



ALEXANDRIA CENTER[®] FOR LIFE SCIENCE - LIC



ALEXANDRIA[®]

30-02 48TH AVENUE, LONG ISLAND CITY CUTTING EDGE LABORATORIES RANGING FROM 3K-12K RSF CURRENTLY IN DEVELOPMENT

TURN-KEY LAB & OFFICE SPACES
DELIVERING Q4 2022



BUILDING AMENITIES



On-Site Parking
& Shuttle Services



CitiBike/Indoor
Bike Storage



Café



Pre-Built Spaces
& State of the
Art Lab Space



Shared Collaborative
Spaces and 24/7 Security



On-Site Vivarium

ABOUT ALEXANDRIA

Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500[®] urban office real estate investment trust ("REIT"), is the first, longest-tenured, and pioneering owner, operator, and developer uniquely focused on collaborative life science, agtech, and technology campuses in AAA innovation cluster locations, with a total market capitalization of \$44.0 billion as of December 31, 2021, and an asset base in North America of 67.0 million square feet ("SF"). The asset base in North America includes 38.8 million RSF of operating properties and 4.8 million RSF of Class A properties undergoing construction, 8.7 million RSF of near-term and intermediate-term development and redevelopment projects, and 14.7 million SF of future development projects. Founded in 1994, Alexandria pioneered this niche and has since established a significant market presence in key locations, including Greater Boston, the 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 urban life science, agtech, and technology 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. Alexandria also provides strategic capital to transformative life science, agtech, and technology companies through our venture capital platform. We believe our unique business model and diligent underwriting ensure a high-quality and diverse tenant base that results in higher occupancy levels, longer lease terms, higher rental income, higher returns, and greater long-term asset value.



ALEXANDRIA[®]
Building the Future of Life-Changing Innovation[™]



CUSHMAN &
WAKEFIELD

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