

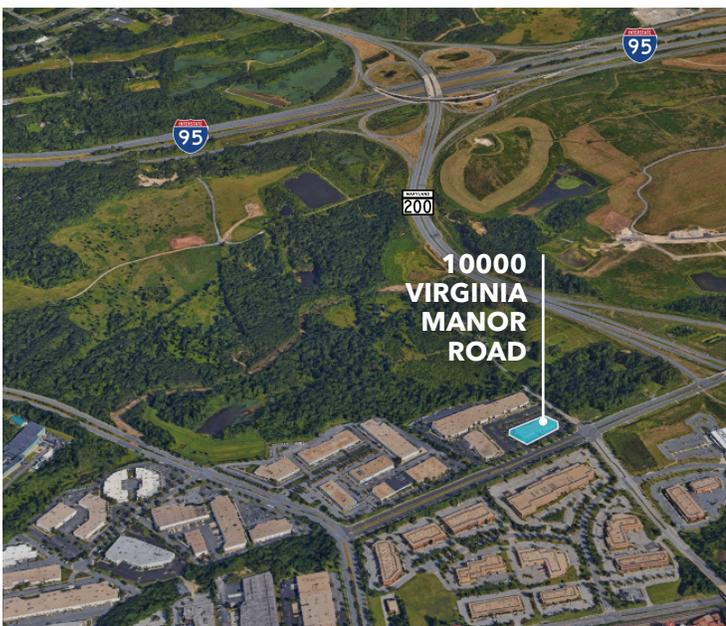


ALEXANDRIA®
Building the Future of Life-Changing Innovation™



10000 VIRGINIA MANOR ROAD BELTSVILLE, MARYLAND

6,823 RSF OF OFFICE AND WAREHOUSE SPACE
IMMEDIATELY AVAILABLE



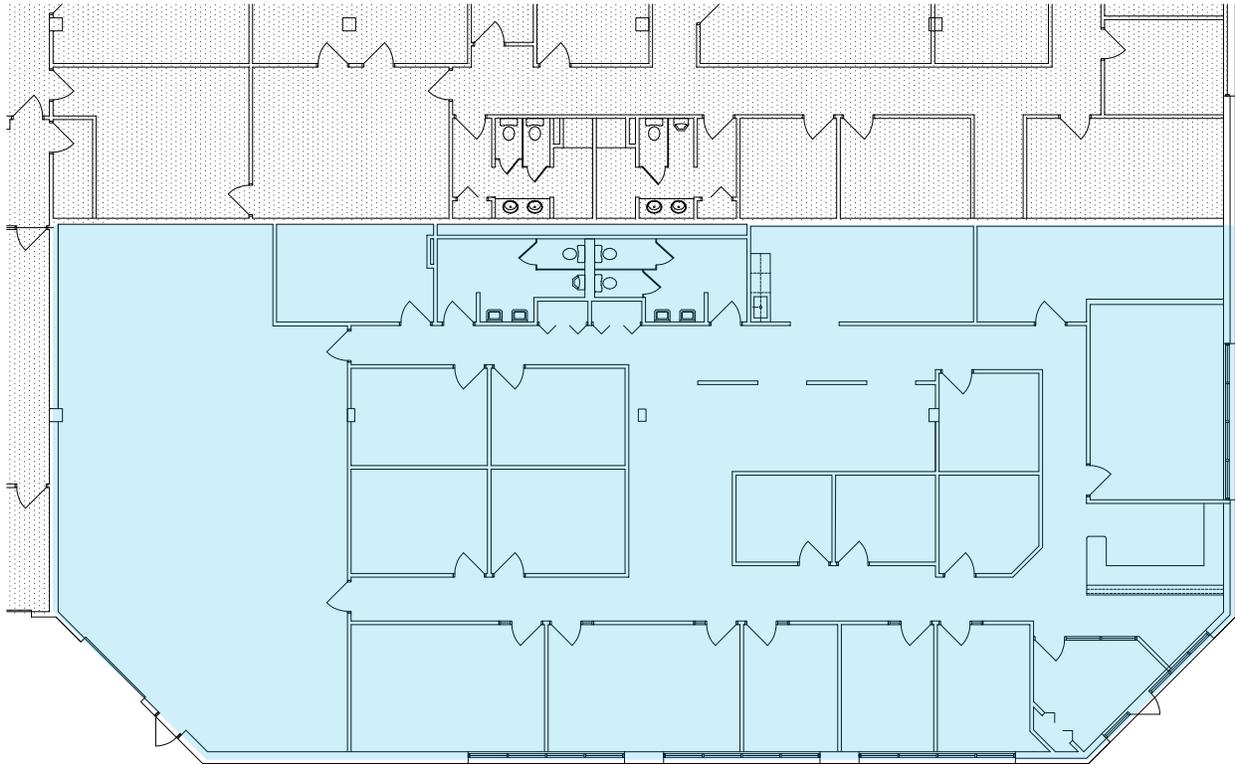
TENANT AMENITIES

- Energy efficient HVAC
- Private suite entrance
- 18' ceiling height
- Loading dock
- Ample parking (2.75/1,000 parking ratio)
- Located 20 minutes from Maryland's Shady Grove Life Sciences Center, 10000 Virginia Manor Road has direct access to I-95 and is minutes to the Intercounty Connector (Route 200), which connects I-270 to I-95.

FIRST FLOOR

6,823 RSF

Immediately Available



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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.

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