



ALEXANDRIA®
Building the Future of Life-Changing Innovation®



9800 MEDICAL CENTER DRIVE ROCKVILLE, MARYLAND

Alexandria Center® for Life Science at Shady Grove

21,362 RSF OF OFFICE / LABORATORY SPACE
AVAILABLE

TENANT AMENITIES

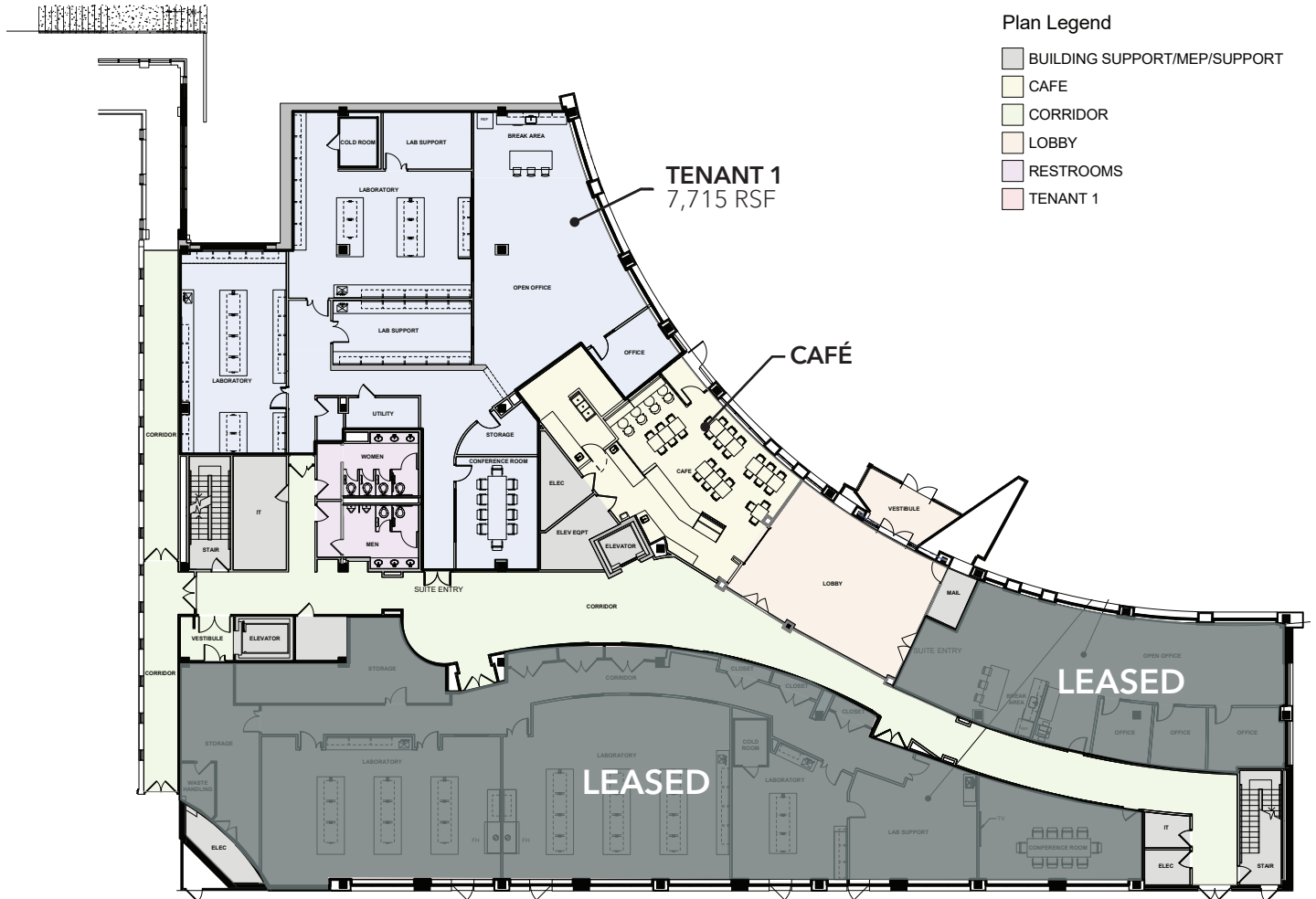
- 21,362 RSF available
- At the heart of the I-270 Technology Corridor and near the National Cancer Institute building; the campus is conveniently accessible by multiple highways and public transit
- On-site Café
- Ample emergency power
- Common conference room
- Abundant retail and dining options within walking distance located at Falls Grove Village Center
- Ample parking
- Collaborative and activated outdoor space

FLOOR PLAN (BUILDING A)

FIRST FLOOR

7,715 RSF

Available



FLOOR PLAN (BUILDING A)

SECOND FLOOR

5,135 RSF

Available



FLOOR PLAN (BUILDING C)

FIRST FLOOR

8,512 RSF

Available



EXTERIOR SPACE



TENANT PLAZA

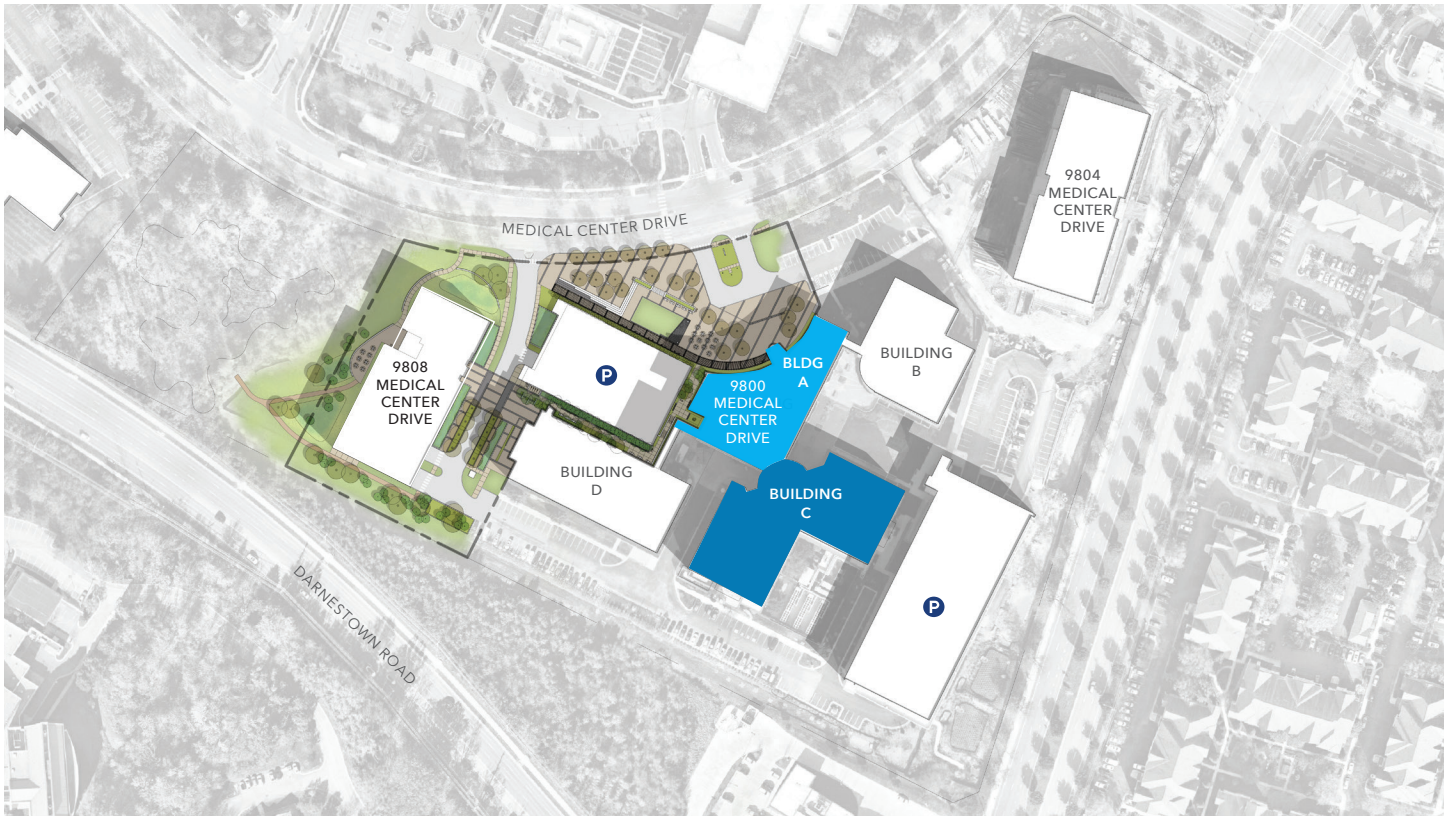


COURTYARD

AERIAL



SITE MAP





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.

CONTACT

ALEXANDRIA REAL ESTATE EQUITIES, INC.

946 Clopper Road
Gaithersburg, MD 20878

EDDIE ROSE

Senior Vice President,
Co-Regional Market
Director – Maryland
Asset Services
O: 240.243.0832
M: 240.793.8778
erose@are.com

WILSON PURCELL

Senior Director, Real Estate Operations
Real Estate Development
O: 301.355.2145
M: 301.381.6519
wpurcell@are.com

JLL

11810 Grand Park Avenue, Suite 650
North Bethesda, MD 20852

AMANDA DAVIS

Senior Managing Director
O: 301.287.9970
M: 571.277.3042
amanda.davis@am.jll.com

DANNY SHERIDAN

Managing Director
O: 301.287.9922
M: 202.510.4151
dany.sheridan@am.jll.com

ALDEN STABB

Senior Vice President
O: 301.287.3241
alden.stabb@am.jll.com

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