



ALEXANDRIA®
Building the Future of Life-Changing Innovation®



10000 VIRGINIA MANOR ROAD BELTSVILLE, MARYLAND

4,484 RSF OFFICE/LAB SPACE AVAILABLE 06/24



TENANT AMENITIES

- Private suite entry
- Loading dock access
- Individually controlled, energy efficient HVAC
- 18' ceiling height in the warehouse
- 108 surface parking spaces
- Located 20 minutes from Maryland's Shady Grove Life Sciences Center, 10000 Virginia Manor Road has direct access to I-95 and I-495 and is minutes to the Intercounty Connector (Route 200), which connects I-270 to I-95.

MARKET AERIAL

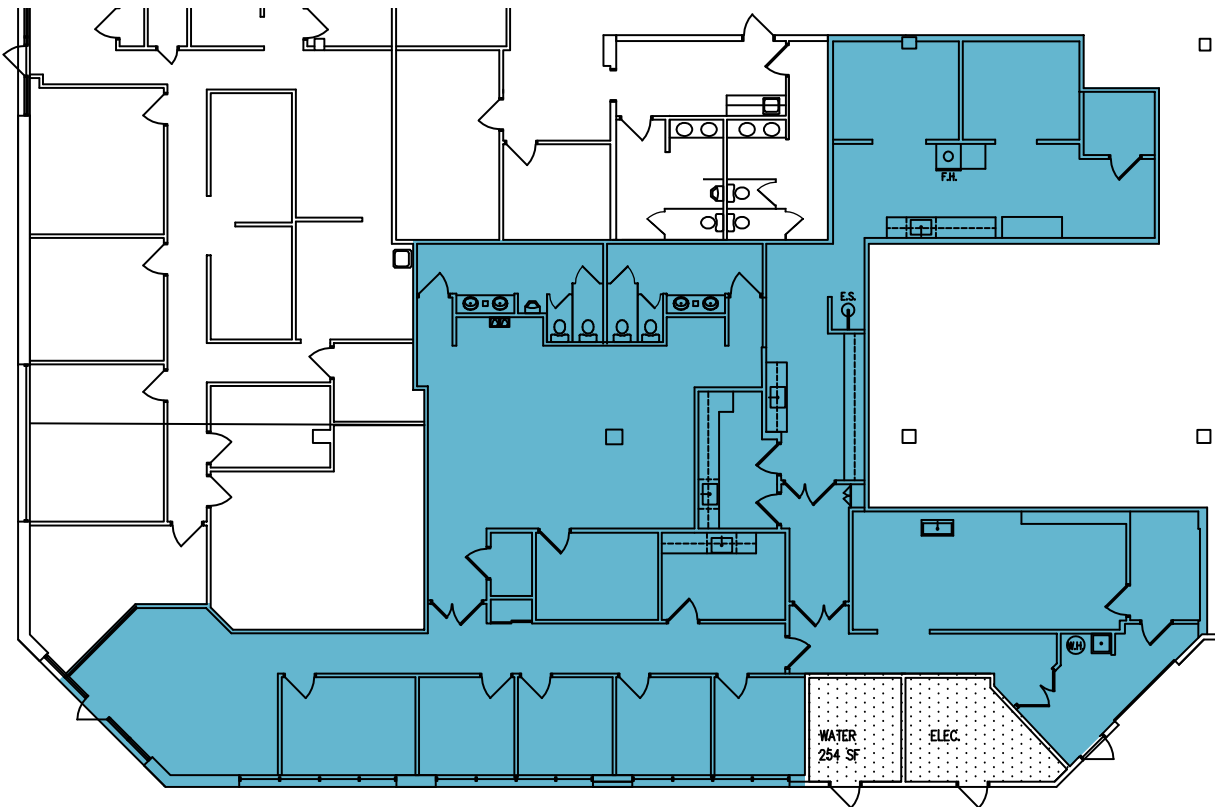
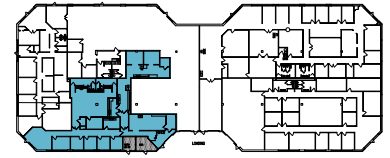


A project owned and managed by ARE-8000/9000/10000 Virginia Manor, LLC. The description of the property set forth herein is provided for informational purposes only without representation or warranty of any kind to its accuracy or completeness by ARE-8000/9000/10000 Virginia Manor, LLC.

FIRST FLOOR

4,484 RSF

Available 6/24



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.

ALEXANDRIA CONTACT

Larry Diamond
Co-Chief Operating Officer &
Regional Market Director - Maryland
O: 301.947.1770
M: 301.399.1108
ldiamond@are.com

KLNB CONTACTS

Kenneth Fellows
O: 301.222.0210
kfellows@klnb.com

Robert Pugh
O: 301.222.0211
rpugh@klnb.com

Keiry Martinez
O: 703.334.5629
kmartinez@klnb.com

A project owned and managed by ARE-8000/9000/10000 Virginia Manor, 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-8000/9000/10000 Virginia Manor, LLC.