UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

FORM 4

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person* MARCUS JOEL S				er Name and Ticker -Cellular The			5. Relationship of Reporting Person(s) to Issuer (Check all applicable)					
MARCOS J	<u>UEL 5</u>						X	Director	10%	Owner		
(Last) (First) (Middle) C/O ALEXANDRIA REAL ESTATE EQUITIES,INC.				e of Earliest Transac //2020	ction (Month/D	ay/Year)		Officer (give title below)	Othe below	er (specify w)		
26 NORTH EUCLID AVENUE			4. If Ai	mendment, Date of (Original Filed	Month/Day/Year)	6. Individual or Joint/Group Filing (Check Applicable Line)					
(Street)							X	Form filed by Or	ne Reporting Per	rson		
PASADENA	CA	91101						Form filed by Mo Person	ore than One Re	porting		
(City)	(State)	(Zip)										
Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned												
1 Title of Security (Instr. 2)				24 Deemed	3	4 Securities Acquired (A)	or	5 Amount of	6 Ownership	7 Nature of		

5. Amount of Securities Beneficially 7. Nature of Indirect Beneficial Ownership 1. Title of Security (Instr. 3) 6. Ownership Form: Direct (D) or Indirect Disposed Of (D) (Instr. 3, 4 and 5) Date (Month/Day/Year) Execution Date, Transaction if any (Month/Day/Year) Code (Instr. 8) Owned Following (I) (Instr. 4) Reported Transaction(s) (Instr. 3 and 4) (Instr. 4) (A) or (D) Code v Amount Price **G**⁽¹⁾ v D 12/17/2020 28,379 \$0.00 Common Stock 0 D Held by the Joel S. Marcus and Common Stock 12/17/2020 **G**⁽¹⁾ v 28,379 A \$0.00 67,519 I Barbara A. Marcus Family Trust See 26.916 I Common Stock Footnote⁽²⁾ See Common Stock 1,164,240 I Footnote⁽³⁾

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		(Instr. 4)		
Stock Option (right to buy)	\$26.58	12/17/2020		G ⁽⁴⁾	v		20,000	(5)	06/16/2025	Common Stock	20,000	\$0.00	0	D	
Stock Option (right to buy)	\$26.58	12/17/2020		G ⁽⁴⁾	v	20,000		(5)	06/16/2025	Common Stock	20,000	\$0.00	20,000	I	Held by the Joel S. Marcus and Barbara A. Marcus Family Trust
Stock Option (right to buy)	\$38.35	12/17/2020		G ⁽⁴⁾	v		20,000	(5)	06/14/2026	Common Stock	20,000	\$0.00	0	D	
Stock Option (right to buy)	\$38.35	12/17/2020		G ⁽⁴⁾	v	20,000		(5)	06/14/2026	Common Stock	20,000	\$0.00	20,000	I	Held by the Joel S. Marcus and Barbara A. Marcus Family Trust

Explanation of Responses:

1. The reporting person transferred these shares for no consideration to the Joel S. Marcus and Barbara A. Marcus Family Trust.

2. Represents securities held of record by Alexandria Real Estate Equities, Inc. The reporting person is the Executive Chairman & Founder of Alexandria Real Estate Equities, Inc. and may therefore be deemed to have voting and investment power with respect to the shares owned by Alexandria Real Estate Equities, Inc. The reporting person disclaims beneficial ownership of such shares except to the extent of any pecuniary interest therein.

3. Represents securities held of record by Alexandria Venture Investments, LLC ("Alexandria"). Alexandria Real Estate Equities, Inc. is the managing member of Alexandria. Each of Alexandria and Alexandria Real Estate Equities, Inc. has shared voting and investment power with respect to the shares owned by Alexandria. The reporting person is the Executive Chairman of Alexandria Real Estate Equities, Inc. and may therefore be deemed to have voting and investment power with respect to the shares owned by Alexandria. Each of the reporting person and Alexandria Real Estate Equities, Inc. disclaims beneficial ownership of such shares except to the extent of any pecuniary interest therein.

4. The reporting person transferred this option for no consideration to the Joel S. Marcus and Barbara A. Marcus Family Trust.

5. All shares underlying this option have vested.

Remarks:

<u>/s/ Lawrence J. Hineline,</u> <u>Attorney-in-fact</u>

12/18/2020

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

* If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.