

The background of the entire image is a complex, abstract network of blue and purple spheres connected by thin lines, resembling a molecular structure or a data network. Some spheres are larger and more prominent, while others are smaller and more faded. There are also bright, starburst-like light effects emanating from several of the spheres, adding a sense of energy and innovation.

ALEXANDRIA **LAUNCHLABS**® MARYLAND



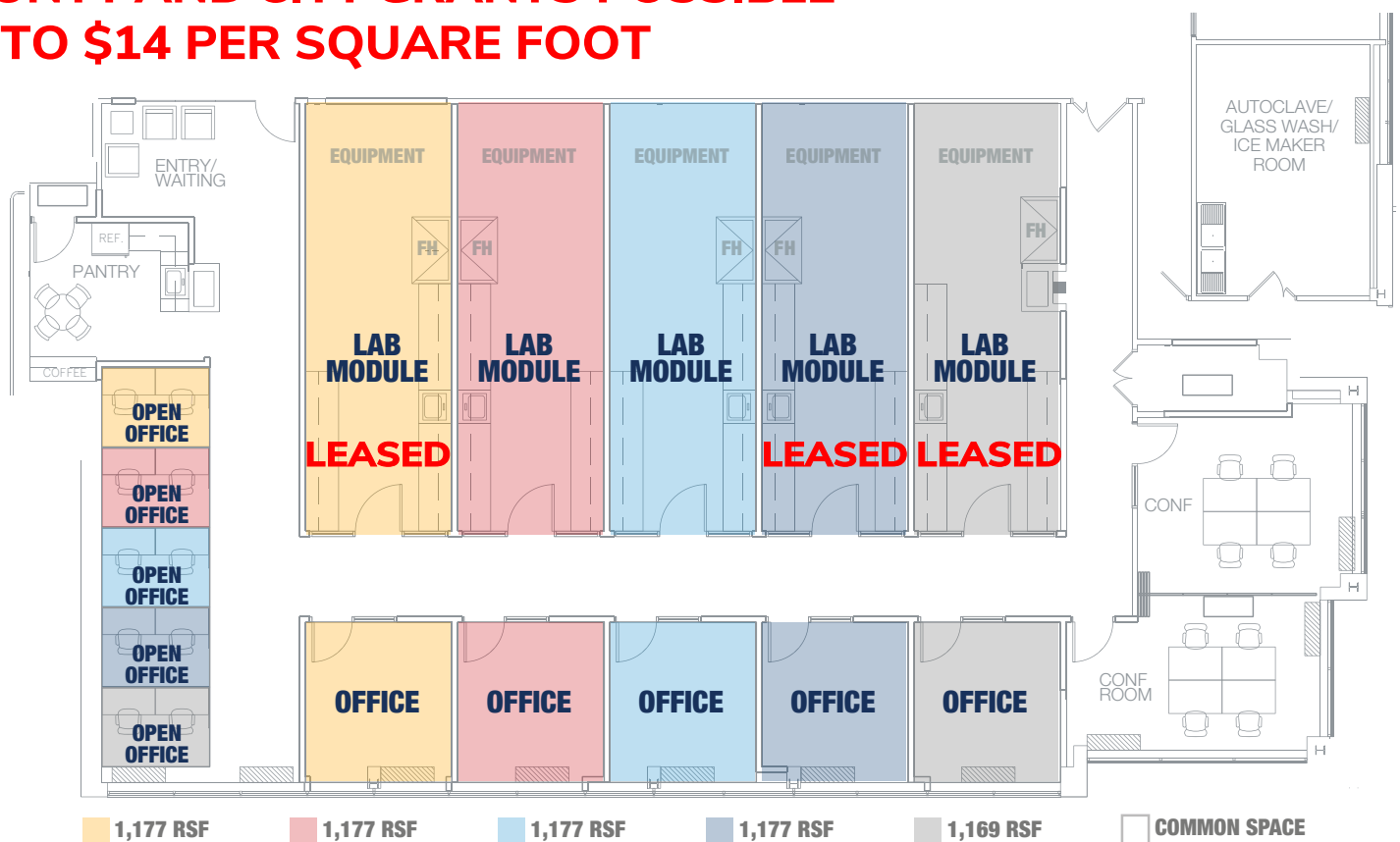
ALEXANDRIA LAUNCHLABS® IN MARYLAND, will provide fully equipped, affordable laboratory/office space with flexible lease terms, supporting infrastructure, access to amenities, and supporting services and programming through the project's consortium of world-class partners, including Alexandria Venture Investments, BioHealth Innovation, Montgomery County, and the City of Gaithersburg. This unique, startup environment will accelerate the growth of local early-stage life science companies.

FEATURES & AMENITIES

- Five move-in ready laboratory/office modules; each approximately 1,200 Rentable Square Feet (RSF) with communal services and amenities designed to facilitate collaboration.
- Fully fit out laboratory space including casework, sink, fume hood, equipment storage, and emergency generator capacity.
- Office space includes one furnished office and two workstations.
- Communal space includes reception/lobby area, pantry, conference rooms, IT closet, autoclave, glass wash, and ice maker.
- BioHealth Innovation will provide their Startup and Entrepreneur-in-Residence programs and various supporting services to guide and facilitate the growth of early-stage companies.
- FitLab, Alexandria's state-of-the-art fitness center, is located in close proximity.
- Up to \$14 per square foot County and City grants possibly available!

LEASE TERMS

- 2-year lease term.
- Full service base rent is \$4,871.00 per month, which includes rent, operating expenses, and utilities.
- Security deposit is equivalent to one month of full service base rent.



ALEXANDRIA LAUNCHLABS®: CONSORTIUM OF WORLD-CLASS PARTNERS PROVIDING LEADERSHIP, CAPITAL, AND INNOVATION



ALEXANDRIA

ALEXANDRIA VENTURE INVESTMENTS is the strategic venture capital arm of Alexandria Real Estate Equities, Inc. The Alexandria Venture Investments team actively invests at the cutting edge of novel, breakthrough discoveries in biopharmaceuticals, diagnostics, research tools, medical devices, digital health, and technology.

www.are.com



BIOHEALTH INNOVATION (BHI) is a public-private partnership with a mission of fostering commercialization of health and life sciences assets in the Central Maryland region. BHI is known for providing commercial assistance to scientists and founders in the early stages of forming new ventures and supporting the early growth of these ventures.

www.biohealthinnovation.org



MONTGOMERY COUNTY, MARYLAND is a major gateway to the Washington, DC metro area and a dominant economic engine for the state. The County offers a well-developed knowledge-based business and research hub, and is the epicenter for the biotechnology industry in the Mid-Atlantic region. Montgomery County also provides rich resources for entrepreneurs to start and grow their businesses.

www.montgomerycountymd.gov



THE CITY OF GAITHERSBURG is a major international hub for life sciences and technology companies and it is one of the most well-educated communities in the nation. The City's closeness to Washington, DC translates into opportunities for local employers. Our companies realize value from government contracts, federal research institutions, and R&D funding.

www.growgaithersburg.com



LAUNCHLABS

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ALEXANDRIA REAL ESTATE EQUITIES, INC. (NYSE:ARE) is the largest and leading REIT uniquely focused on collaborative science campuses in urban innovation clusters, including Greater Boston, the San Francisco Bay Area, New York City, San Diego, Seattle, Maryland, and Research Triangle Park. Alexandria has a longstanding and proven track record of developing Class A assets clustered in urban science and technology campuses that provide its innovative client 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 additional information on Alexandria, please visit www.are.com.