



ALEXANDRIA®
Building the Future of Life-Changing Innovation™

ALEXANDRIA CENTER® FOR LIFE SCIENCE ARSENAL ON THE CHARLES

300 N BEACON STREET

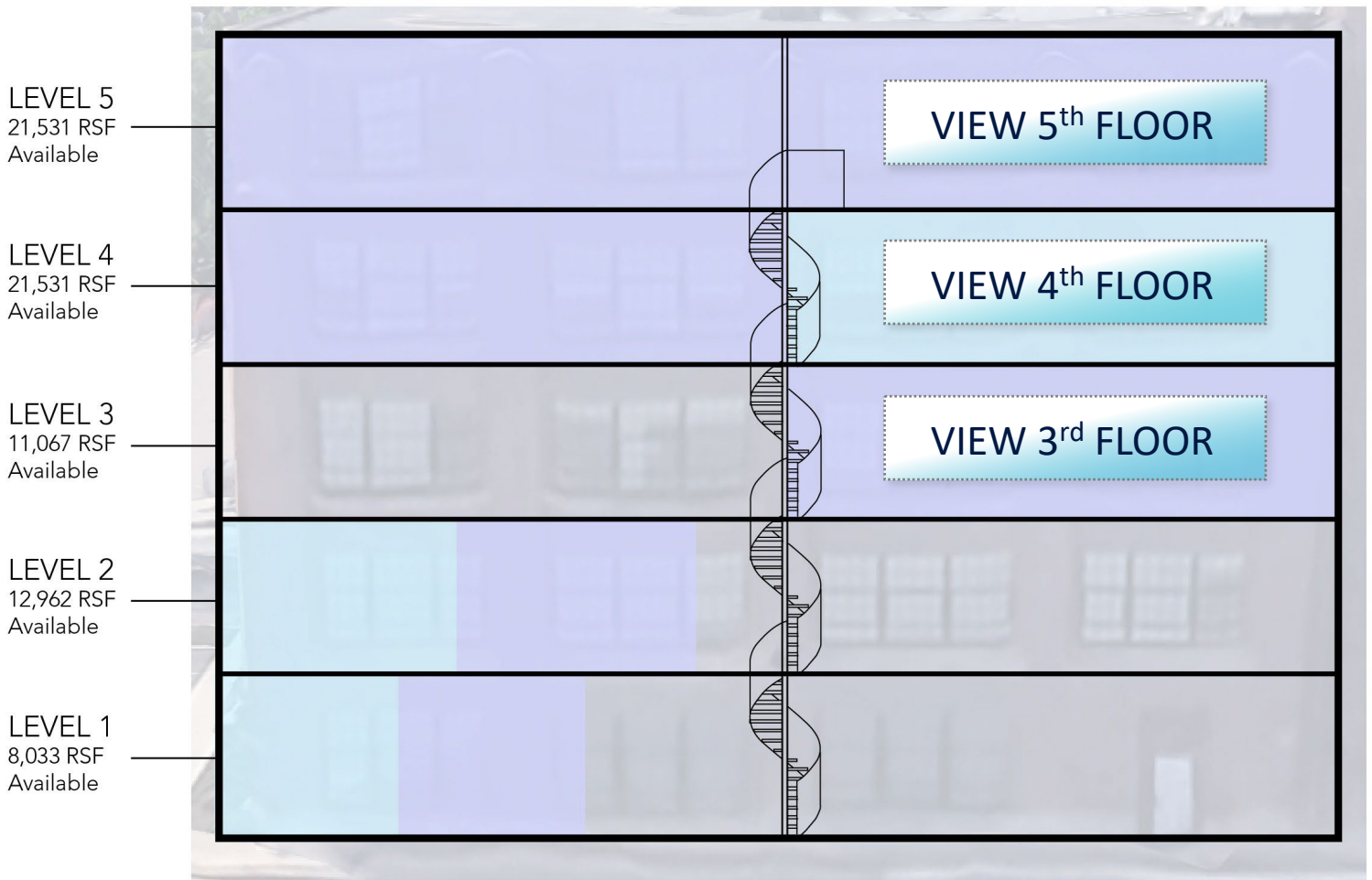


Lab
Office

REAL ESTATE OPPORTUNITY

300 N BEACON STREET

Unique headquarters opportunity of 75,124 RSF, offering fully-built, state-of-the-art lab and office space with high-end furnishings.



300 N BEACON STREET

Level 1 | 8,033 RSF Lab/Office Space | Existing Conditions | Available Immediately



SPACE PROGRAM

Workstations	23	Open Lab Benches	20
Private Offices	2	Tissue Culture Labs	2
Conference Room	1	Glass Wash/Equip. Room	1
Huddle Room	1		
Break Room	1		
Phone Room	1		

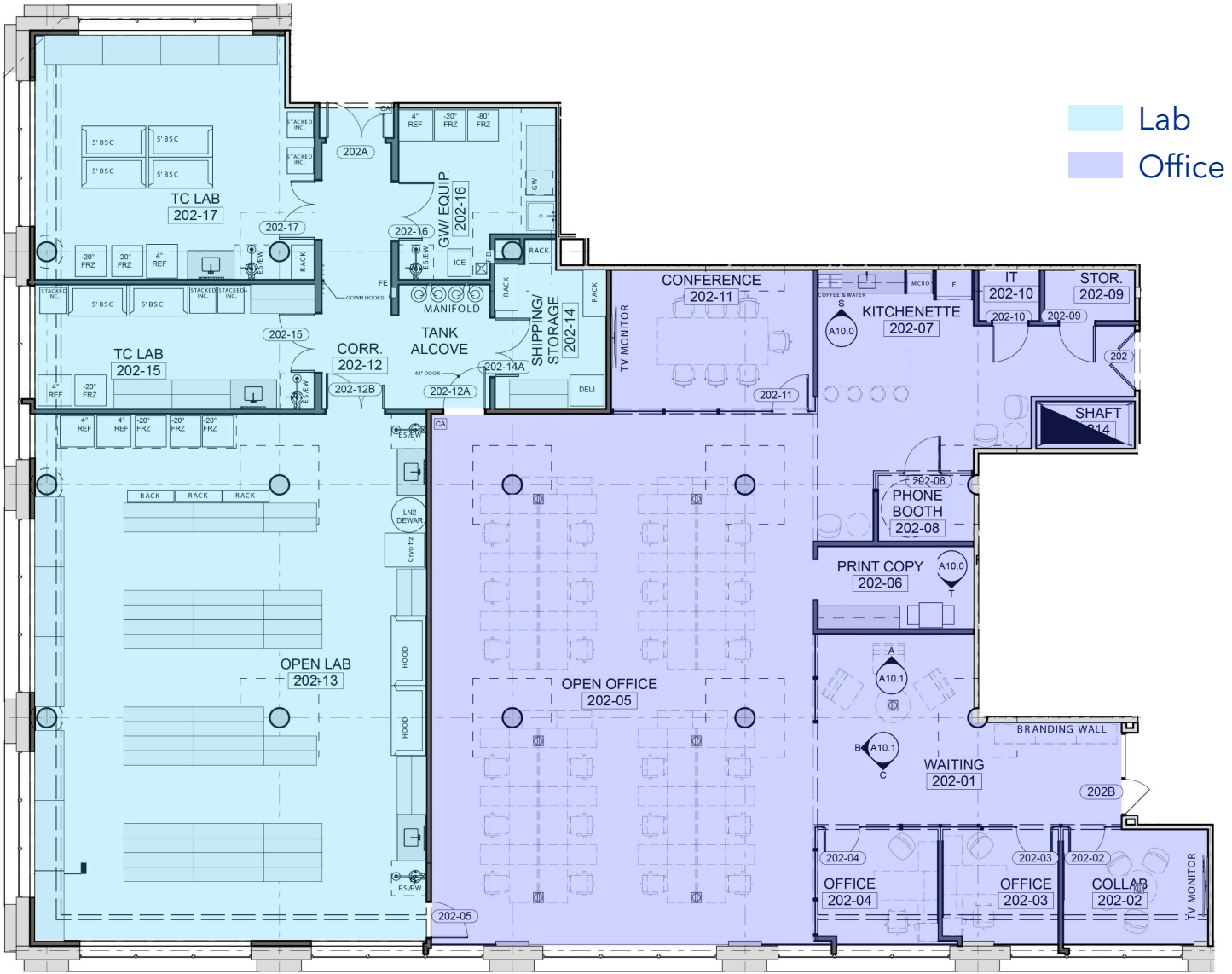
AMENITIES (Level 2)

Common Seminar/
Conference Room
30 person capacity

Common Café
12 person capacity

300 N BEACON STREET

Level 2 | 7,588 RSF Lab/Office Space | Existing Conditions | Available July 2026



SPACE PROGRAM

Workstations	24	Open Lab Benches	20
Private Offices	2	Tissue Culture Labs	2
Conference Room	1	Glass Wash/Equip. Room	1
Huddle Room	1		
Break Room	1		
Phone Room	1		

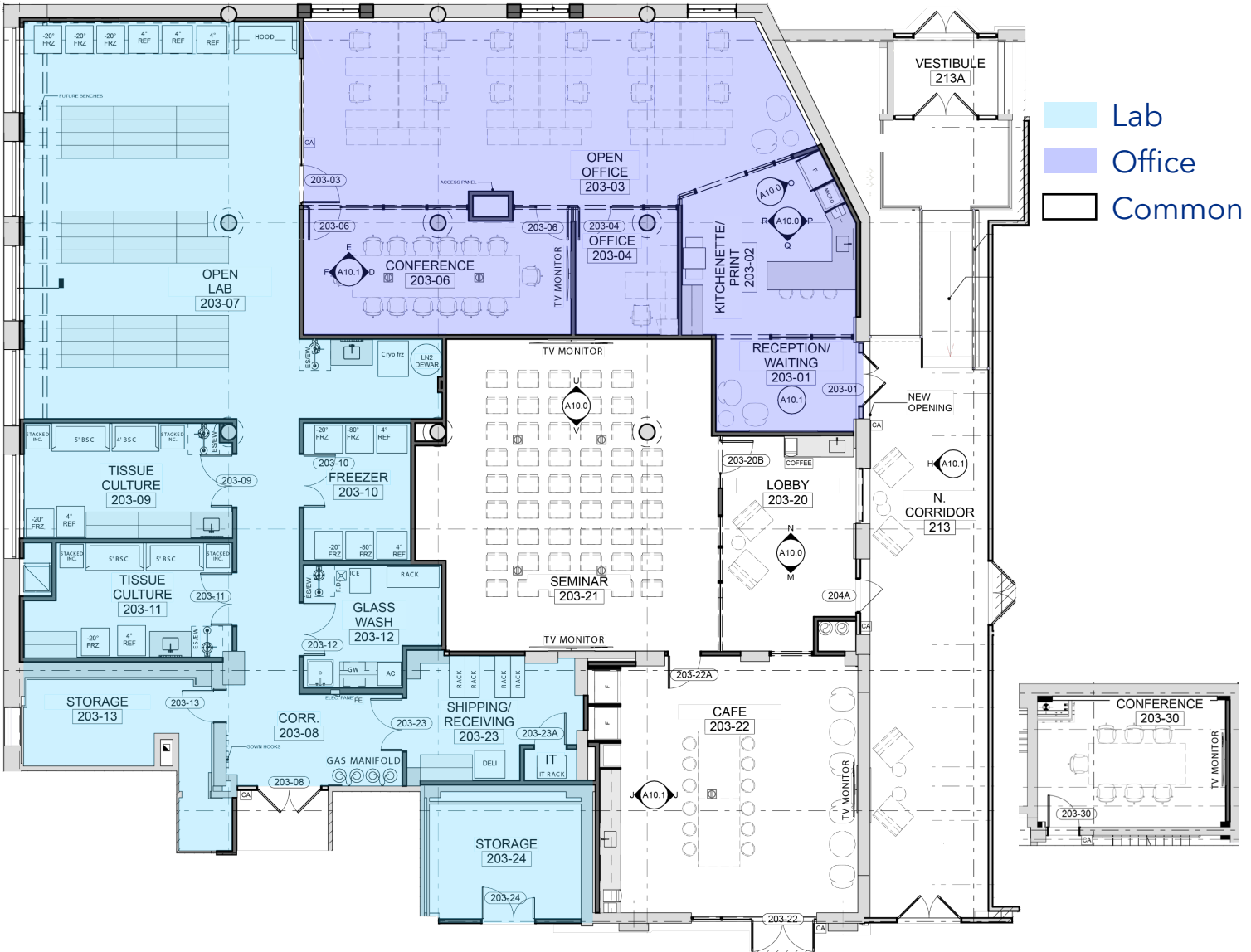
AMENITIES (Level 2)

- Common Seminar/
Conference Room
30 person capacity

- Common Café
12 person capacity

300 N BEACON STREET

Level 2 | 5,374 RSF Lab/Office Space | Existing Conditions | Available July 2026



SPACE PROGRAM

Workstations	12	Open Lab Benches	18
Private Office	1	Tissue Culture Labs	2
Conference Rooms	2	Glass Wash Room	1
		Freezer Room	1

AMENITIES (Level 2)

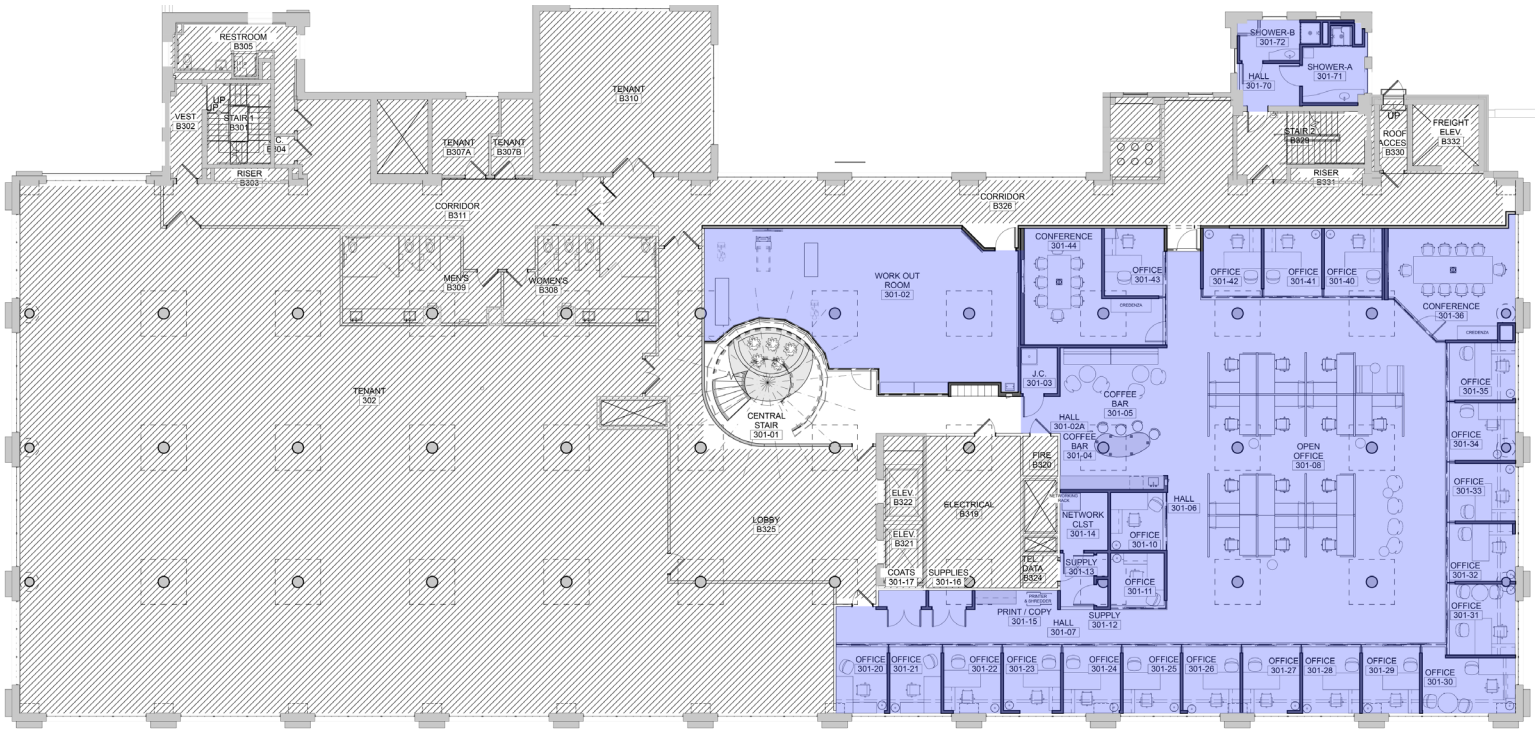
Common Seminar/
Conference Room
30 person capacity

Common Café
12 person capacity

300 N BEACON STREET

Level 3 | 11,067 RSF Office Space | Existing Conditions | Available March 2027

Lab
 Office



SPACE PROGRAM

Workstations	13
Private Offices	22
Conference Room	2
Fitness Center	1
Coffee Bar	1

AMENITIES (Level 2)

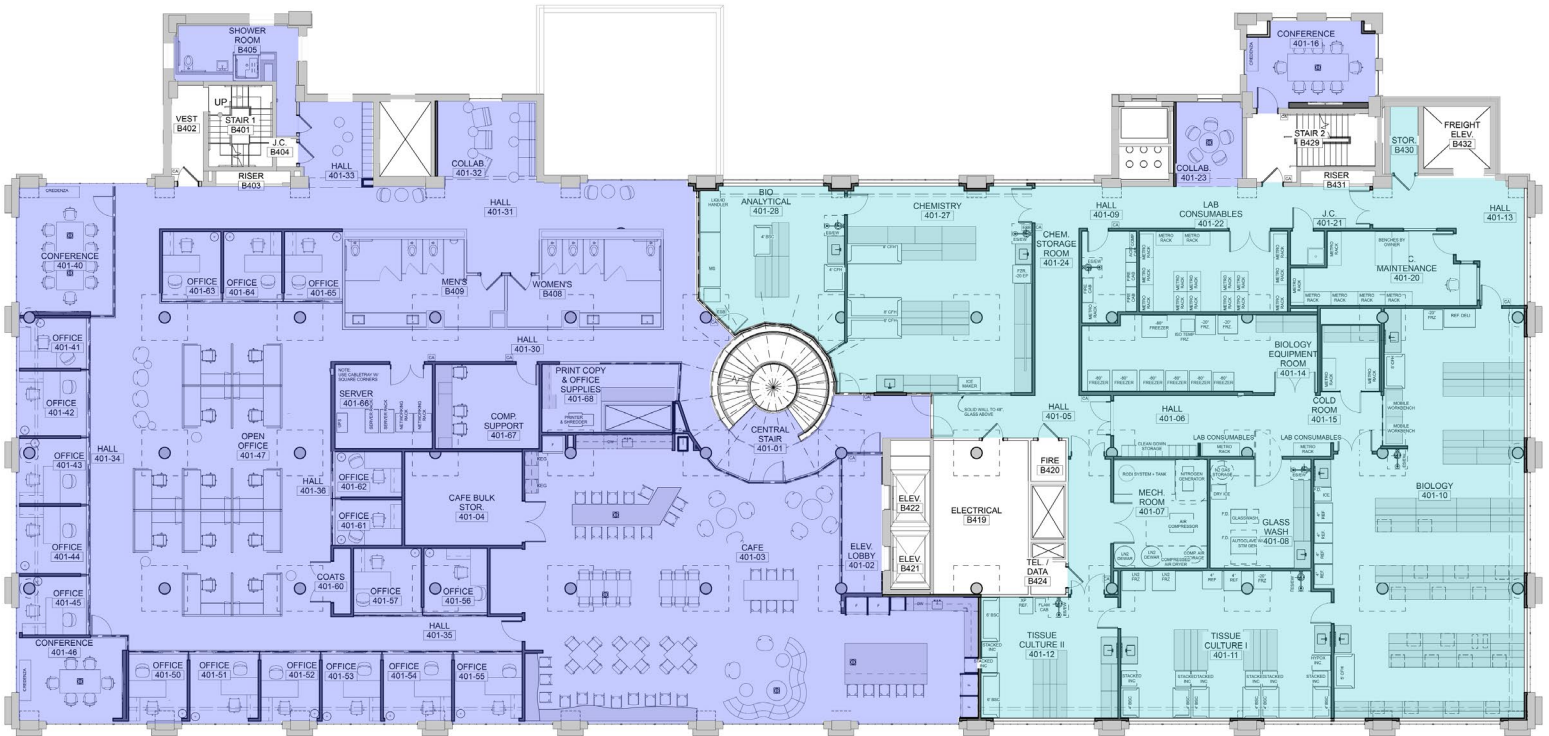
Common Seminar/
Conference Room
30 person capacity

Common Café
12 person capacity

300 N BEACON STREET

Level 4 | 21,531 RSF Lab/Office Space | Existing Conditions | Available March 2027

Lab
Office



SPACE PROGRAM

Workstations	12	Biology Lab	1
Private Offices	18	Bio. Analytical Lab	1
Conference Rooms	3	Chemistry Lab	1
Collab Rooms	2	Tissue Culture Labs	2
Cafeteria	1	Cold Room	1
		Glass Wash	1
		Freezer Room	1

AMENITIES (Level 2)

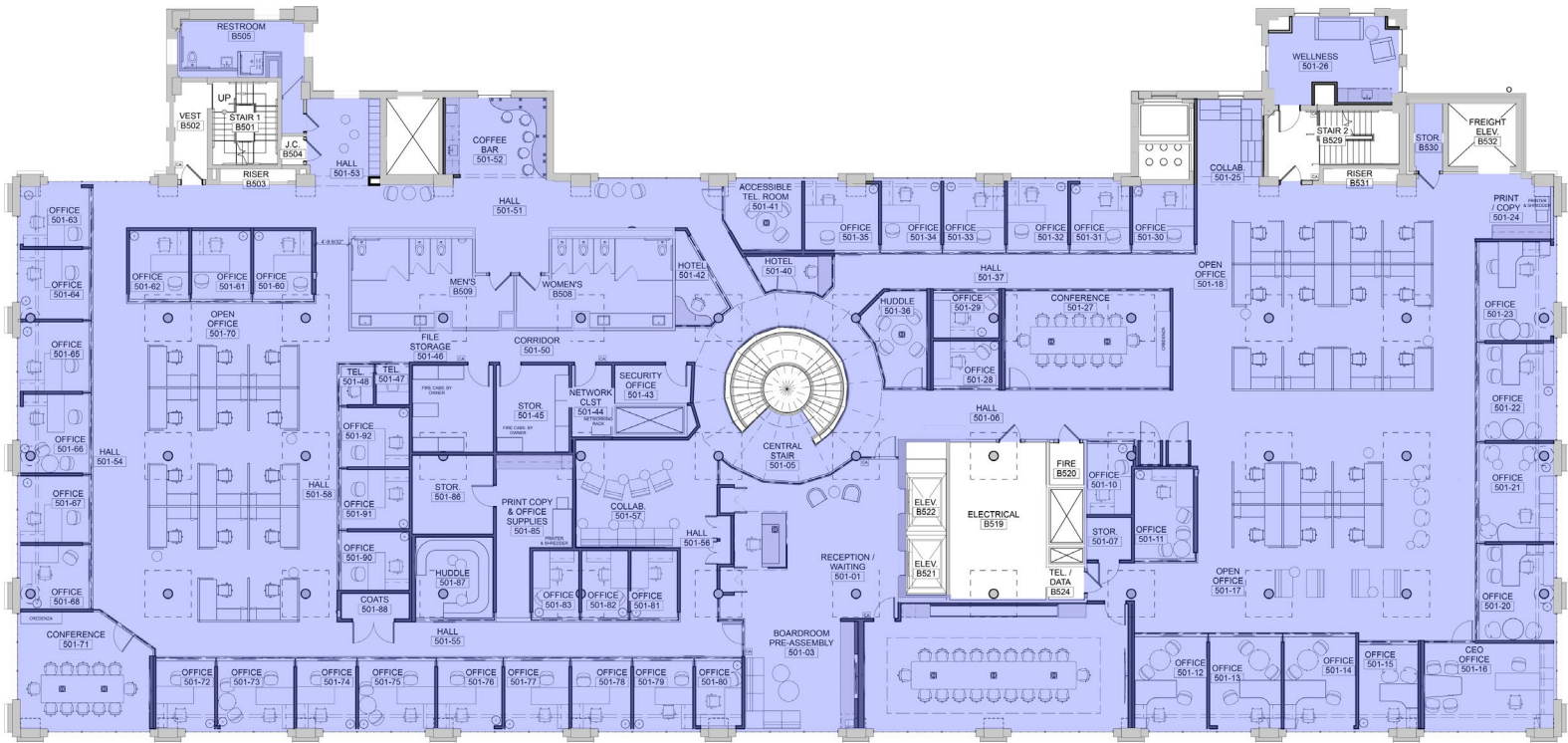
Common Seminar/
Conference Room
30 person capacity

Common Café
12 person capacity

300 N BEACON STREET

Level 5 | 21,531 RSF Office Space | Existing Conditions | Available March 2027

Lab
Office



SPACE PROGRAM

Workstations	32	Phone Rooms	5
Private Offices	43	Coffee Bar	1
Conference Rooms	2	Security Office	1
Board Room	1	Wellness Room	1
Collab Rooms	2		
Huddle Rooms	1		

AMENITIES (Level 2)

- Common Seminar/
Conference Room
30 person capacity
- Common Café
12 person capacity

FULLY-AMENITIZED CAMPUS

300 N Beacon is located in Alexandria's Arsenal on the Charles campus, innovatively designed to build meaningful and valuable community

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

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