



ALEXANDRIA®
Building the Future of Life-Changing Innovation®

ALEXANDRIA CENTER® FOR LIFE SCIENCE AT THE ARSENAL ON THE CHARLES **311 ARSENAL STREET**



THE ARSENAL ON THE CHARLES MEGACAMPUS™

Alexandria's fully-amenitized megacampuses 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

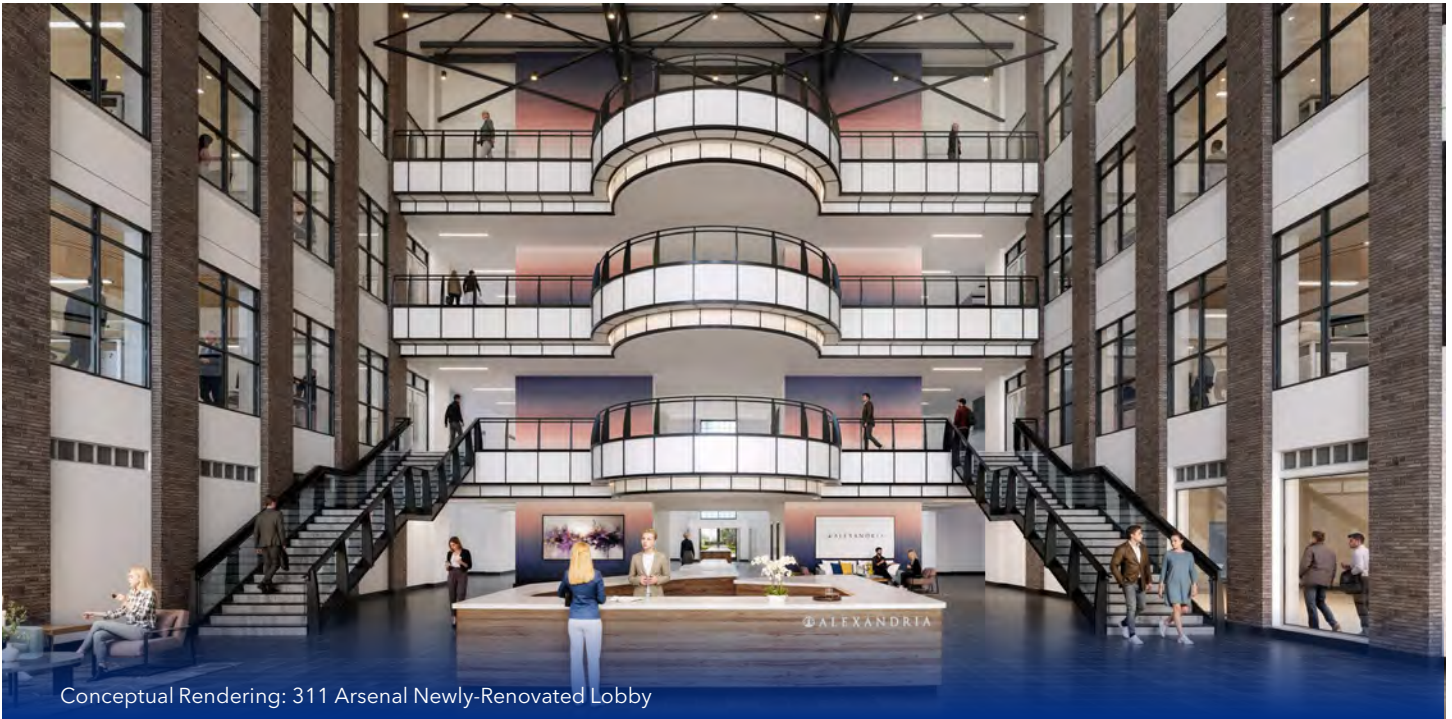
Branch Line Restaurant

CHILDCARE

Bright Horizons

311 ARSENAL STREET
OPPORTUNITY

311 ARSENAL STREET: OVERVIEW



Conceptual Rendering: 311 Arsenal Newly-Renovated Lobby

FEATURES

Newly-renovated lobby

Adjacent amenity lounge providing tenants with event space & catering kitchen

Fully-furnished, move-in-ready office suites



NEWLY-RENOVATED LOBBY

ADJACENT AMENITY LOUNGE

FLEXIBLE OFFICE SUITE SIZES

Click the boxes to learn more

10,000–13,000 SF

20,000–22,000 SF

311 ARSENAL STREET OFFICE OPPORTUNITIES

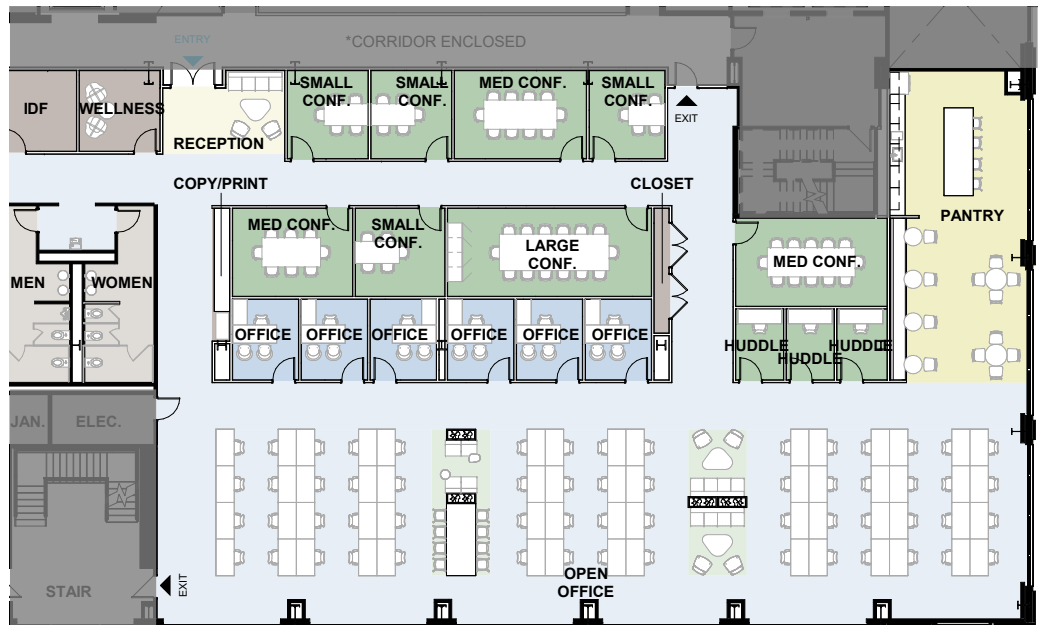
Level 2: 11,500 SF Suite | Available Q4 2026



PROGRAM

6' x 2'6" Benching: 60
 Private Office: 6
 Total Headcount: 66

Small Conf. (5-6): 4
 Medium Conf. (10): 3
 Large Conf. (16): 1
 Phone Rooms: 3
 Flexible Collab: 4
 Café/Pantry: 1
 Wellness: 1
 Copy/Print: 1



311 ARSENAL STREET OFFICE OPPORTUNITIES



Level 1 & Mezzanine: 12,000 SF Suite | Available Q4 2026

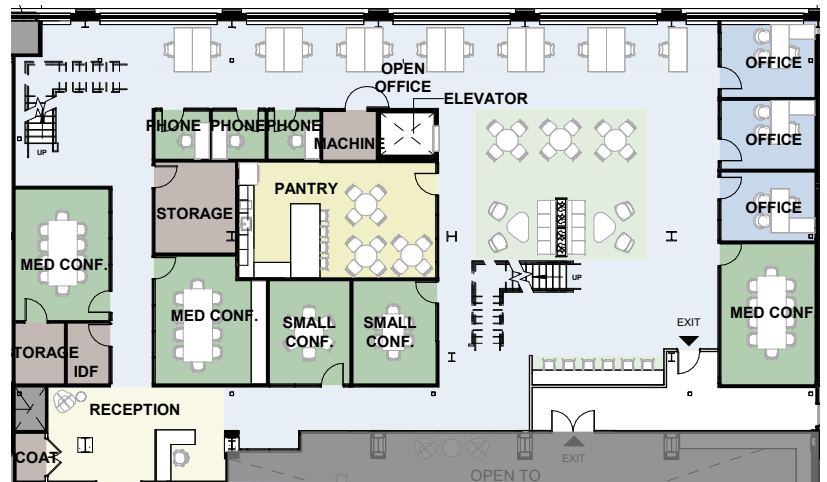


Conceptual Rendering

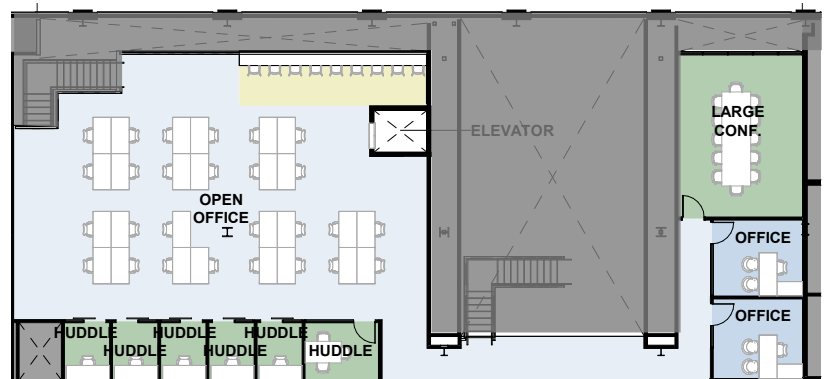
PROGRAM

6' x 2'6" Benching:	40
Private Office:	5
Total Headcount:	45
Small Conf. (5-6):	2
Medium Conf. (10):	3
Large Conf. (12):	1
Huddle (4):	1
Phone Rooms:	8
Flexible Collab:	5
Café:	1

LEVEL 1



MEZZANINE



311 ARSENAL STREET OFFICE OPPORTUNITIES

Levels 1 & 2: 21,000 SF Suite | Available Q4 2026

LEVEL 1 - FULL EAST SIDE LAYOUT



LEVEL 2 - FULL EAST SIDE LAYOUT

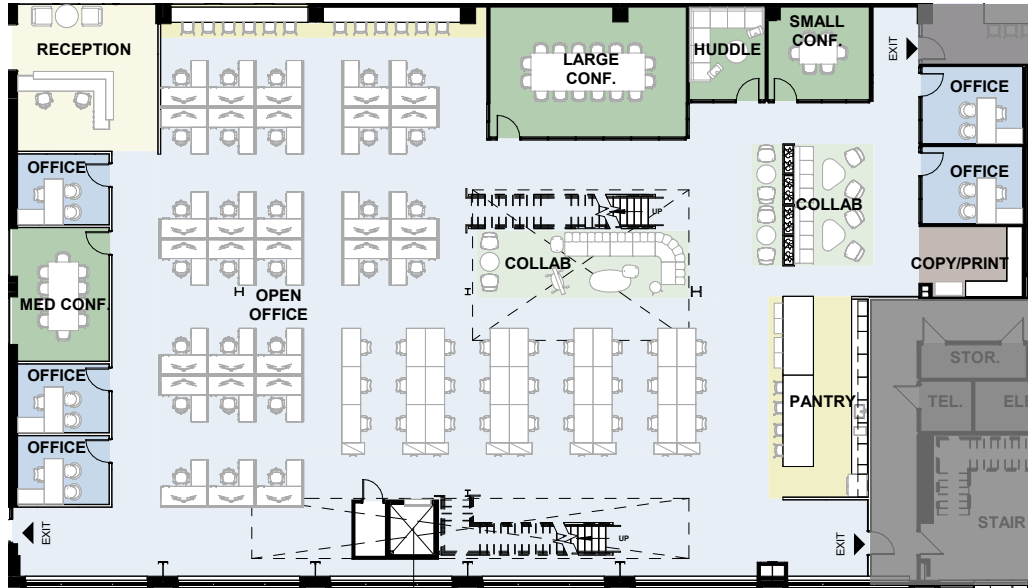


PROGRAM

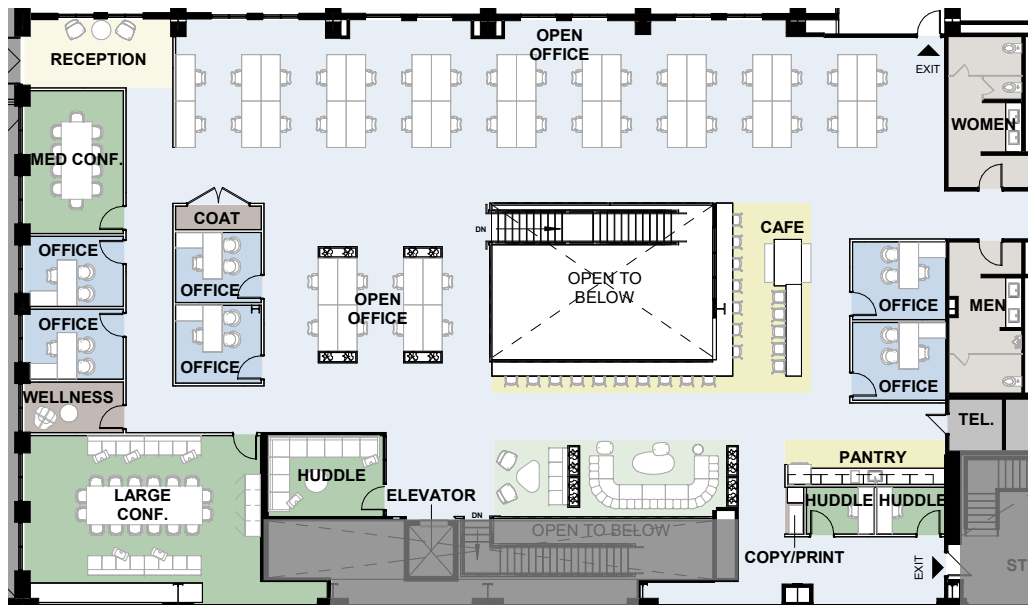
6' x 2'6" Benching: 69
 6' x 6' Workstation: 29
 Private Office: 11
 Total Headcount: 109

Small Conf. (5-6): 1
 Medium Conf. (10): 2
 Large Conf. (16): 2
 Huddle (4): 2
 Phone Rooms: 2
 Flexible Collab: 7
 Café/Pantry: 3
 Wellness: 1
 Copy/Print: 2

LEVEL 1



LEVEL 2



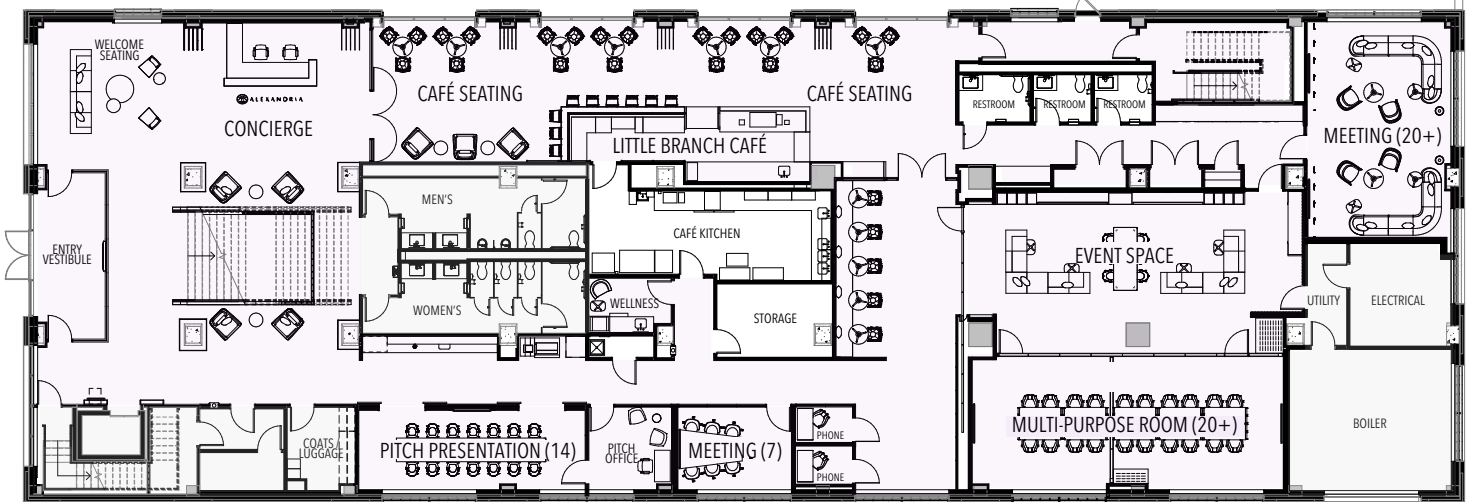
SOCIALIZE & COLLABORATE

400 North Beacon Amenity Center
Level 1 Program



LEVEL 1

PATIO & CAMPUS LAWN



FEATURES

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

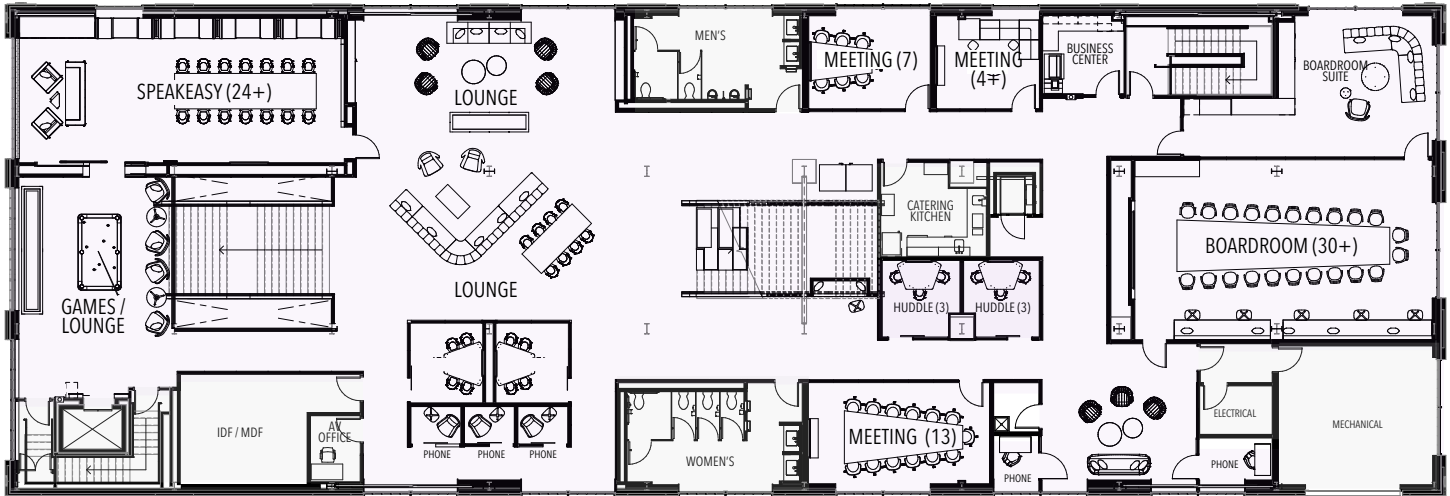


SOCIALIZE & COLLABORATE

400 North Beacon Amenity Center
Level 2 Program

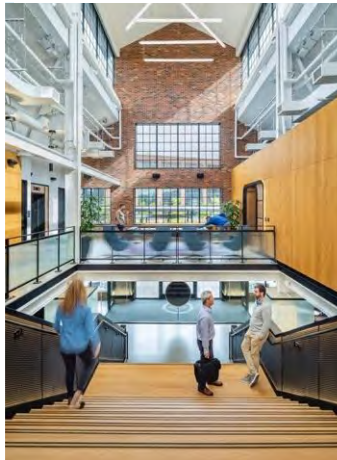


LEVEL 2



FEATURES

- 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

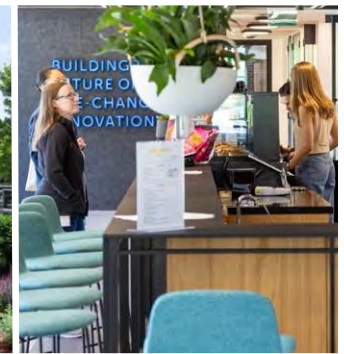
Transit Hub with Dedicated Shuttle & Bus Pick-up and Drop-off

Secure Bicycle Storage & Shower Facilities

Ample On-Site Parking

COFFEE & COCKTAILS

Dynamic Food & Beverage Offerings



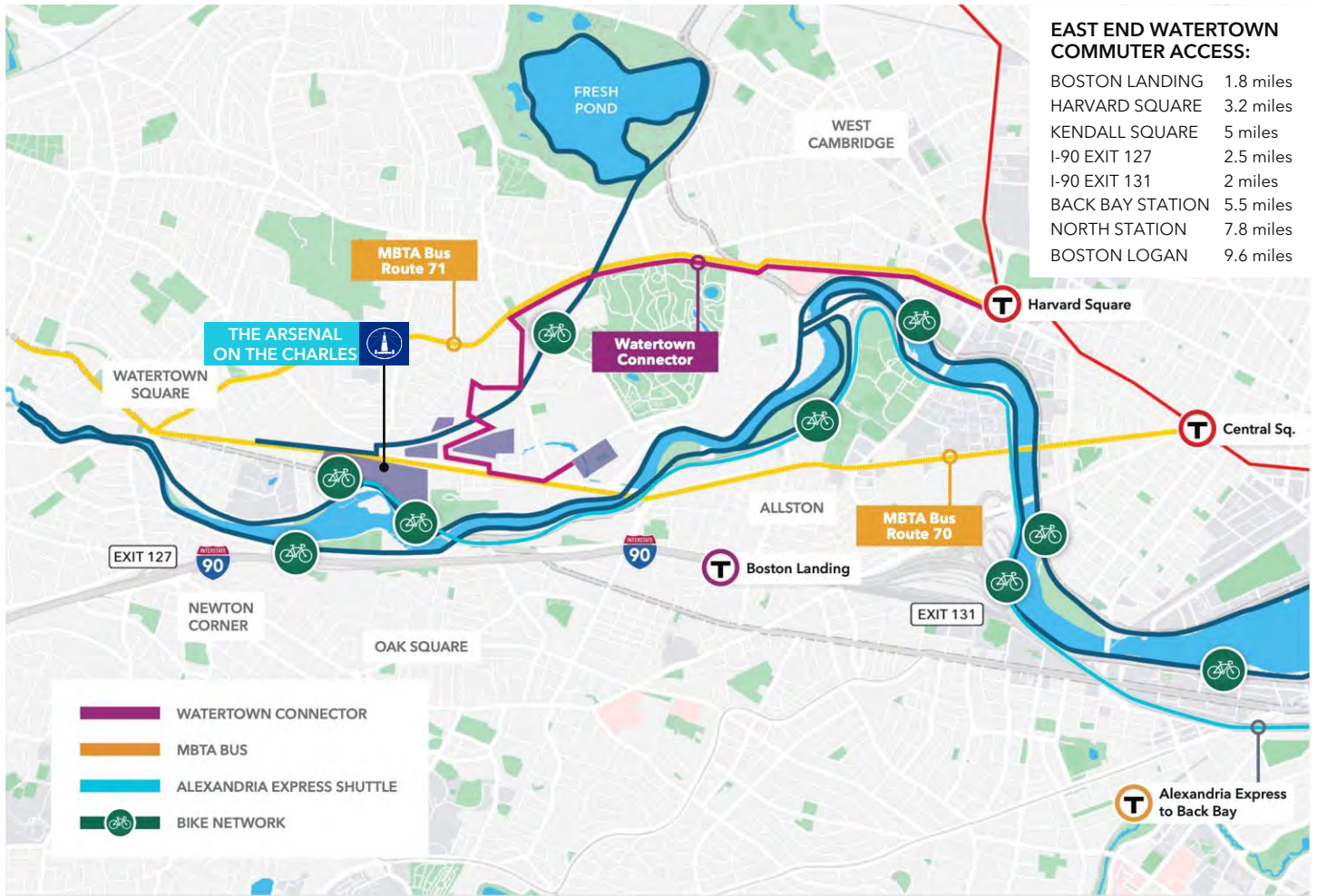
FOOD & BEVERAGE AMENITIES

- 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



TRANSIT & ACCESSIBILITY

Excellent Transit Location & 2x the Parking Ratio of Cambridge



ALEXANDRIA EXPRESS ELECTRIC SHUTTLE:



WATERTOWN CONNECTOR - HARVARD SQUARE

AM Service	PM Service
7:00 - 10:00 AM	3:00 - 7:00 PM
Every 15 minutes	Every 15 minutes

WATERTOWN - BACK BAY

AM Service	PM Service
3 morning trips	3 evening trips
7:00, 8:00, 9:00	4:00, 5:00, 6:00

WATERTOWN - KENDALL/MIT

AM Service	PM Service
3 morning trips	3 evening trips
7:15, 8:15, 9:15	3:45, 4:45, 5:45

NEIGHBORHOOD AMENITIES

Watertown's Growing Amenity District Promotes Wellness & Productivity

20+

RESTAURANTS &
NIGHT LIFE



18+

FAST CASUAL
& COFFEE



25+

CONVENIENCE &
RETAIL SHOPS



SEPHORA



5

HOTELS/LUXURY
APARTMENTS



12

BOUTIQUE FITNESS
& WELLNESS



8

CHILDCARE/
EDUCATION CENTERS





ALEXANDRIA®

Building the Future of
Life-Changing Innovation®

Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® company, is a best-in-class, mission-driven life science REIT making a positive and lasting impact on the world. As the pioneer of the life science real estate niche with our founding in 1994, Alexandria is the preeminent and longest-tenured owner, operator, and developer of collaborative life science and technology mega campuses in AAA innovation cluster locations. Alexandria has a longstanding and proven track record of developing Class A/A+ properties clustered in mega 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.

30+ Years

39.7 M SF Operating Properties¹

\$25.7 BILLION Market Cap¹

\$4.6 BILLION Significant Liquidity¹

BBB+ S&P Global Ratings¹

KEY INNOVATION CLUSTERS

GREATER BOSTON	SEATTLE
SAN FRANCISCO BAY AREA	MARYLAND
SAN DIEGO	RESEARCH TRIANGLE
SEATTLE	TEXAS

1. As of June 30, 2025



“Every detail on Alexandria’s urban innovation campuses is intentionally designed to foster innovation, drive productivity, and enhance collaboration – that’s what we at Alexandria care about, that’s what’s in our DNA.”

Joel S. Marcus
Executive Chairman & Founder



ALEXANDRIA®

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