PORT COVINGTON
Alexandria’s Newest Destination for Innovation

- Master-planned 14M SF mixed-use development on 235-acre peninsula
- 24/7 urban environment to attract top talent
- 2.5 miles of restored waterfront
- 40 acres of parks and green space
- Accessible and convenient from surrounding counties and to downtown; proximate to world-renowned academic and medical institutions

PORT COVINGTON WAS DESIGNED SPECIFICALLY TO HELP COMPANIES ATTRACT AND RETAIN WORLD-CLASS TALENT
Port Covington provides a 24/7 urban waterfront environment with vibrant amenities to support a live, work, play lifestyle.
Thoughtfully designed for accelerating innovation, Port Covington’s highly-amenity campus offers state-of-the-art facilities with flexibility for growth.
2400 TIDEWATER STREET
Intentionally designed to support world-class life science companies and accelerate innovation

WORLD-CLASS BUILDING FEATURES
Designed for mission-critical lab, office, or manufacturing use
Total size of project: 169,812 RSF over 6 stories
Large, flexible floor plates (28,302 SF per floor)
Generous clear ceiling height averaging 15 feet (typical floor) and 18 feet (first floor)
Large freight elevator and loading dock
Robust building structure: 100 lbs live load
Ample parking: 2.25 spaces / 1,000 GSF
State-of-the-Art Sustainability Features including LEED® Gold Design and Fitwel certification

Highly conceptual rendering
BUILT FOR LIFE SCIENCE
Flexible design for lab/office and manufacturing uses

Upper floor systems can be designed to facilitate deferred concrete deck installations to enable the creation of multi-story GMP enhanced interstitial floors

FLOOR PLANS

Level 1
28,300 GFA

Levels 2-6
28,300 GFA
ABOUT ALEXANDRIA

Building the Future of Life-Changing Innovation™

Alexandria Real Estate Equities, Inc. (NYSE:ARE), an S&P 500® urban office REIT, pioneered the life science real estate niche in 1994 and is the longest-tenured owner, operator, and developer of collaborative life science, technology, and agtech campuses in AAA innovation cluster locations. Alexandria has established a significant presence in key 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 urban 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. Many of the world’s most innovative life science and technology companies choose Alexandria as a trusted partner and their landlord of choice.

ALEXANDRIA’S MARYLAND REGION PORTFOLIO

3.0M RSF TOTAL RSF
1.6M RSF ROCKVILLE PROPERTIES
1.1M RSF GAITHERSBURG PROPERTIES

UNPARALLELED LOCATION

WASHINGTON, DC | 36.5 MI
BWI AIRPORT | 10 MI
ANNAPOLIS, MD | 30 MI
ROCKVILLE | 30 MI
NEW YORK | 189 MI
PHILADELPHIA | 103 MI

Maryland has a deep pool of talent for life sciences with proximity to best-in-class academic and medical institutions, federal agencies, and Alexandria’s robust Rockville and Gaithersburg campuses:

$2.1B NIH FUNDING TO MARYLAND REGION IN 2019 (#4 NATIONALLY)

#1 REGION FOR NIH R&D CONTRACTS AWARDED

6,000 NIH-EMPLOYED SCIENTISTS

#1 CONCENTRATION OF EMPLOYED DOCTORAL SCIENTISTS

Washington Institute of Health, 2019
2 Source: “BioHealth & Life Sciences | Maryland is Open for Business.” Starting a Business | Maryland is Open for Business, open.Maryland.gov/.
3 JLL.industries/biohealth/.
OUR MISSION

To create clusters that ignite and accelerate the world’s leading innovators in their noble pursuit to advance human health by curing disease and improving nutrition.

ALEXANDRIA ADVANTAGE:
Collaborative Campuses, Inspirational Design, and Healthy Workplaces

• Assets located proximate to world-class research institutions with access to top talent
• Transit-oriented developments critically important for increasingly congested areas
• Mission-critical facilities that support both laboratory and office uses

• Highly amenitized
• Inspiring and beautiful architecture, sustainable design, and public art
• State-of-the-art smart building technology, improved systems, and our signature operational excellence provides the safest and most sustainable environment for our tenants
“Every detail on Alexandria’s urban innovation campuses is intentionally designed to foster innovation, drive productivity, and enhance collaboration – that’s what we at Alexandria care about, that’s what’s in our DNA.”

JOEL S. MARCUS
Executive Chairman & Founder
Alexandria Real Estate Equities, Inc. & Alexandria Venture Investments