



ALEXANDRIA®
Building the Future of Life-Changing Innovation®

ALEXANDRIA CENTER® FOR LIFE SCIENCE AT THE ARSENAL ON THE CHARLES

311 ARSENAL STREET





ALEXANDRIA®
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THE CAMPUS



THE ARSENAL ON THE CHARLES MEGACAMPUS™

Alexandria's fully-amenitized campuses 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



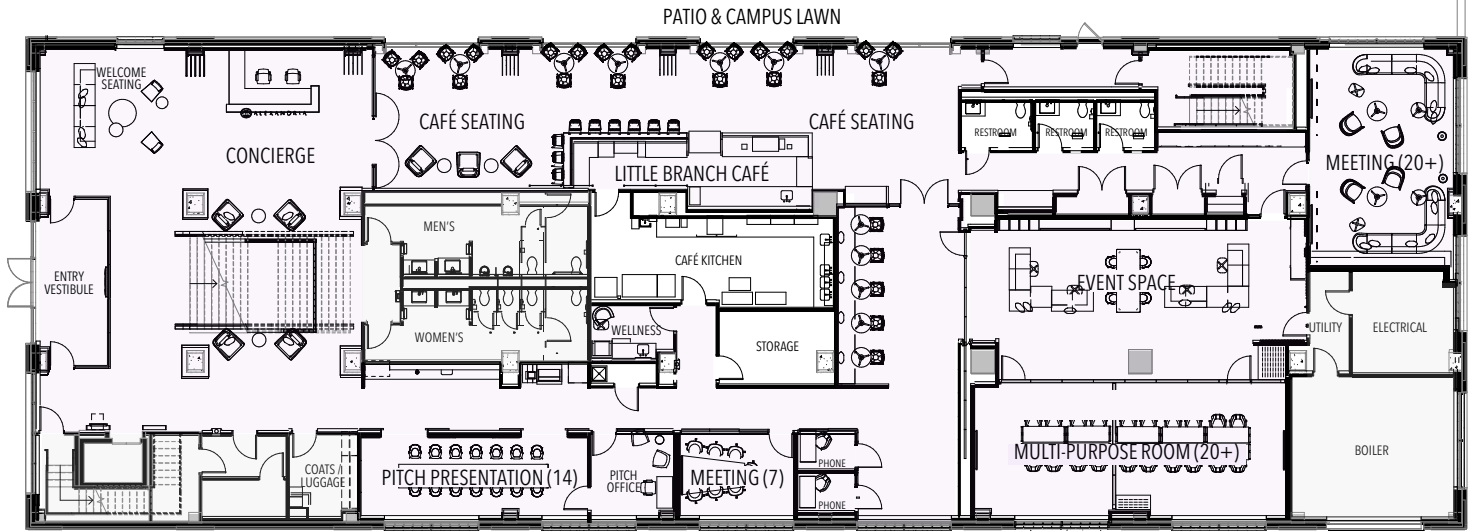
 311 ARSENAL STREET
OPPORTUNITY



SOCIALIZE & COLLABORATE

400 North Beacon Amenity Center

Level 1 Program



LEVEL 1

On-Site Concierge & Welcome Desk

Little Branch Café with Lounge & Patio Seating

Pitch Presentation Room & Pitch Office

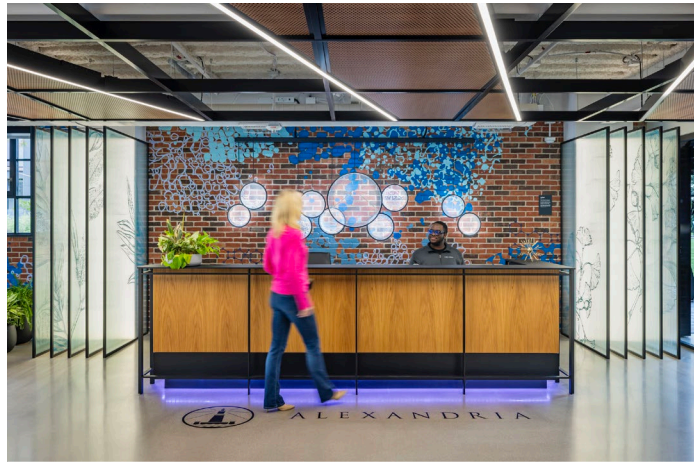
Wellness Room

Two Phone Rooms

One 7-Person Meeting Room

One 20+-Person Meeting Room

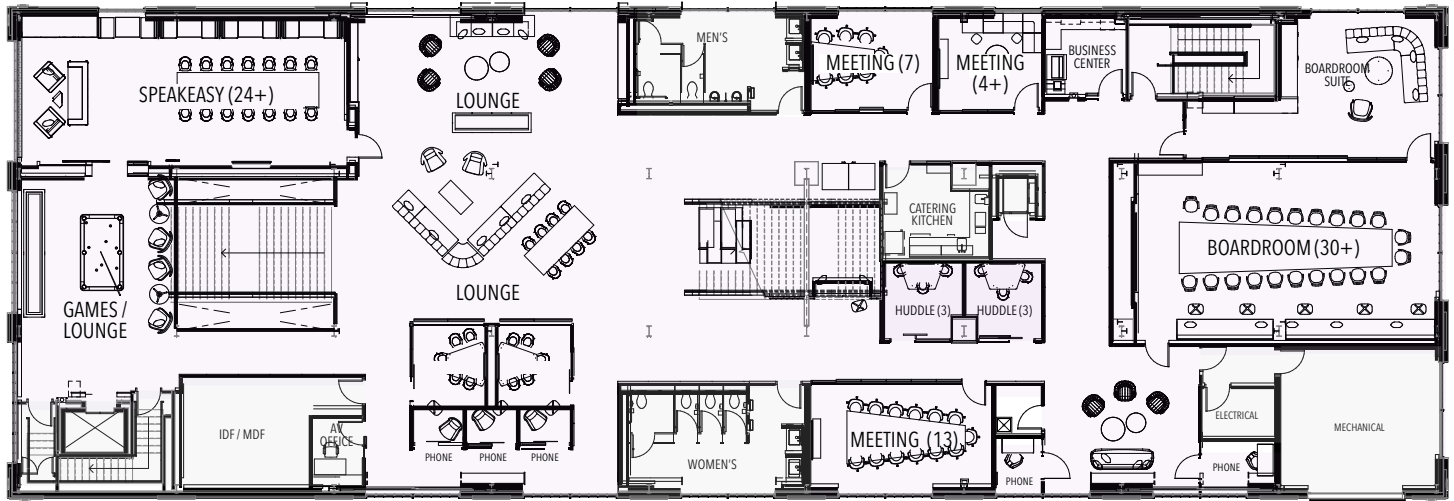
Flexible Large Meeting Room & Event Space





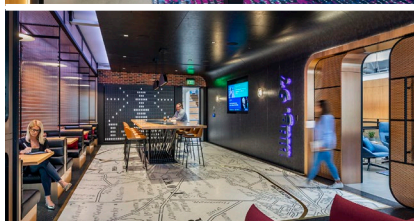
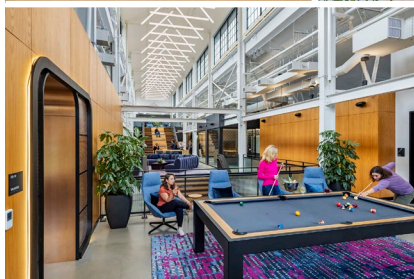
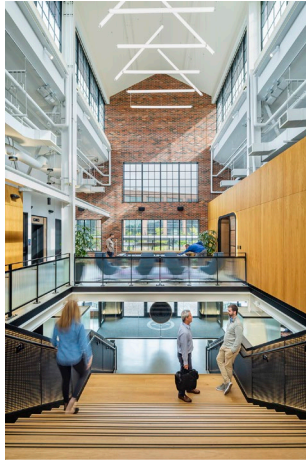
SOCIALIZE & COLLABORATE

400 North Beacon Amenity Center
Level 2 Program



LEVEL 2

- 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

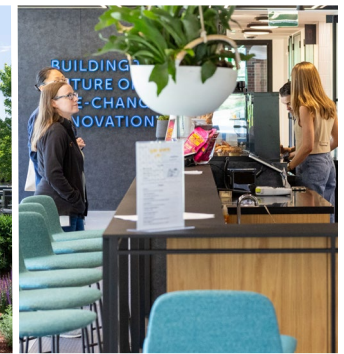


FITNESS, TRANSIT, & CHILDCARE AMENITIES

- ▶ 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



- ▶ 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





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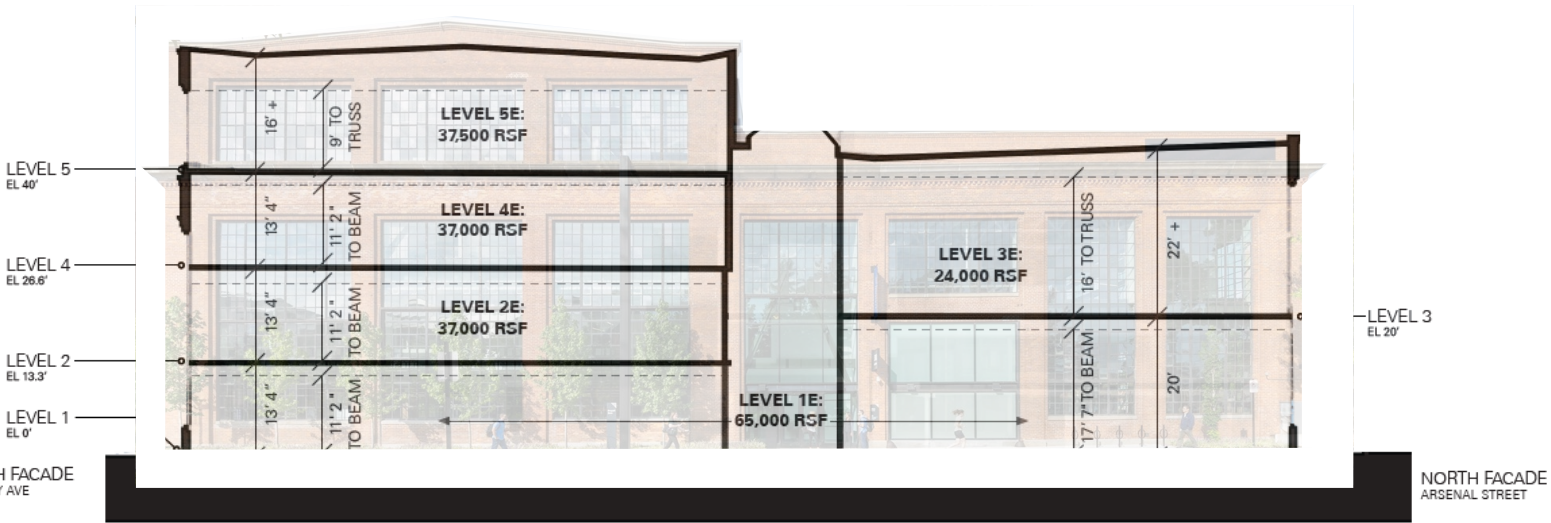
311 ARSENAL OPPORTUNITY



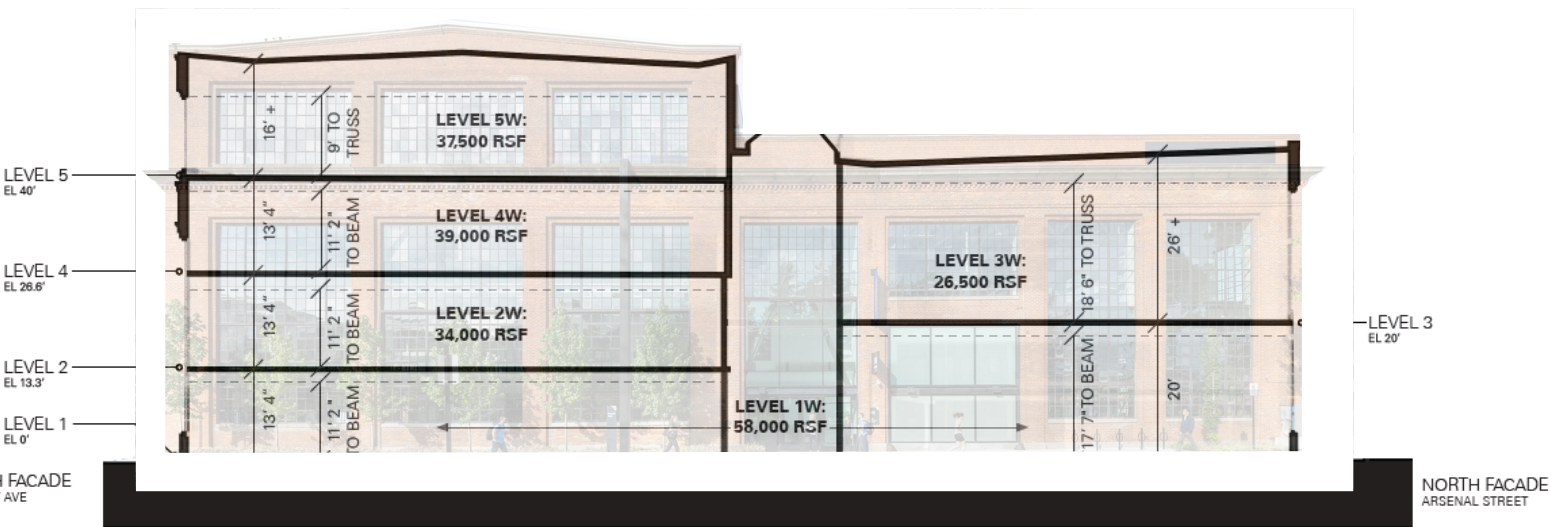
REAL ESTATE OPPORTUNITY: 311 ARSENAL STREET - 395,000 RSF

Building Clear Heights

Building Section - East



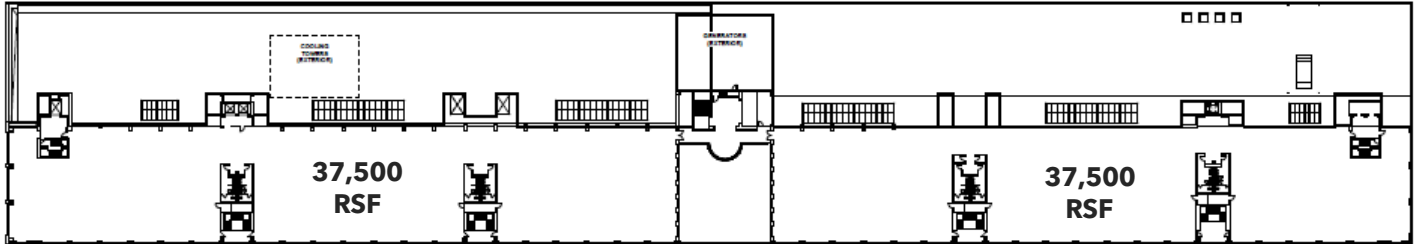
Building Section - West



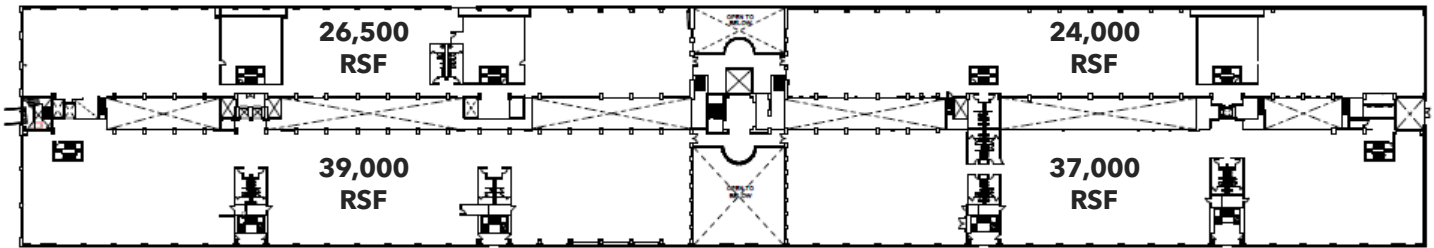
REAL ESTATE OPPORTUNITY: 311 ARSENAL STREET

Building Size | Approximately 395,000 RSF

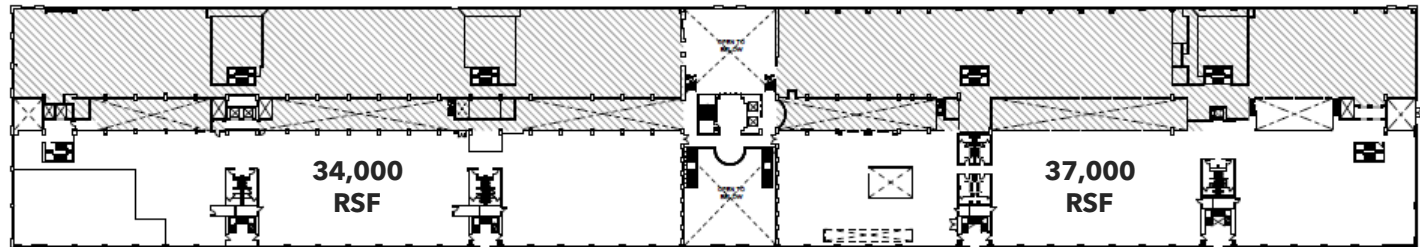
LEVEL 5



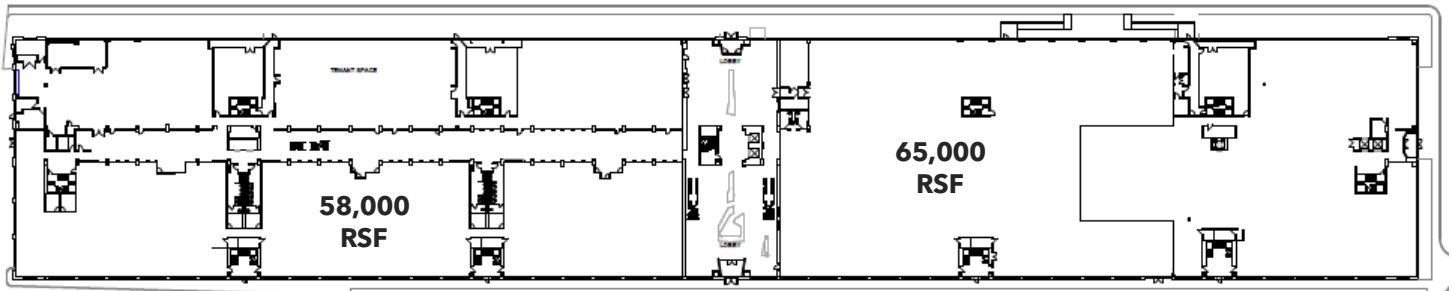
LEVELS 3-4



LEVEL 2



LEVEL 1





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