



ALEXANDRIA
Building the Future of Life-Changing Innovation®



45 WEST WATKINS MILL ROAD GAITHERSBURG, MARYLAND

18,924 RSF + 8,155 RSF
AVAILABLE IMMEDIATELY

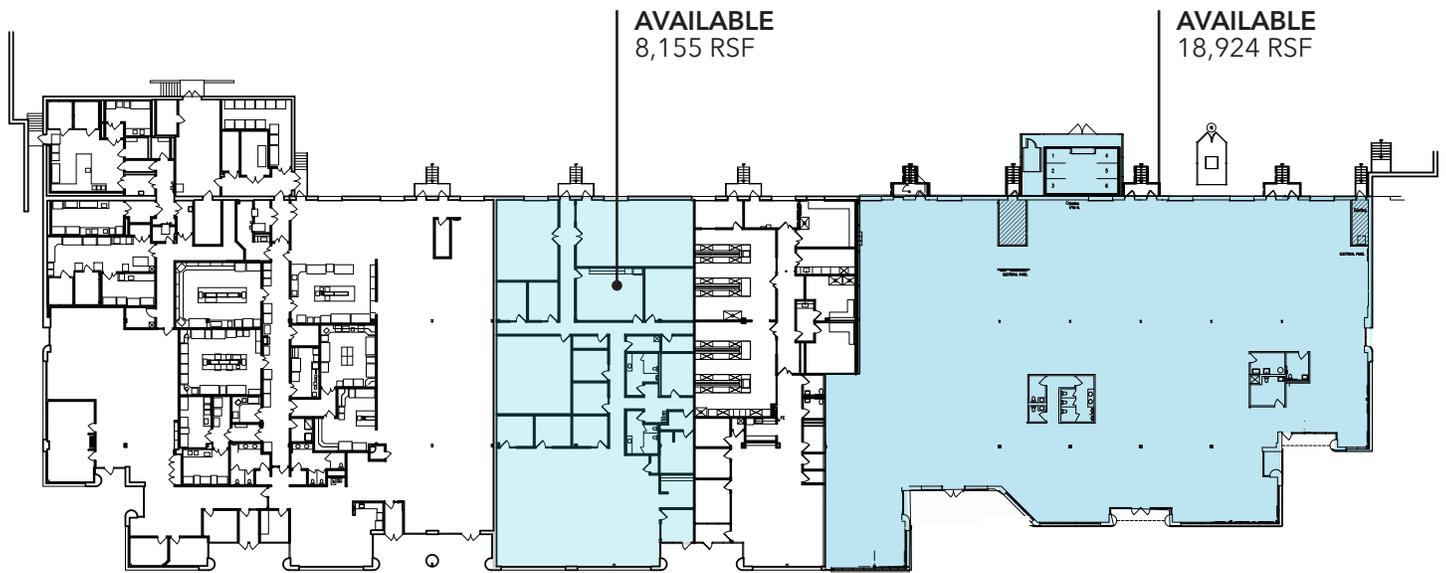
- Directly accessible via the new West Watkins Mill Road / I-270 interchange
- 15' Ceiling height
- Emergency generator opportunity
- Multiple direct loading docks
- Heavy Electric: 1200 Amp, 3 P, 4 W, 120/208V

- Proximate to major amenities, including restaurants, retail, lodging, and banking:





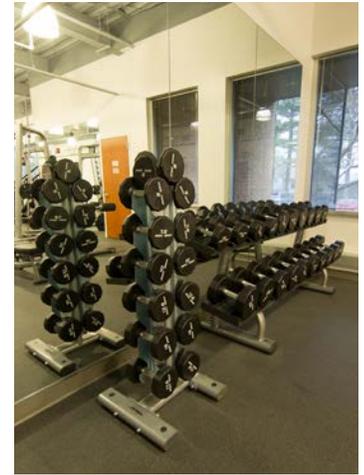
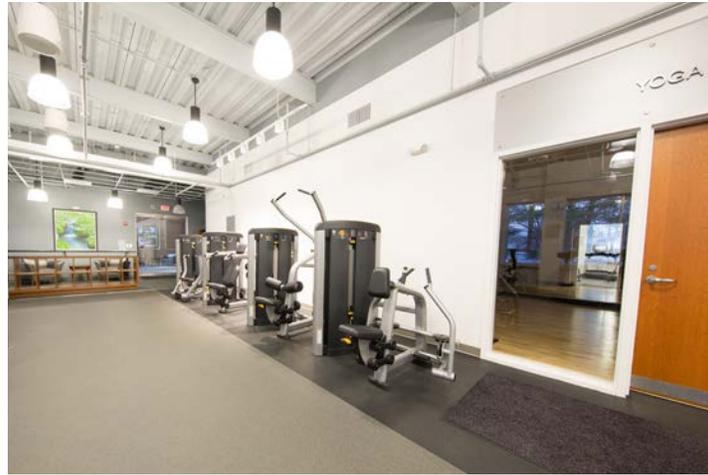
45 WEST WATKINS MILL ROAD FIRST FLOOR PLAN



A project owned and managed by ARE-Maryland No. 48, 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 No. 48, LLC.

ALEXANDRIA FITLAB FITNESS CENTER

Complimentary access, located at 910 Clopper Rd



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A project owned and managed by ARE-940 Clopper Road, 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-940 Clopper Road, LLC.



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.

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