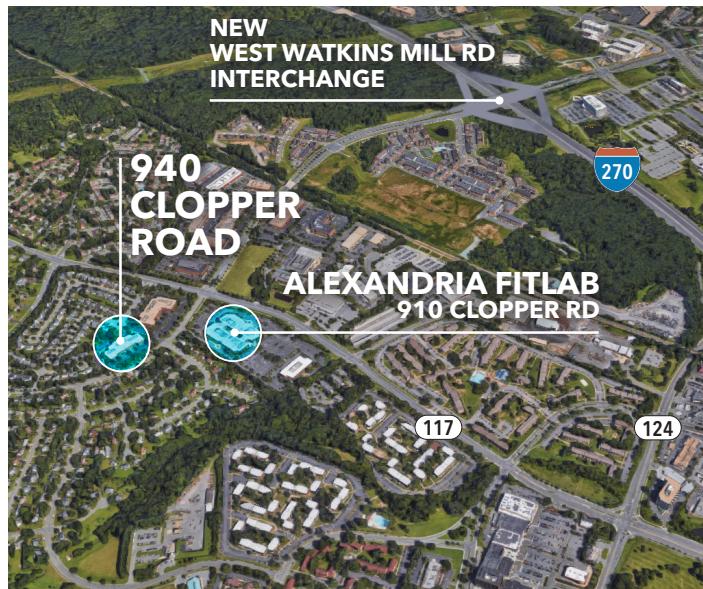




940 CLOPPER ROAD GAIITHERSBURG, MARYLAND

AVAILABLE 1Q23
8,867 RSF OF LABORATORY/OFFICE SPACE



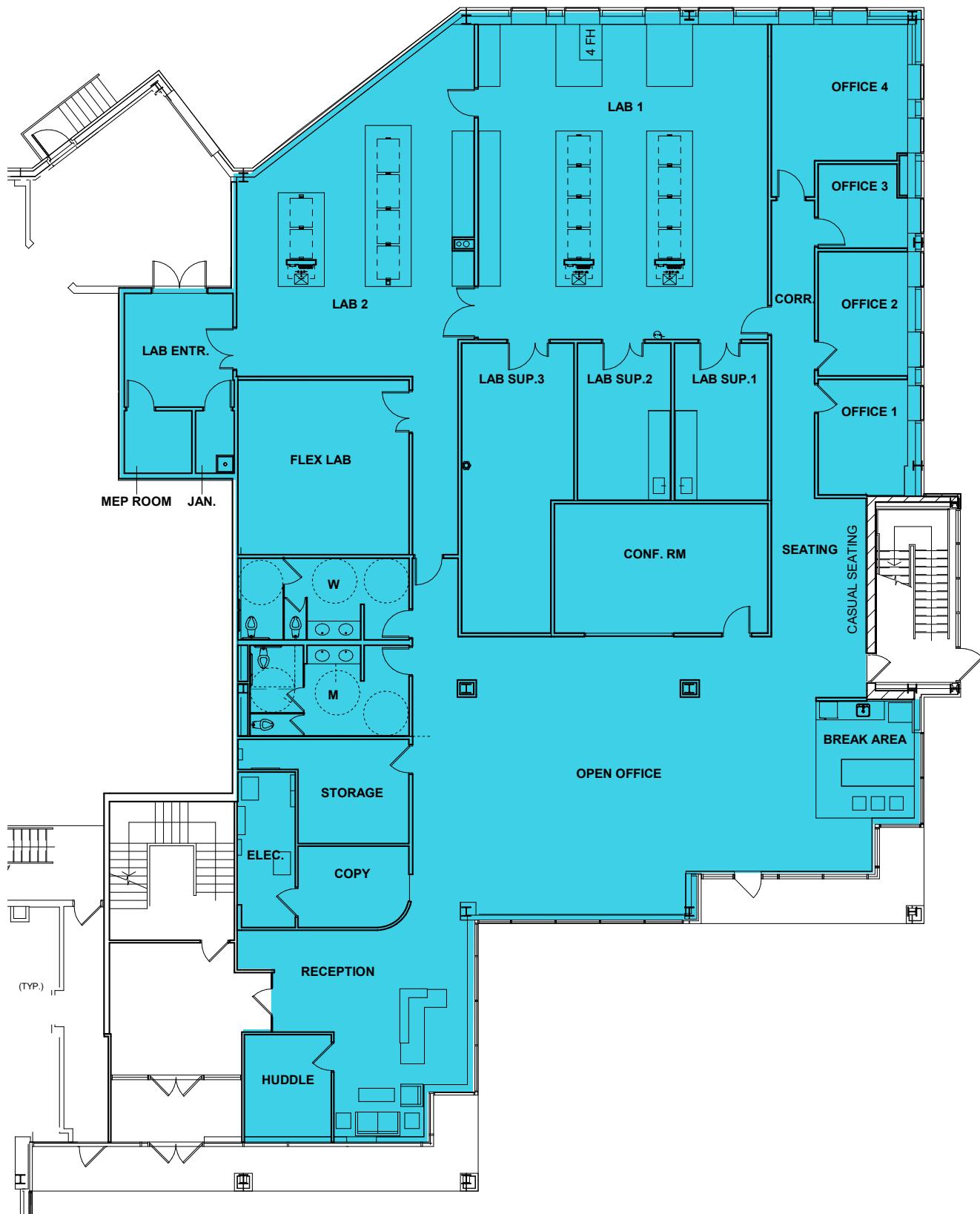
TENANT AMENITIES

- 8,867 RSF lab/office suite available 1Q23
- Dedicated suite entry
- Energy efficient HVAC
- Loading dock
- Ample parking
- Complimentary access to the Alexandria FitLab fitness center (located at 910 Clopper Road)
- On-site asset management
- Proximate to major amenities, including restaurants, retail, lodging, and banking

FIRST FLOOR

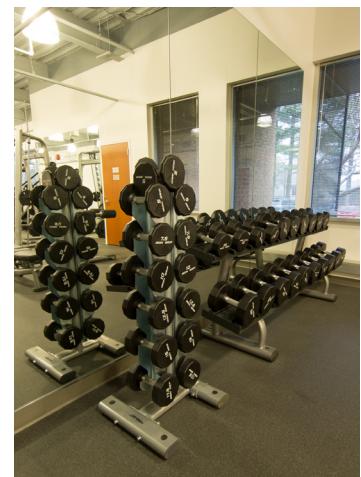
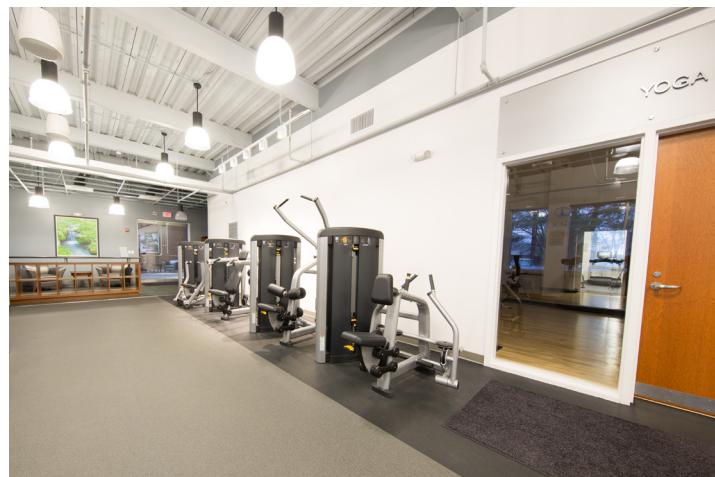
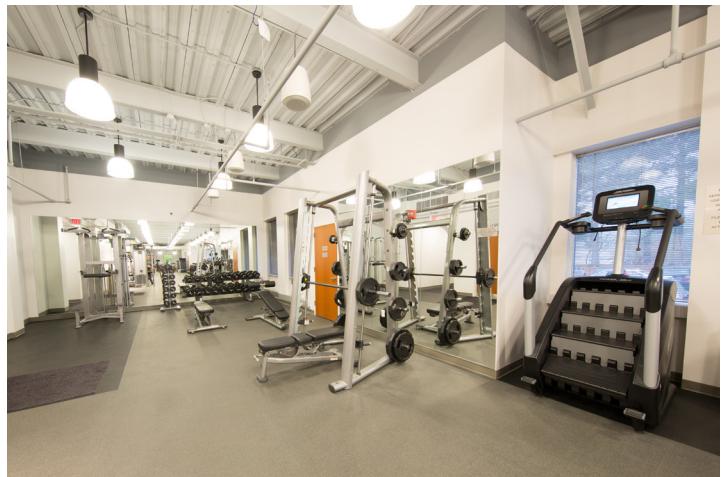
8,867 RSF

Available 1Q23



ALEXANDRIA FITLAB FITNESS CENTER

Complimentary access, located at 910 Clopper Rd



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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