

910 CLOPPER ROAD

Gaithersburg, MD 20878
Montgomery County

OFFICE/FLEX SPACE FOR LEASE

736 SF UP TO 33,571 SF AVAILABLE



PROPERTY INFORMATION

- E-1 Zoning use: Medical/ Office/ Lab/ Flex
- Modern Fitness Center
- Future on-site deli
- Future conference room
- Heavy electric (480V), use: up to 50W/SF
- Covered loading docks w. levelers
- Fully conditioned Multi-Zone VAV HVAC
- Freight elevator
- Floor load capacity: 100 LBS/PSF exterior bays, 120 LBS/PSF interior bays
- 1st Floor-to-floor height: 14'-0"
- 2nd floor to roof (steel): 13'-4"

LEASED BY:

klNb



ALEXANDRIA.

Building the Future of Life-Changing Innovation™

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Distance from 910 Clopper:

I-270: 3 miles
Route 200: 7 miles
Holy Cross Hospital: 2.4 miles
Adventist Healthcare: 6.7 miles
Kaiser Medical Center: 8.7 miles



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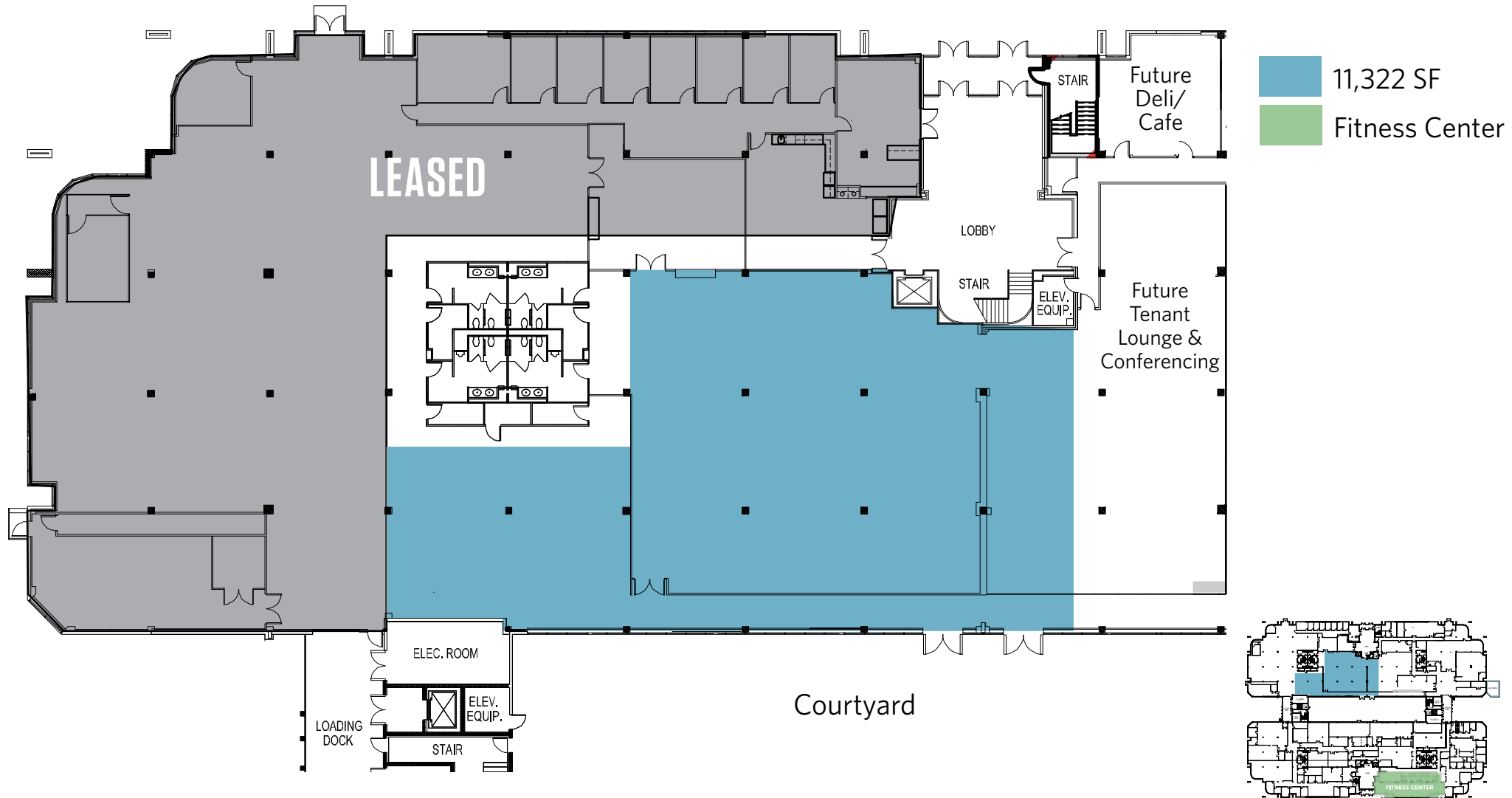
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FIRST FLOOR



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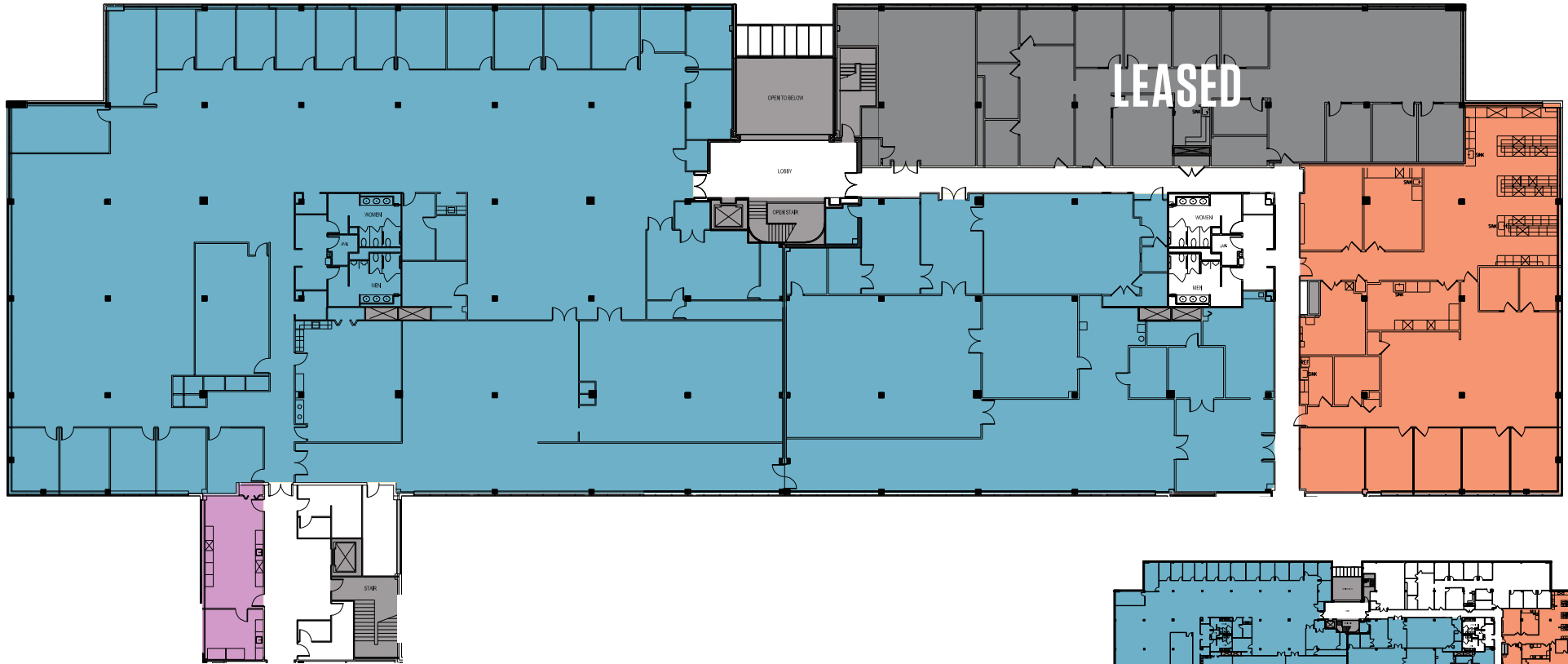
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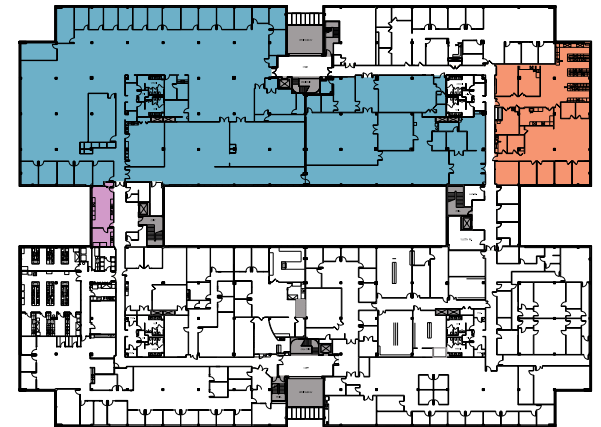
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SECOND FLOOR



- 33,571 SF
- 6,300 SF
- 736 SF



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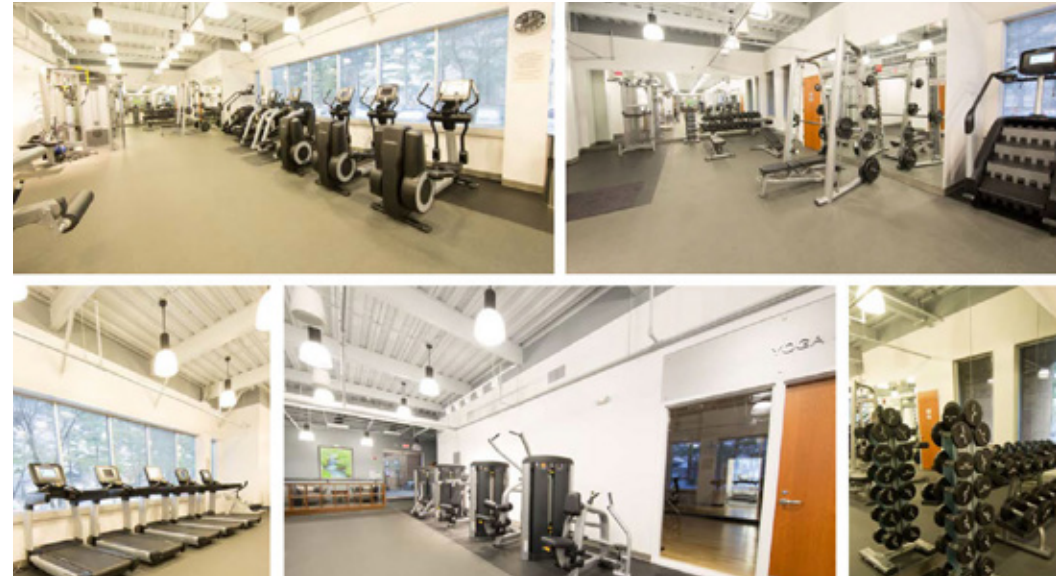
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PHOTOS



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For More Information, Please Contact:

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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.



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