



ALEXANDRIA®

Building the Future of Life-Changing Innovation®



# 940-948 CLOPPER ROAD GAITHERSBURG, MARYLAND

## 944 CLOPPER RD

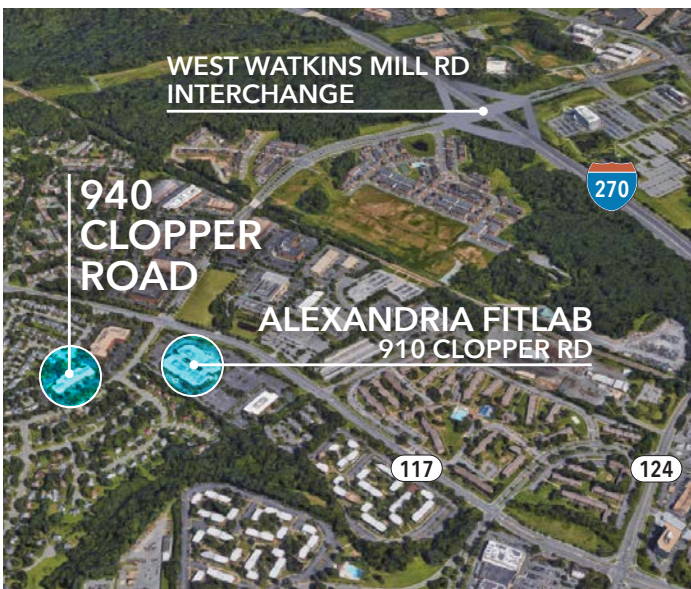
AVAILABLE 3/1/24

6,500 RSF OF LAB/OFFICE SPACE

## 948 CLOPPER RD

AVAILABLE 5/1/24

3,555 RSF OF LAB/OFFICE SPACE



## TENANT AMENITIES

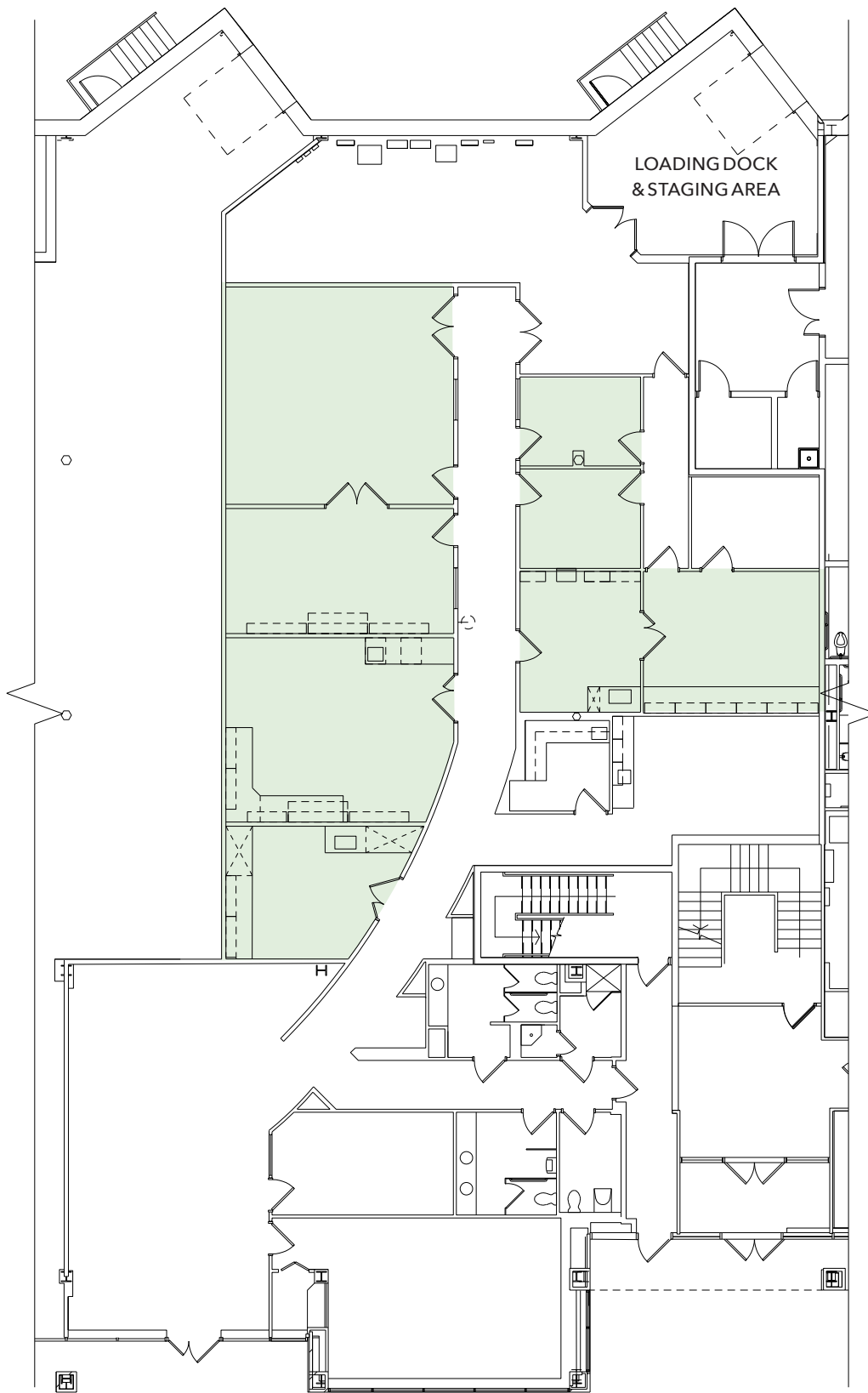
- Dedicated suite entry with monument signage
- 22' clear height (at 944 Clopper Rd)
- Substantial existing lab infrastructure
- Efficient mezzanine design for existing office (at 948 Clopper Rd)
- Energy efficient HVAC
- Dedicated loading dock (at 944 Clopper Rd)
- Ample parking
- Complimentary access to the Alexandria FitLab fitness center (located at 910 Clopper Rd)
- On-site asset management
- Proximate to major amenities, including restaurants, retail, lodging, and banking

944 CLOPPER RD

6,500 RSF

AVAIL. 3/1/24

LAB SPACE

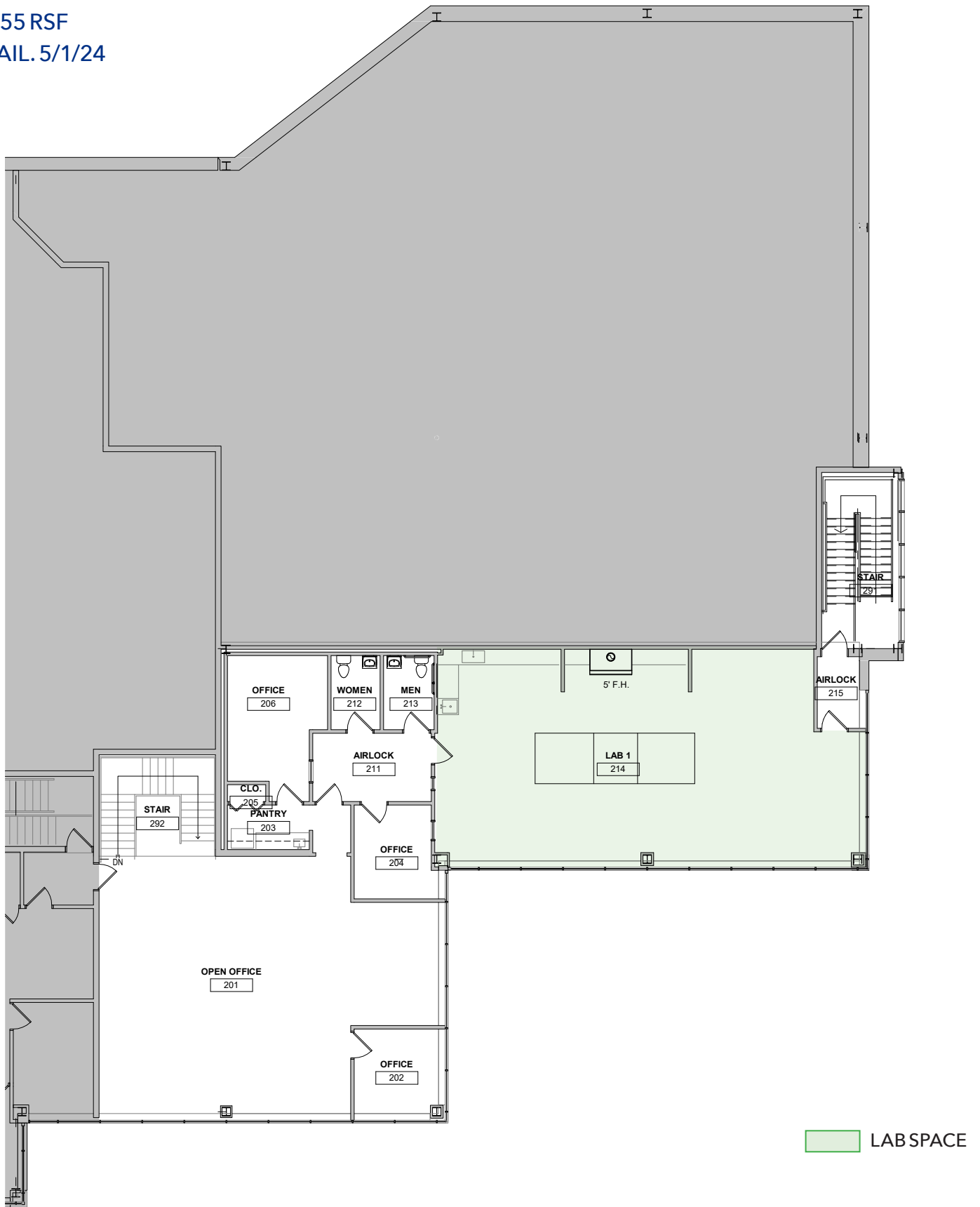


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948 CLOPPER RD

3,555 RSF

AVAIL. 5/1/24



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# EXTERIOR



# AMENITY MAP

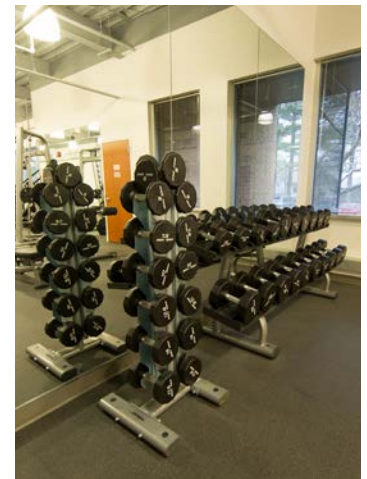
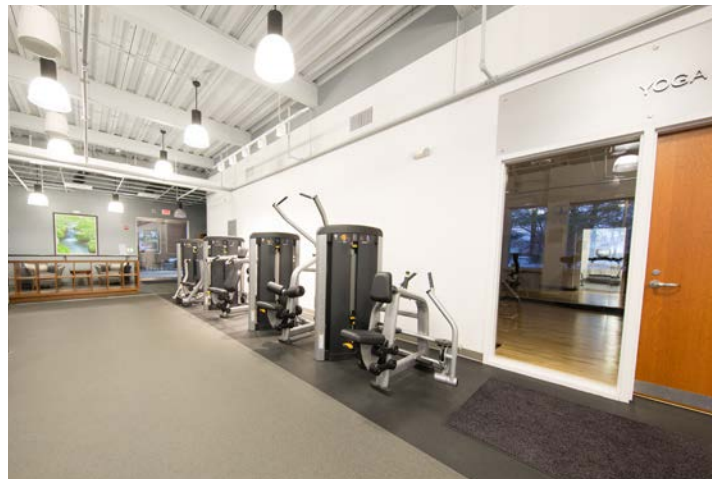


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## ALEXANDRIA FITLAB FITNESS CENTER

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

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