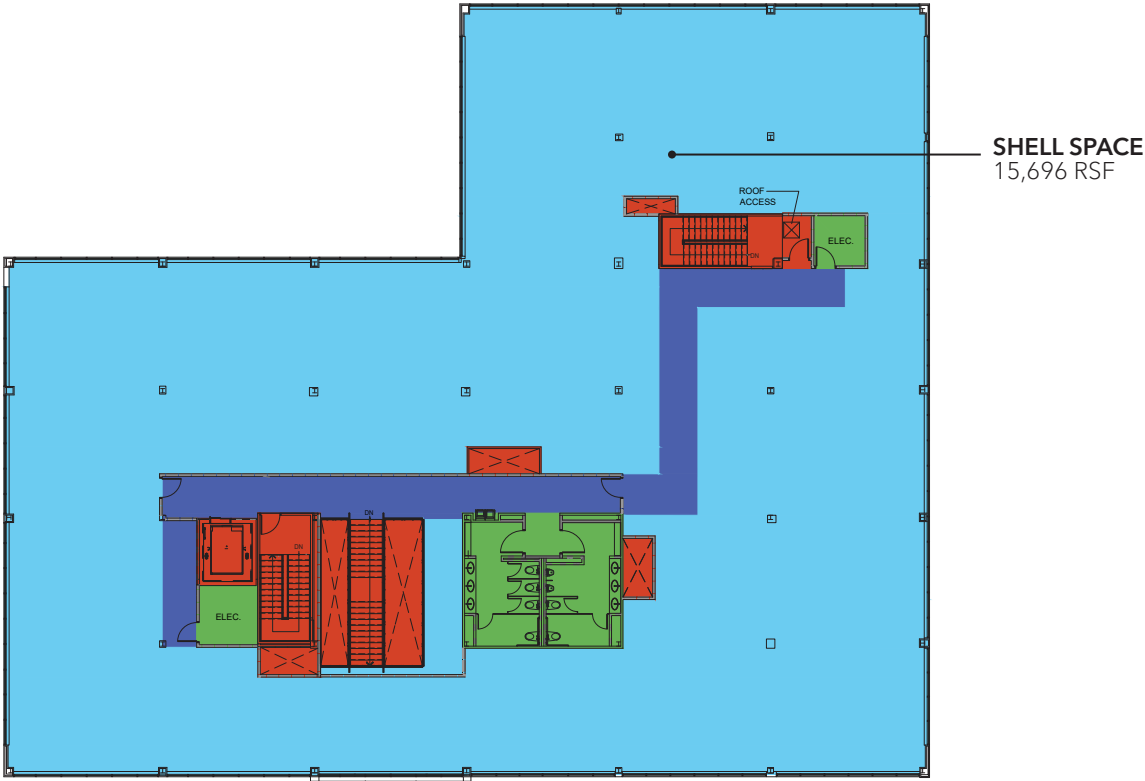
- At the heart of the I-270 Biotechnology Corridor; the campus is conveniently accessible by multiple highways and public transit
- Adjacent to Research Row shopping center with numerous retail amenities including OneLife Fitness and multiple restaurants
- Fully renovated office and laboratory with casework, sinks and fume hood
- Free membership to Alexandria Fitness Center
- Autoclave, glass wash and ice maker
- Common area tenant lounge and outdoor plaza
- Passenger/freight elevator
- Common conference rooms
- EV Charging station
- Emergency generator

FLOORPLANS

SECOND FLOOR



THIRD FLOOR





# SITE AERIAL



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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](http://www.are.com).

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