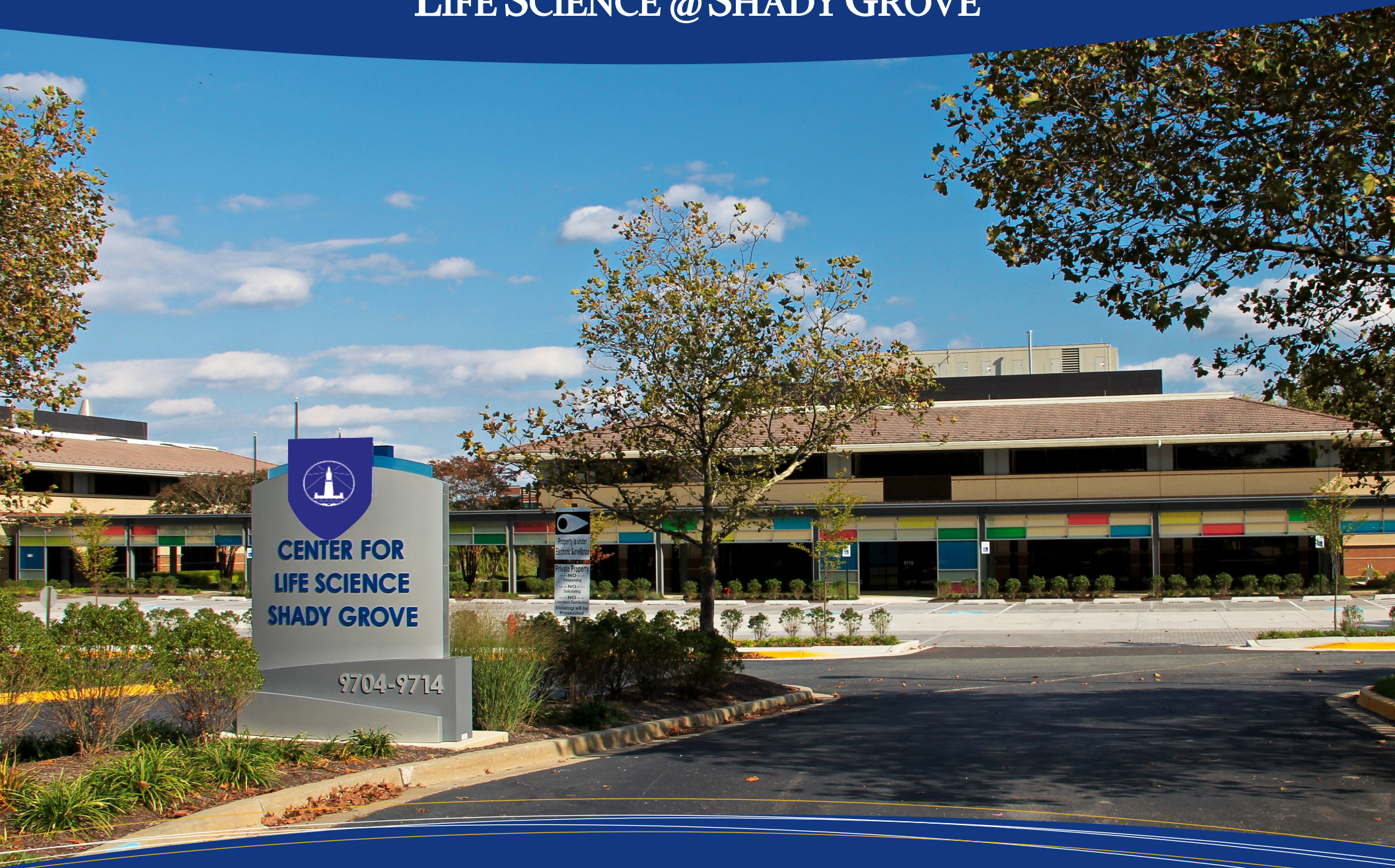


ALEXANDRIA CENTER FOR LIFE SCIENCE @ SHADY GROVE



ABOUT THE CAMPUS



VIEW FROM SHADY GROVE ROAD

- ♦ Architectural covered walkway
- ♦ Extensive landscaping & hardscaping
- ♦ Conferencing and fitness facilities
- ♦ Extensive window line
- ♦ Monument signage
- ♦ Excellent visibility/identity
- ♦ Four building science campus
- ♦ 214,725 SF
- ♦ Built 1995-2004, renovated 2012/2024
- ♦ Located within the 300-acre Shady Grove Life Sciences Center R&D park
- ♦ Back up generator



9708 MEDICAL CENTER DRIVE

- ◆ 2 Stories
- ◆ 33,816 SF
- ◆ Entire Bldg. Available

9712 MEDICAL CENTER DRIVE

- ◆ 2 Stories
- ◆ 22,907 SF
- ◆ Entire Bldg. Available

9714 MEDICAL CENTER DRIVE

- ◆ 3 Stories
- ◆ 35,401 SF
- ◆ -0- SF Available
- ◆ Shared Amenities



AVAILABILITY

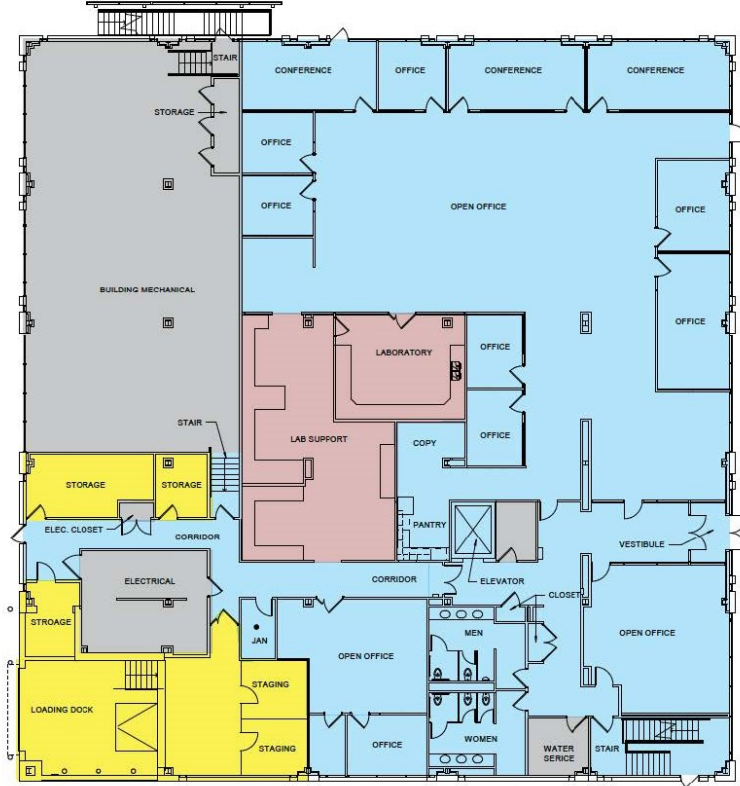
9708 MEDICAL CENTER DRIVE



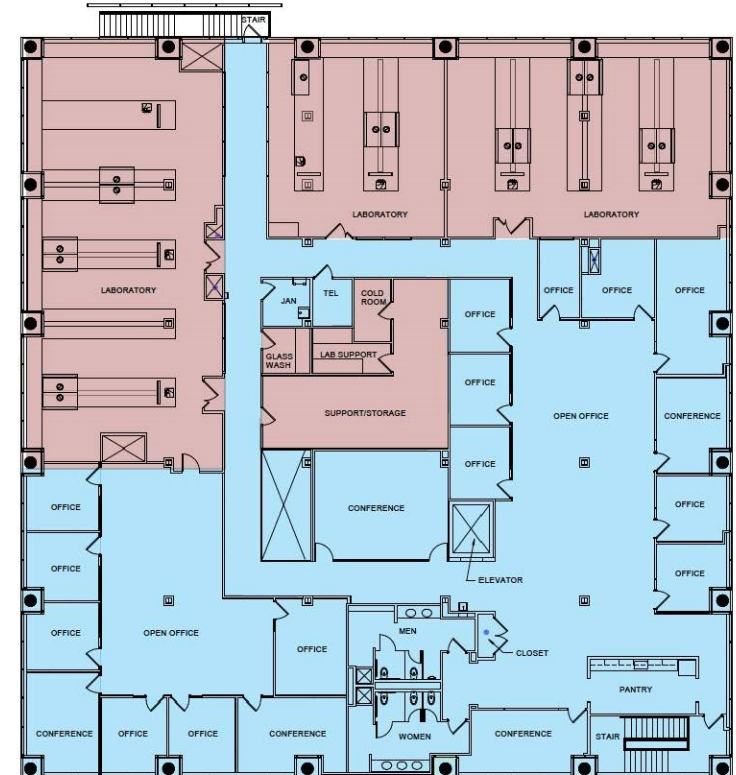
FEATURES INCLUDE:

- ♦ 33,816 SF of lab / office space
- ♦ Multiple fume hoods
- ♦ RO/DI water system, compressed air
- ♦ 300 Kw back-up generator
- ♦ Exclusive loading dock





1ST FLOOR
15,345 SF



2ND FLOOR
15,345 SF

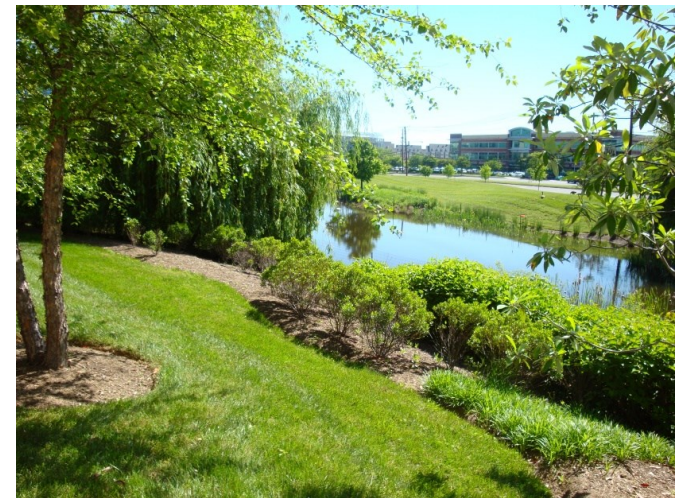
9708 MEDICAL CENTER DRIVE

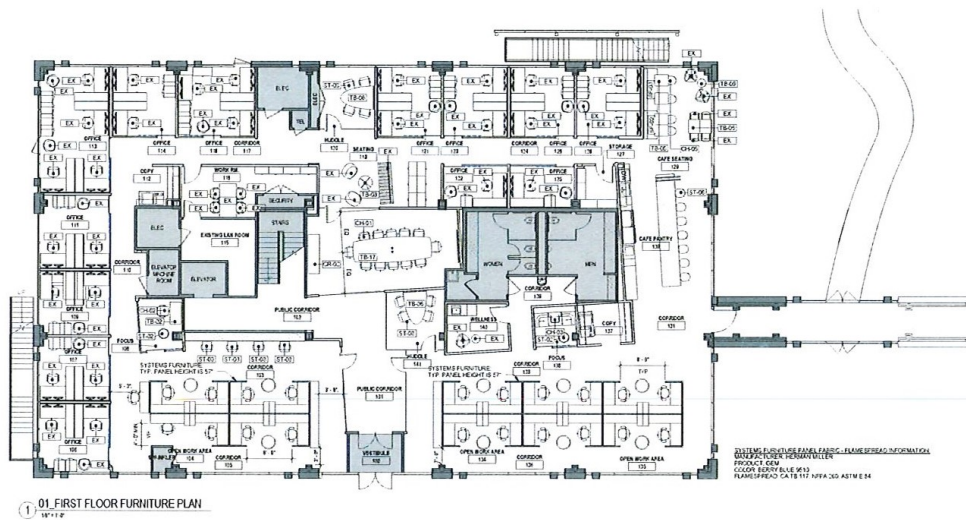
9712 MEDICAL CENTER DRIVE



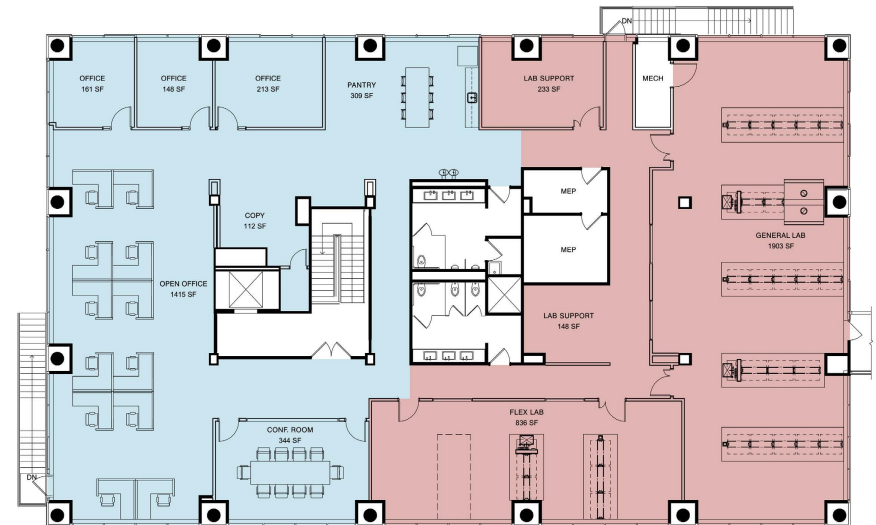
FEATURES INCLUDE:

- ♦ 22,907 SF lab/office
- ♦ Newly constructed lab suite
- ♦ Courtyard and pond views





1ST FLOOR
10,833 SF



2ND FLOOR
12,074 SF

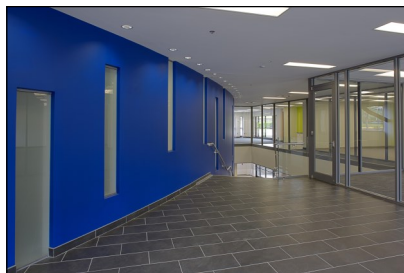
9712 MEDICAL CENTER DRIVE

9714 MEDICAL CENTER DRIVE



FEATURES INCLUDE:

- ♦ 35,401 SF of lab/office space
- ♦ Currently leased to RegenxBio
- ♦ *Potential expansion
- ♦ Back-up generator
- ♦ Loading dock
- ♦ Fitness center with locker rooms
- ♦ Shared conference areas
- ♦ Patio (*see below*)



COLLABORATE WITH MARYLAND'S TOP INNOVATORS IN ALEXANDRIA'S WORLD-CLASS CLUSTER



ALEXANDRIA.

Building the Future of Life-Changing Innovation.

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