

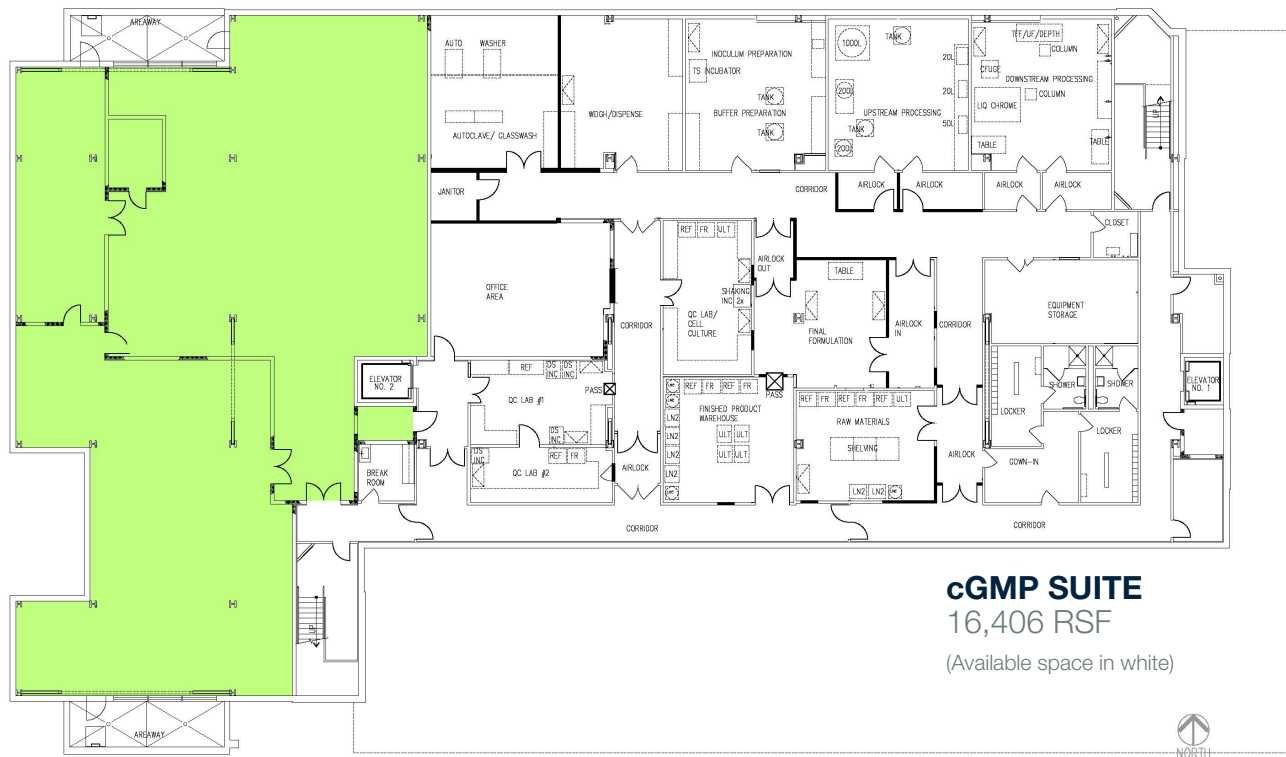


ALEXANDRIA®

**9 WEST WATKINS
MILL ROAD**
GAITHERSBURG, MD



9 WEST WATKINS MILL ROAD | GAITHERSBURG, MD



9 WEST WATKINS MILL ROAD FEATURES AND AMENITIES

- 16,406 RSF Available
- Fully improved cGMP suite
- Secured area
- Access to Alexandria FitLab located within walking distance at 910 Clopper Road
- 100% single-pass HVAC for the laboratory space with heat recovery
- State-of-the-art energy management system
- Emergency generator
- Autoclave and glass wash
- Ample parking
- On-site building engineer

ABOUT ALEXANDRIA

Alexandria Real Estate Equities, Inc. (NYSE:ARE) is the largest and leading office REIT uniquely focused on collaborative science and technology campuses in innovation clusters, including Maryland, Greater Boston, San Francisco, New York City, San Diego, Seattle, and Research Triangle Park. Alexandria has a longstanding and proven track record of developing Class A assets clustered in science and technology campuses that provide its 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 additional information, please visit www.are.com.

CONTACTS

LARRY DIAMOND
Senior Vice President,
Regional Director Maryland
T: 301.947.1770
F: 301.947.0905
ldiamond@are.com

MATT BRADY
Senior Vice President
T: 301.337.4715
F: 301.337.4701
mbrady@scheerpartners.com

EDDIE ROSE
Vice President –
Asset Services & Leasing
T: 240.243.0832
F: 301.947.0905
erose@are.com

A project owned and managed by ARE-Maryland No. 23, 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-Maryland No. 23, LLC.

COPYRIGHT © 2016. ALEXANDRIA REAL ESTATE EQUITIES, INC.
ALL RIGHTS RESERVED.