



101
INTERNATIONAL DR



LOCATED AT:
101 INTERNATIONAL DRIVE
STERLING, VA



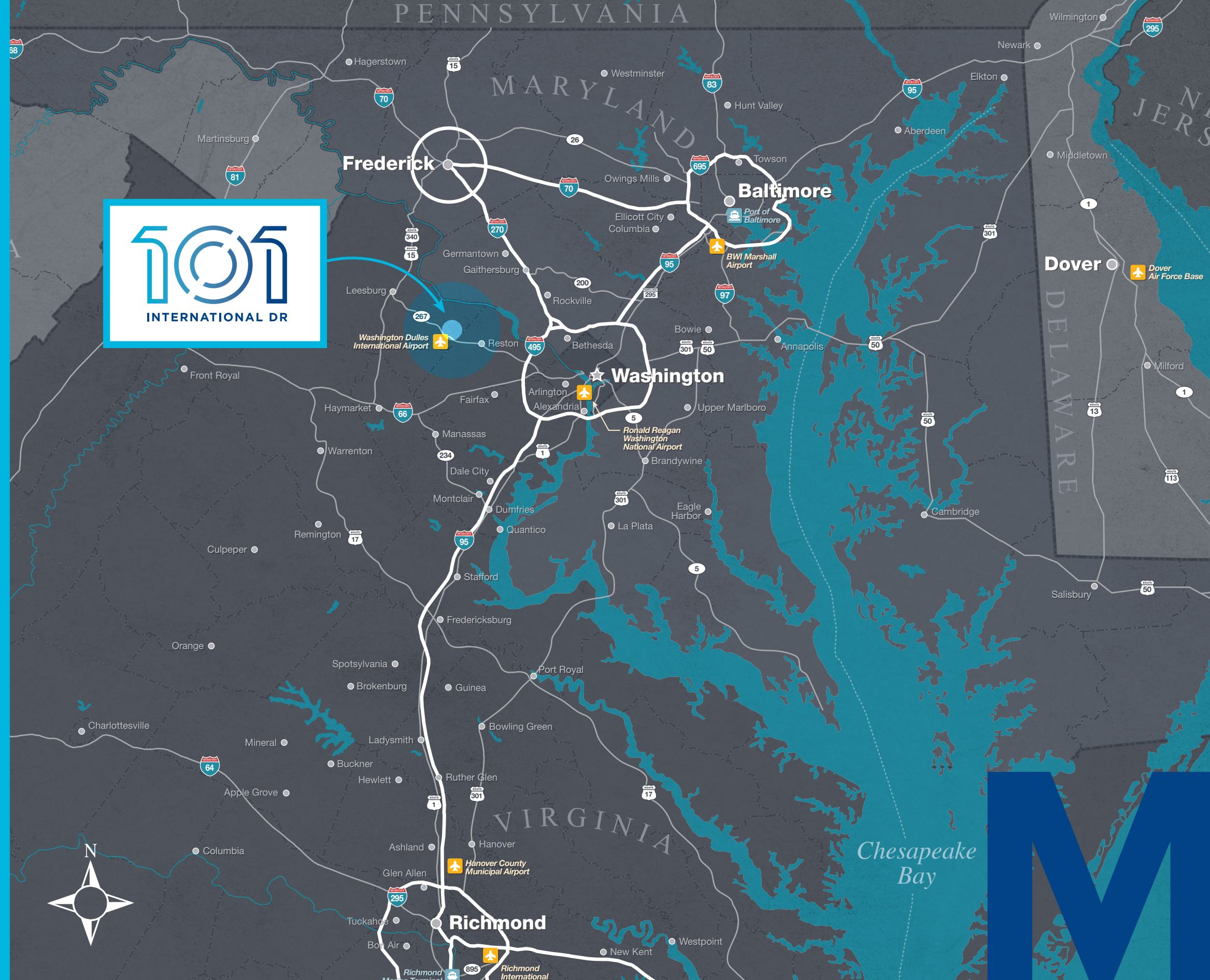
PREPARED BY

MATAN



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AERIAL AMENITIES MAP

1 Dulles Town Center

- | | |
|--------------------|-------------|
| Bath & Body Works | Jared |
| Benihana | JCPenny |
| Express | LA Fitness |
| Finish Line | M&T Bank |
| Foot Locker | Macy's |
| Forever 21 | PNC Bank |
| GameStop | Red Lobster |
| H&M | Regal |
| Havertys Furniture | Taco Bell |

2 Dulles Town Crossing

- | | |
|---------------------|-------------------------|
| Bank of America | Lowe's Home Improvement |
| Bed Bath & Beyond | McDonald's |
| Best Buy | Men's Wearhouse |
| Chick-fil-A | Nordstrom Rack |
| Chili's Grill & Bar | Sam's Club |
| Ethan Allen | Subway |
| Lane Bryant | The UPS Store |

3 Dulles Retail Plaza

- | | |
|------------------------|---------------|
| Buffalo Wild Wings | Old Navy |
| Chick-fil-A | Petco |
| Chipotle Mexican Grill | Residence Inn |
| DSW Designer Shoes | Starbucks |
| Hair Cuttery | Target |
| Market Cafe | Wegmans |

4 Shoppes at Ryan Park

- | | |
|----------------|--------------|
| 7-Eleven | Panera Bread |
| Chick-fil-A | Red Robin |
| Chipotle | United Bank |
| Giant Food | Wells Fargo |
| The Home Depot | The Zone |

5 Reston Town Center

- | | |
|---------------|-------------------|
| Anthropologie | Mon Ami Gabi |
| Apple | Sephora |
| Athleta | Talbots |
| Clique | True Food Kitchen |
| Fogo de Chao | Uncle Julio's |

6 Dulles Landing

- | | |
|-----------------------|---------------------|
| DICK'S Sporting Goods | Subway |
| Dunkin' | The Little Gym |
| Michaels | TJ Maxx & Homegoods |
| Ross | Virginia ABC |
| PetSmart | Walmart Supercenter |



PROPERTY OVERVIEW

Address:	101 International Drive, Sterling, VA 20166
Acreage:	4.84 Acres
Building Size:	60,087 SF
Year Built:	1981
Construction:	Concrete
Entrances:	Aluminum Storefront Packages
Roof:	Flat, Rubber Membrane, White
Parking Lot:	Surface / Asphalt
Parking Spaces:	92
Parking Ratio:	1.15 / 1,000 SF
Truck Court Depth:	120'
Building Clear Height:	22'
Column Spacing:	34' x 38'
Dock Doors:	10 Ext.
Drive-In Doors:	1 (12' x 10')
Floor Load:	300 lbs/SF
Fire Protection:	Fully Sprinklered
Heat:	Gas (separately metered, tenants pay own bill)
Real Estate Tax ID:	034365642000
Legal:	Dulles Int Park PCL A1A 2375-1409 888-487 200512220143580 PC F-149-5



FLOOR PLAN



EXTERIOR VIEW:
FRONT



EXTERIOR VIEW:
REAR



MATAN COMPANY OVERVIEW

DEVELOPMENT

With over 5 million square feet of Class A warehouse space, bioresearch facilities, and office space successfully brought to market, Matan's development team knows how to deliver multi-million-dollar projects on time and on budget. Our project management team customizes your space, staying with you from concept through construction to ensure superior satisfaction.

ASSET MANAGEMENT

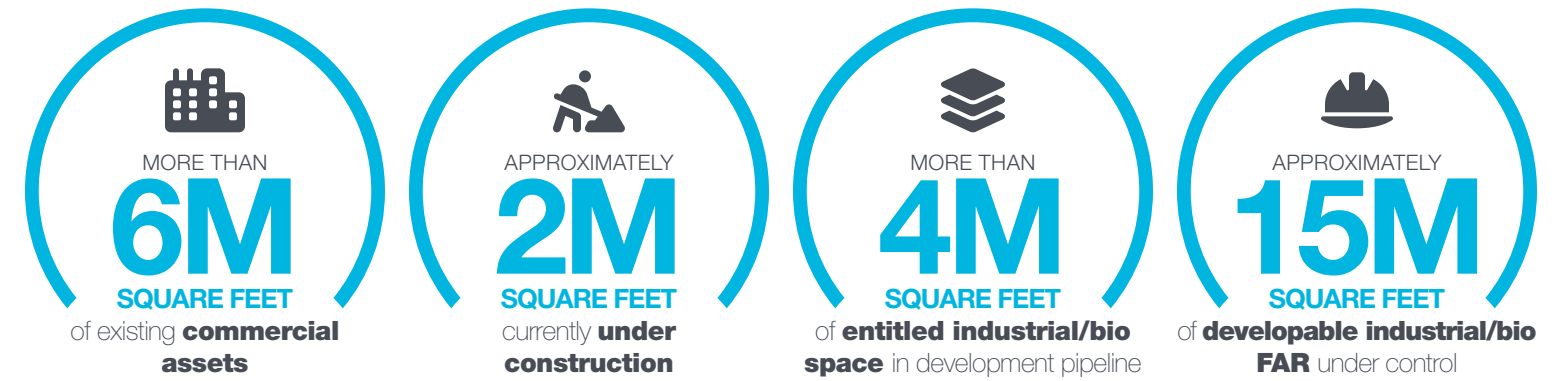
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

LEASING

Matan's approach to integrated leasing services fits each tenant's individual goals. Count on our leasing specialists to be there at every step from the initial showing through negotiations, tenant improvement coordination, expansions, and lease renewals. Thanks to a lack of bureaucracy and the expertise of our market-savvy brokers, we make decisions in days rather than weeks.

PROPERTY MANAGEMENT

Whatever it takes. That's the mantra of our experienced property management team. We vigilantly meet the day-to-day needs of each property while keeping an eye on opportunities to maximize operational efficiencies and create quality tenant experiences.



HIGHLIGHTS

- Private commercial real estate investment firm
- Headquartered in the D.C. Metro Area
- Family owned and operated since 1976
- Over 6 million square feet of existing commercial assets
- Approximately 2 million square feet currently under construction
- 4 million square feet of entitled industrial/bio space in development pipeline
- Approximately 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- Separate manufactured housing division
- Asset mix includes industrial, lab, retail, multi-family, land development, and office
- Full-service approach with in-house property management



DEVELOPMENT HIGHLIGHTS

700 Progress Way

2 High Bay Buildings

- 495,000 Square Feet
- Class A Research & Industrial Park
- 44 Acre campus in Gaithersburg, MD



700 Progress Way
2-Building, 495,000 SF Research & Industrial Park



Northlake II
5-Building, 655,000 SF Industrial Park

Wedgewood West

6-Building Research & Industrial Park

- 675,000 Square Feet
- 6 Class A high bay buildings
- 43 Acre campus in Frederick, MD



Wedgewood West
6-Building, 675,000 SF Research & Industrial Park



Center 85 at Westview South
5-Building, 700,000 SF Research & Industrial Park

Dulles North

High Bay Warehouse

- 154,125 Square Feet
- Class A high bay warehouse
- 10 Acre site in Sterling, VA



Dulles North
High Bay Warehouse, Sterling, VA



Parkway 66
High Bay Warehouse, Manassas, VA

Northlake II

5-Building Industrial Park

- 655,000 Square Feet
- 5 Class A high bay buildings
- 63 Acre campus in Ashland, VA



Center 85 at Westview South

5-Building Research & Industrial Park

- 700,000 Square Feet
- 5 Class A high bay buildings
- 54 Acre campus in Frederick, MD

Parkway 66

High Bay Warehouse

- 187,787 Square Feet
- Class A high bay warehouse
- 13.56 Acres in Manassas, VA

COMMUNITY PHILANTHROPY

We know that our investments in properties and assets remain secondary to the investments we make in our local community.

Through the long-standing relationships we've nurtured with local volunteer organizations, community groups, and non-profits, the Matan family actively pursues the improvement of our environment and the lives of our neighbors. Our employees and leadership team continue to spearhead community improvement efforts, day in and day out. From organized employee/community service outings, to leadership within various community organizations, such as the YMCA, Frederick Rescue Mission, Blessings in a Backpack and SHIP, our team remains committed to investing in our number one asset: **our neighborhood.**



NEWS & HEADLINES

MATAN DONATES OVER \$4,400 TO FREDERICK HEALTH HOSPICE VETERANS PROGRAM

MATAN'S 13TH ANNUAL (VIRTUAL) FOOD DRIVE RAISES OVER \$7,600 FOR MARYLAND FOOD BANK

MATAN PURCHASES AND PACKS 600 EMERGENCY SNACK PACKS FOR BLESSINGS IN A BACKPACK

MATAN COMPANIES FEEDS LOCAL FRONTLINE

FOR THE SECOND YEAR IN A ROW MATAN PARTNERS WITH BLESSINGS IN A BACKPACK TO FEED FREDERICK'S CHILDREN

MATAN RAISES \$1,840 FOR OPERATION SECOND CHANCE AT 2ND ANNUAL COOKOUT IN THE COURTYARD

COMMITMENT TO SUSTAINABILITY

Matan Companies knows that our business, decisions and actions have an impact on the health and wellbeing of our planet and our people.

That is why we have made a commitment to sustainability on all levels. Our smart developments and efficient operations help to reduce waste, conserve water, promote energy efficiency and operate healthy buildings. Our commitment to philanthropy, volunteerism and charitable giving helps to support our community, providing our employees and tenants with an avenue to give back. Because we believe our people are our greatest asset, we are proud to have developed wellness programs and activities that promote healthy lifestyles that touch on the physical, mental, as well as emotional, leading to more productive and balanced lives.

RECYCLING & WASTE STREAM SUMMARY

We have saved:



460.1 TONS
LANDFILL

+



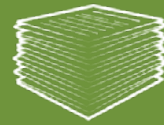
253.6 TONS
DIVERTED

=



713.7 TONS
TOTAL

PAPER



55.8 TONS

PLASTIC



5.6 TONS

ALUMINUM



5.6 TONS

GLASS



19.5 TONS

CARDBOARD



167.2 TONS

THESE RECYCLING EFFORTS CONSERVED THE FOLLOWING RESOURCES:



3,343 mature trees
Enough to produce 41,426,054 sheets of newspaper



916 cubic years of landfill space
Enough airspace to meet the disposal needs of 1,176 people.



404,179 kW-hrs of electricity
Enough to power 38 homes for a full year.



904 metric tons of CO2 equivalent
Preventing greenhouse gas emissions.



1,560,304 gallons of water
Enough to meet the fresh water needs of 20,803 people for a year.

GREEN INITIATIVES for design & construction of Matan Assets

LAND

- Full control of Sediments and Silts during Construction
- Treating Rainwater Runoff Through ESD Gardens and Pervious Pavers
- Reduced Heat Island Effect Through Street / Parking Lot Tree Plantings
- Preserve and enhance existing natural areas
- Transit Oriented Development
- Treating Rainwater Runoff Through ESD Gardens

STRUCTURE

- Will implement strategies to mitigate the heat island effect, including using reflectance roofing materials by using a combination of strategies such as "cool roof" surfaces, insulation, and radiant barriers. A "cool roof" utilizes high solar reflectance and high emissivity to reflect radiation and reduce heat absorption on the roof surface.
- Reduced Heat Island Effect Through Utilization of White TPO Roofing
- Low E Glass Windows
- Use of Large Window Openings for Allowing Daylight into the Space
- Low Flow Plumbing Fixtures
- Factory Fabricated Structural Steel
- Use of Locally Sourced Construction Materials Where Possible
- Indoor Air Quality plan implemented and followed for construction
- Factory Fabricated Structural Steel
- Structure will be able to be recycled at the End of its Useful Life

LAND

- Environmental Tobacco Smoke Control Compliant Campus
- Storage and Collection of Recyclable Materials
- Level 2 EV Charging Stations tied to solar
- Installation of Solar Panels to provide supplemental power to base building systems.
- Energy Metering
- Use of Low VOC Materials
- Use of Materials with Recycled Content



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