

9900 MEDICAL CENTER DRIVE

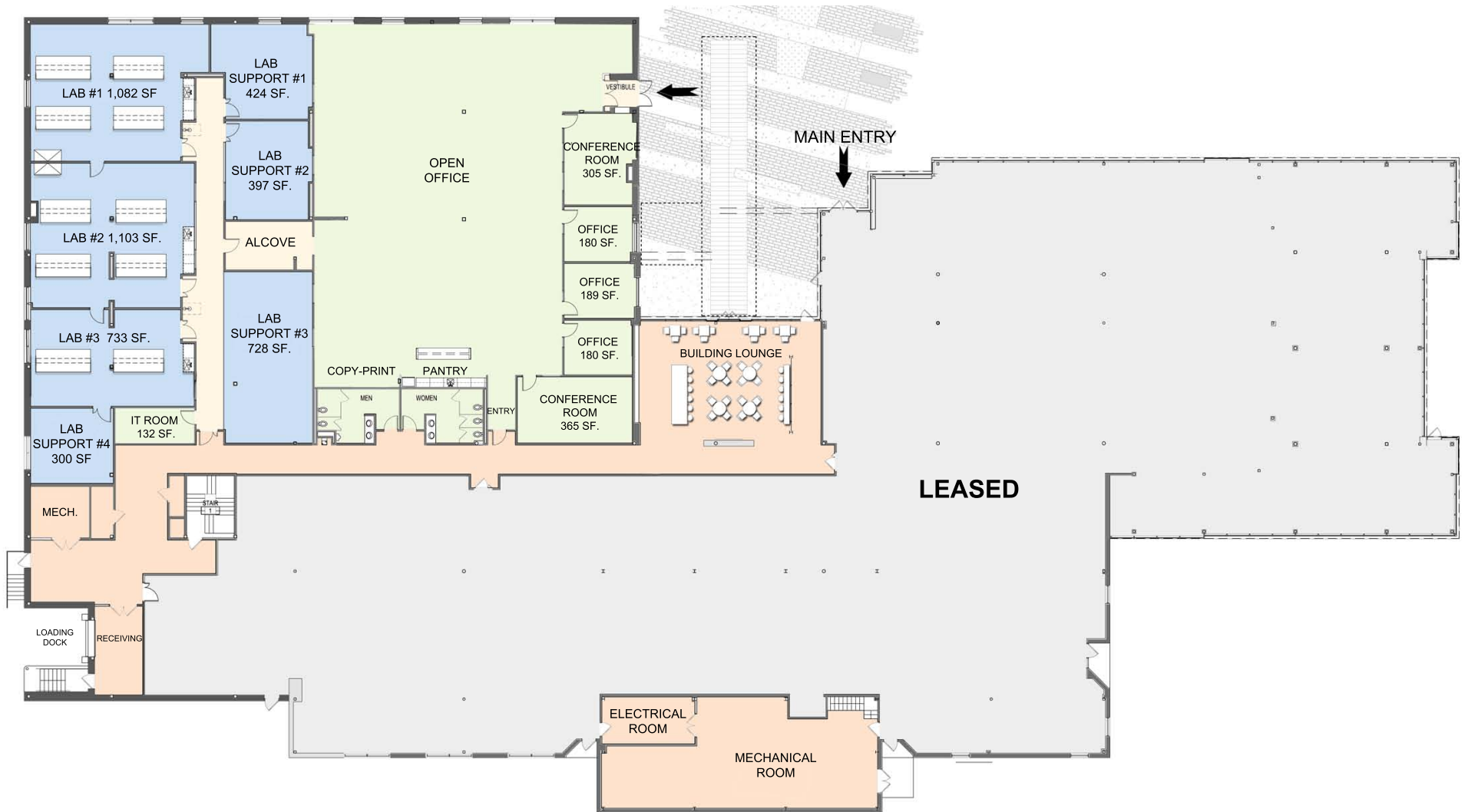
Shady Grove Life Sciences Center | Rockville, MD





9900 MEDICAL CENTER DRIVE

Ideally located in the heart of Rockville, the top-performing lab submarket along the I-270 Technology Corridor, 9900 Medical Center Drive is a 42,787 RSF office/laboratory building with newly updated commons spacing on the interior and the exterior. The property's presence on 4.76 acres is directly adjacent to Alexandria's flagship Maryland campus and offers companies potential for future expansion in the Shady Grove Life Sciences Center.



16,842 RSF
 AVAILABLE



BUILDING SPECS

Building

- Single-story, 42,787 RSF office/laboratory building located within the prestigious Shady Grove Life Sciences Center

Amenity Spaces

- Common lunch room/event space
- Outdoor seating with fire place

Total Parking Ratio

- 2.5 parking spaces, per 1,000 SF leased

Ceiling Heights

- 9' finished ceiling
- 14' slab to deck typical

Electrical System

- Original Building: 2500 amp, 208 volt; Expansion: 1600 amp, 480 volt; Lightning protection (new) covering the roof

Emergency Power

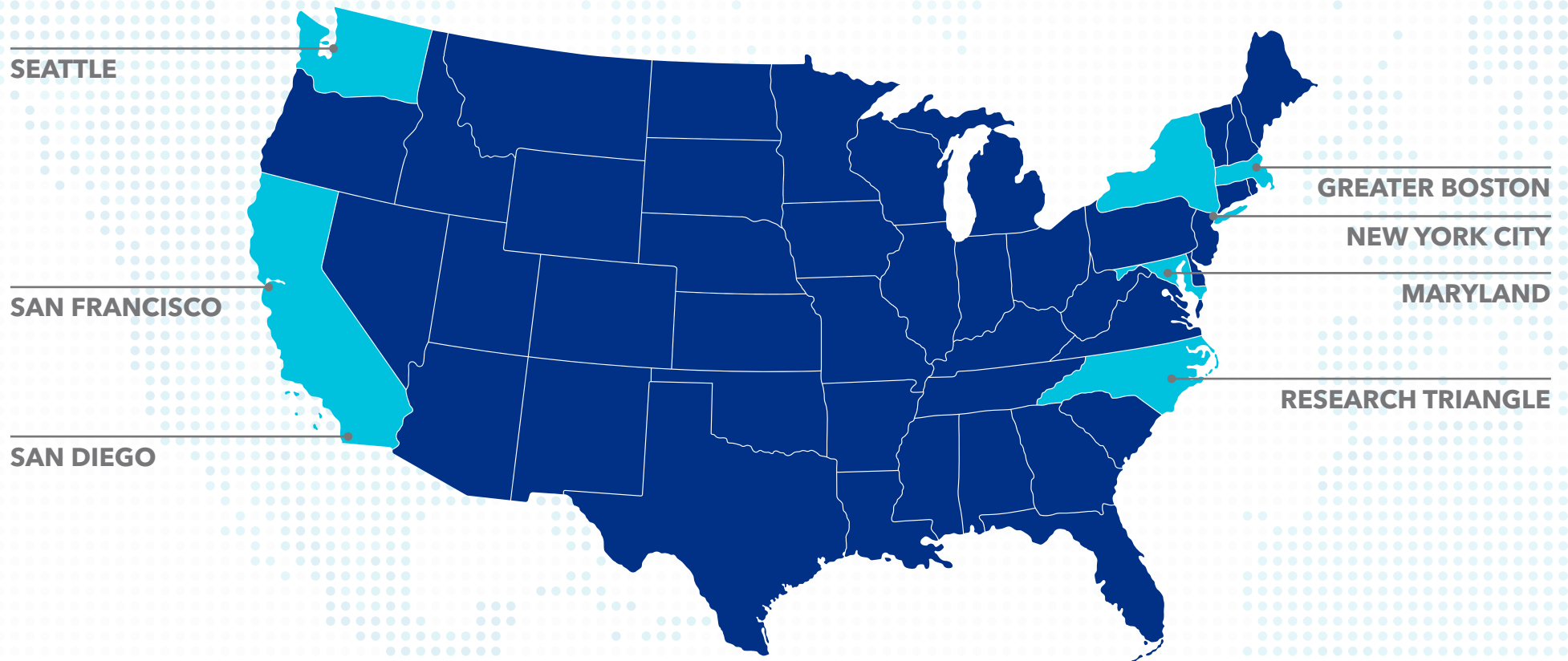
- Caterpillar 310KW (1200 amp, 208 Volt)

Laboratory: General Lab/Wet Lab

- Sinks in all lab areas
- Casework with shelving
- Open labs for customization
- Fume hoods
- Energy efficient recirculated HVAC systems for offices and labs

Alexandria Real Estate Equities, Inc.

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, 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.

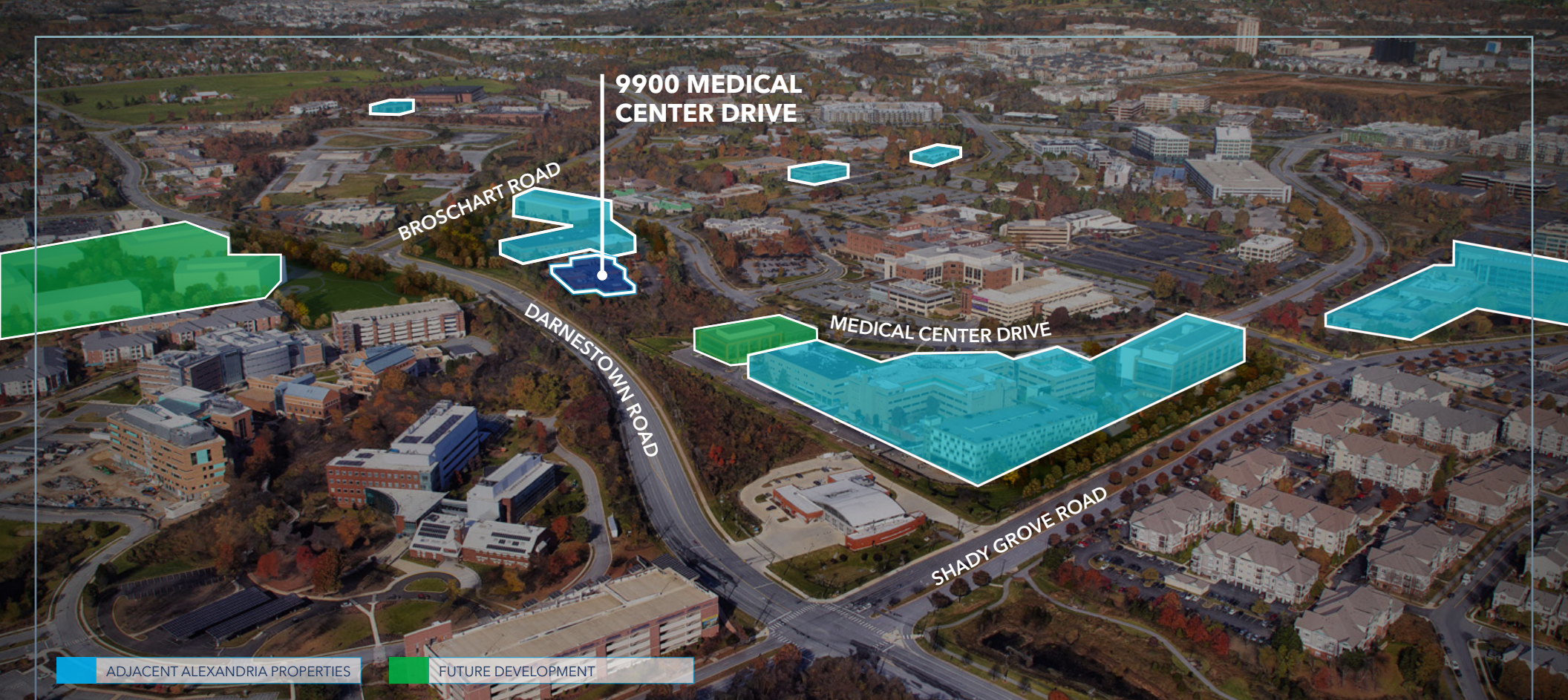


\$24.3B Market Cap | **38.5M SF** Asset Base¹ | **96%** 10-Year Average Occupancy²

As of 3Q19.

1. Asset base in North America.

2. Average occupancy of operating properties as of each December 31 for the last 10 years and as of September 30, 2019.



9900 MEDICAL CENTER DRIVE

BROSCHART ROAD

DARNESTOWN ROAD

MEDICAL CENTER DRIVE

SHADY GROVE ROAD

ADJACENT ALEXANDRIA PROPERTIES

FUTURE DEVELOPMENT

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

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