

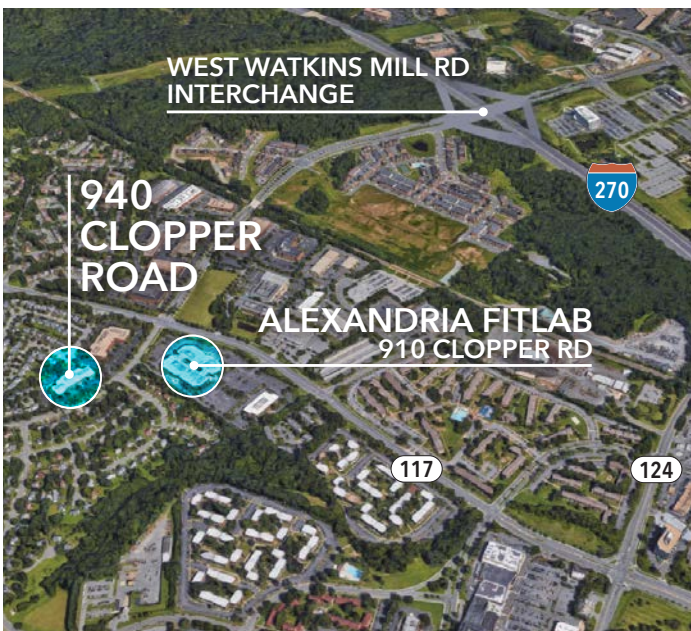


ALEXANDRIA®  
Building the Future of Life-Changing Innovation®



# 940 CLOPPER ROAD GAITHERSBURG, MARYLAND

AVAILABLE 5/1/24  
15,504 RSF OF LABORATORY/OFFICE SPACE



## TENANT AMENITIES

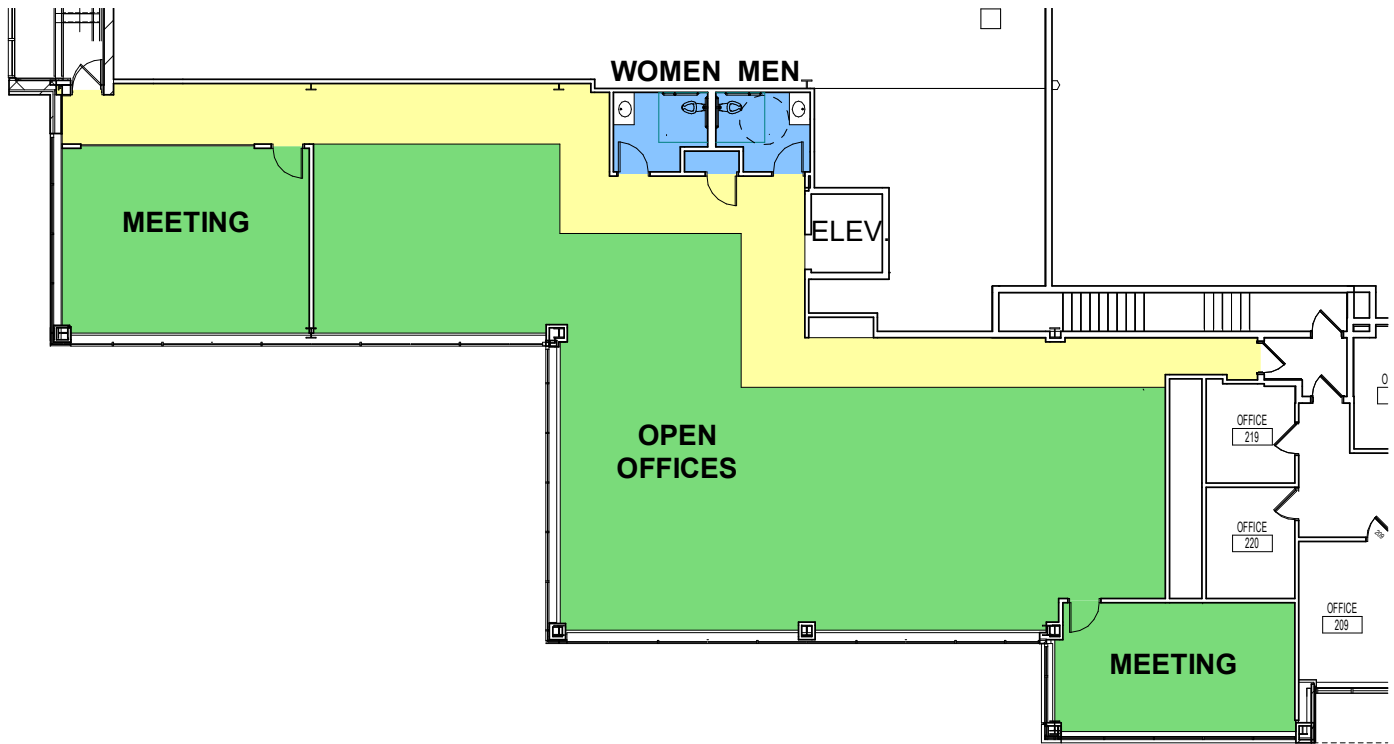
- Dedicated suite entry with monument signage
- 22' clear height
- Substantial existing lab infrastructure
- Efficient mezzanine design for existing office
- Energy efficient HVAC
- Dedicated loading dock
- Ample parking
- Complimentary access to the Alexandria FitLab fitness center (located at 910 Clopper Road)
- On-site asset management
- Proximate to major amenities, including restaurants, retail, lodging, and banking

# FIRST FLOOR



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.

## SECOND FLOOR



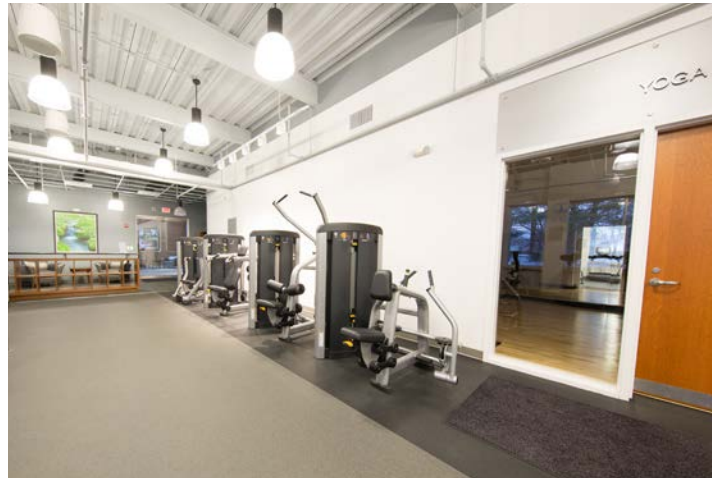
## AMENITY MAP



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## ALEXANDRIA FITLAB FITNESS CENTER

Complimentary access, located at 910 Clopper Rd



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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](http://www.are.com).

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