



ALEXANDRIA®
Building the Future of Life-Changing Innovation®



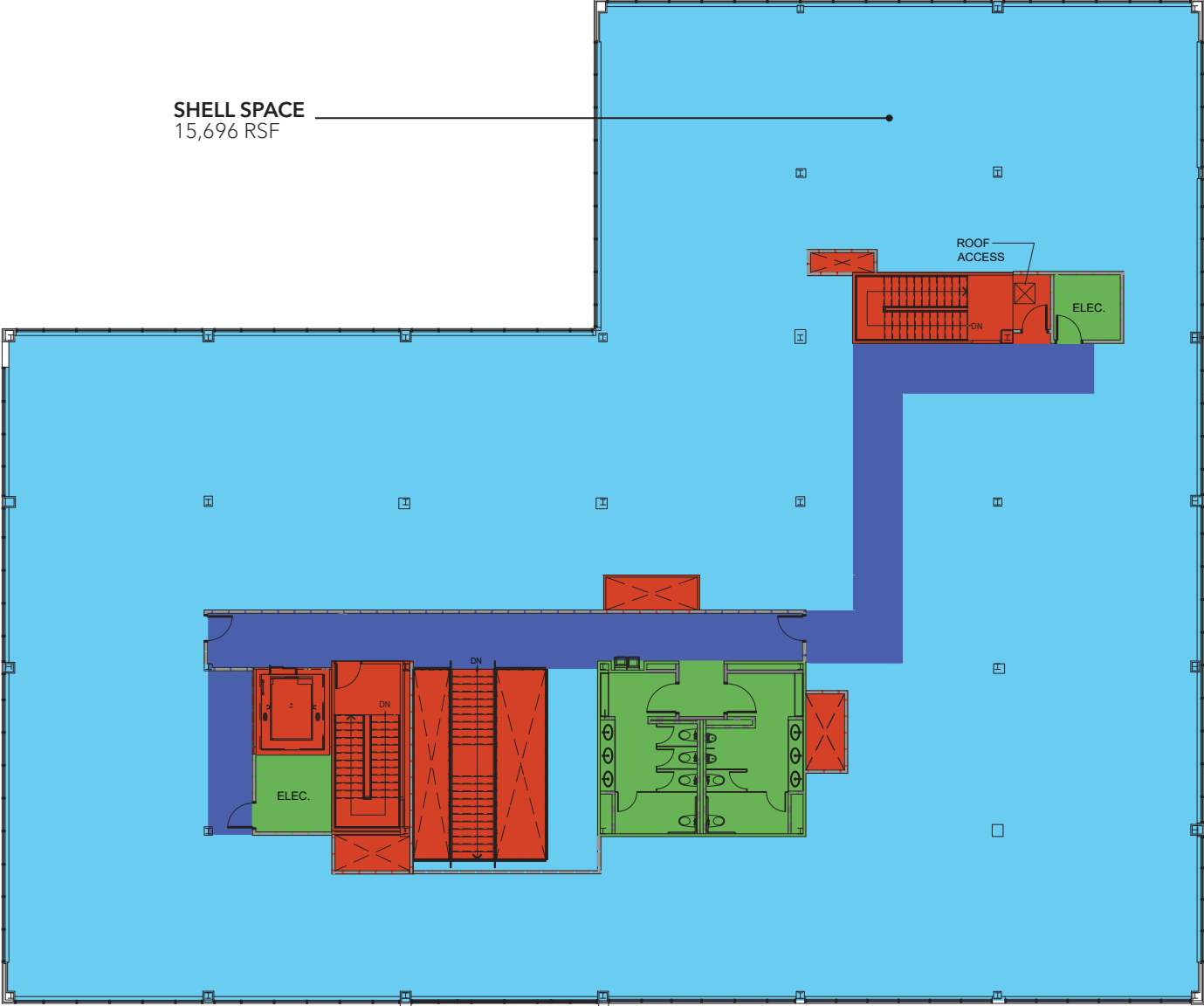
1450 RESEARCH BOULEVARD ROCKVILLE, MARYLAND

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
- Free membership to Alexandria Fitlab
- Excellent window line for natural light
- Efficient floorplate easily demised
- Passenger/freight elevator
- EV Charging station
- Common area tenant lounge and outdoor plaza
- Common conference rooms
- Emergency generator

FLOORPLAN

THIRD FLOOR



SITE AERIAL



ALEXANDRIA
Building the Future of Life-Changing Innovation™

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.

ALEXANDRIA CONTACTS

Eddie Rose
Senior Vice President -
Asset Services
O: 240.243.0832
M: 240.793.8778
erose@are.com

Larry Diamond
Co-Chief Operating Officer &
Regional Market Director - Maryland
O: 301.947.1770
M: 301.399.1108
ldiamond@are.com

SCHEER PARTNERS CONTACTS

Aaron Gambini
Senior Vice President
M: 703.472.3737
agambini@scheerpartners.com

Devin Zitelman
Vice President
M: 301.873.6700
dzitelman@scheerpartners.com

A project owned and managed by ARE-Maryland Region No. 24, LLC. The description of the property set forth herein is provided for informational purposes only without representation or warranty of any kind to its accuracy or completeness by ARE-Maryland Region No. 24, LLC.