



# PROGRESSLABS

AT RIVERSIDE



PREPARED BY:

**MATAN**

**PROGRESS LABS AT RIVERSIDE**  
**8480-8484 PROGRESS DRIVE**  
**FREDERICK, MD 21702**

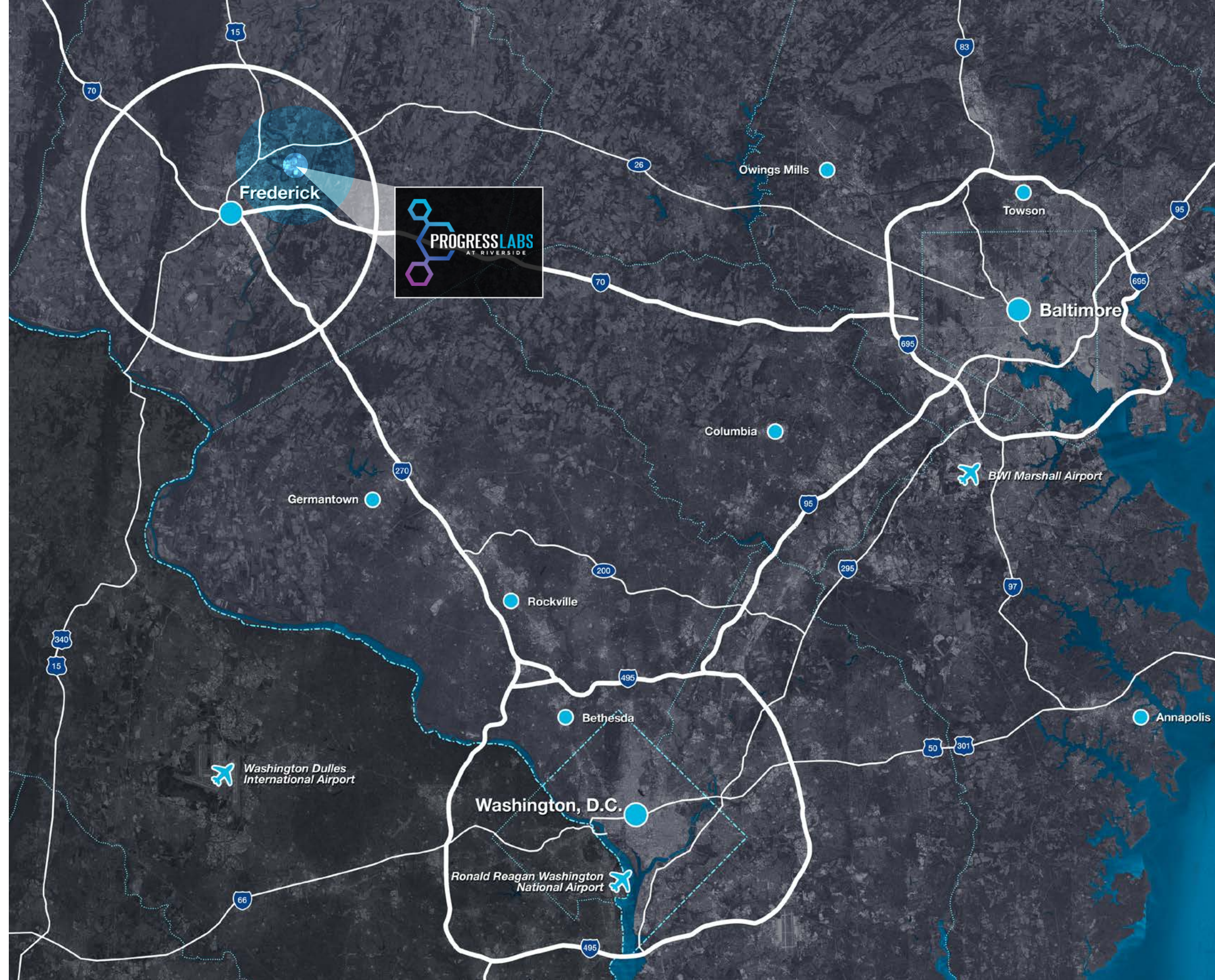




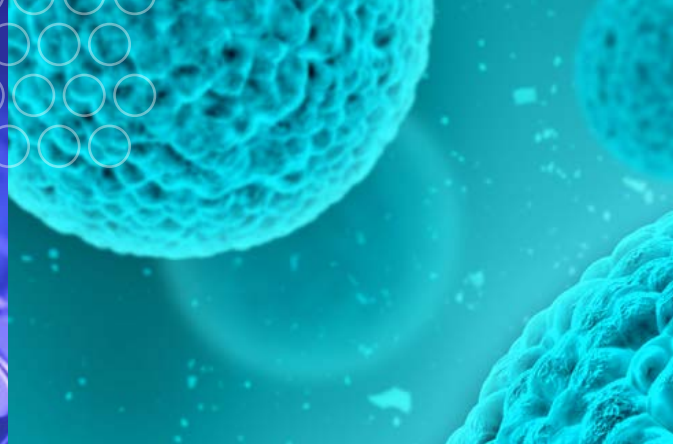


# ABOUT FREDERICK

- Frederick is the 2nd largest city in the state of Maryland. Located 40 miles northwest of Washington, DC and 40 miles west of Baltimore, MD, and within a one hour drive of three major airports. The MARC train also delivers direct access to Rockville, Silver Spring, Washington, DC, and beyond.
  - Population
    - City of Frederick - 72,000 people
    - Frederick County - 252,000 people
  - Annual Population Growth - 1.4%
  - Households - 28,000
  - Median Age - 36 years
  - Average HH Income - \$88,000
  - Bachelor's Degrees - 22.50%
  - Master's Degrees - 16.50%
- Located within the Maryland Biotech Cluster, which is home to hundreds of biotech companies and attracting more each year
- Frederick, MD Voted Top 100 Best Places to Live (#24) by Livability.com
- Frederick, Maryland is home to a vibrant community of art galleries, theatres, breweries, distilleries, restaurants, and farmers markets.







### QUICK FACTS

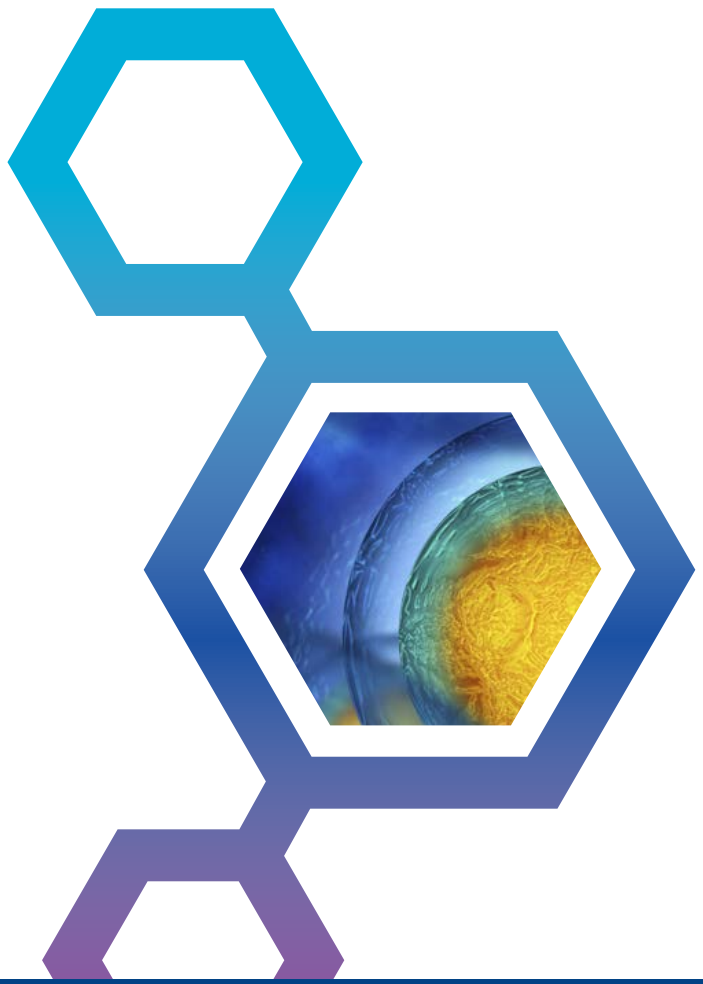
# FREDERICK BIOSCIENCE ADVANTAGE

**OVER 80** Cutting Edge Bioscience Companies

**2<sup>ND</sup> LARGEST** Cluster of Bioscience Companies in Maryland

**OVER 3K** Bioscience Jobs in Frederick

**OVER \$1B** Of Capital Investment in the Past 36 Months



In close proximity to Fort Detrick, one of the most important research installments in the world.

#### FORT DETRICK IS HOME TO

- 70 Acre NCI Campus
- 5 cabinet level agencies: DOD, HSS, FDA, HHS and the VA
- U.S. Army Medical Research Institute of Infectious Diseases (USAMRIID)
- U.S. Army Medical Research and Materiel Command (USAMRMC)
- National Interagency Biodefense Campus (NIBC)
- National Biodefense Analysis and Countermeasures Center (NBACC)
- National Institutes of Allergies and Infectious Disease (NIAID)
- Centers for Disease Control and Prevention (CDC)

### BIO COMPANIES IN FREDERICK

- AFAB Lab
- Akonni Biosystems, Inc.
- Aliee Pathology
- AstraZeneca/MedImmune
- BaneBio
- BioAssay Works
- BioElectronics Corp
- BioFactura
- Biological Mimetics, Inc.
- Biologics Resources
- Bio-Molecular Technology, Inc.
- Bio-Stat Solutions, Inc.
- Bluepoint Bioscience
- BridgePath Scientific
- Cenomics Solutions
- Charles River
- Columbia Biosciences
- CRSA
- Denova Biotechnology
- DRMC
- EduQuest
- Electron Microscopy Bioservices
- Ellume
- Eminent Services Corporation
- Emmes Corporation
- Empirstat
- Envigo
- Express Biotech International
- Express Genomics, Inc.
- FiberCell Systems, Inc.
- Fisher BioServices
- Frederick National Laboratory for Cancer Research
- GM Biosciences
- Harborgen Technology
- HBVTech
- HydroMax
- HypOxygen
- Indivumed
- Imagilin Technology
- ImQuest Biosciences
- Innovative Biotech USA
- Inspirion Biosciences
- Integrated Pharma Services
- Intracel Resources
- Jecho Laboratories
- KamTek
- Kemp Bio
- Kite Pharma (Gilead Sciences)
- Leidos Biomedical Research
- Lifeline Cell Technology
- Lonza Bioscience
- Meridian BioGroup
- Medigen, Inc.
- Mesa Science Associates
- Microbiology International
- MRI Global
- National Cancer Institute
- Nexus Discovery Advisors
- Novana
- Ology Bioservices
- Phycin
- Poochon Scientific
- Precision Medicine
- Prolias Technologies
- PSquare Scientific
- RoosterBio
- Royer Biomedical
- RuRo
- Qiagen
- Southern Research Institute
- SriSai BioPharmaceutical Solutions
- Steven Lane Consulting
- Syngene
- Texcell
- Theradaptive
- Thermo Fisher Scientific
- TOMI Environmental Solutions
- Tox Path Specialists
- U.S. Pharmacopeia
- Valogic
- Veralox Therapeutics
- XGene Diagnostics





# FREDERICK COUNTY PUBLIC SCHOOLS



- Maryland has ranked among America's top states for top-quality public education from 2009-2021. (Education Week's Quality Counts reports)
- While Maryland continues to lead the nation in Advanced Placement (AP) achievement, Frederick County students' 3.27 mean AP exam score surpassed Maryland's 3.03 and the global 2.84. The percentage of students with AP scores 3 or better (on a 5-point scale, where 3 typically qualifies for college credit) was 73.6% in Frederick County (with 4,522 exams), 64.7% statewide and 60.3% globally.
- Frederick County students consistently outpace the state and nation in SAT scores. With a 95% participation rate, our mean 2019 SAT score was 1,058, compared to Maryland's 1,041 and the nation's 1,039.
- Frederick County Public Schools (FCPS) has been a recipient for many years of the US Department of Education's prestigious national Blue Ribbon Schools of Excellence Award.
- On a 1-5 star scale, 53 of our 61 state-rated schools achieved 4 or 5 stars, and none received fewer than 3.
- The 2018 FCPS graduation rate was a high 92.5% (compared with Maryland's 87.1% average), while our dropout rate was 4.1% (compared with the state's 8.4%).
- Students in our class of 2019 received \$33.5 million in scholarship offers.
- 2019 enrollment is nearly 44,000 students (an increase of more than 1,000 over the last school year).
- 99% of more than 1,000 employers surveyed indicated that FCPS students met or exceeded workplace readiness standards. (Survey by FCPS 2017)
- Frederick County Public School's Career & Technology Center has 23 programs (including one in Biomedical Sciences) to help students jump start their future careers by providing intensive career specific education in programs tailored for both college-bound and employment-oriented students.



# NORTH FREDERICK AMENITIES MAP

1 Clemson Corner



2 Amber Meadows Shopping Center



3 Frederick Shopping Center



4 College Park Plaza Shopping Center



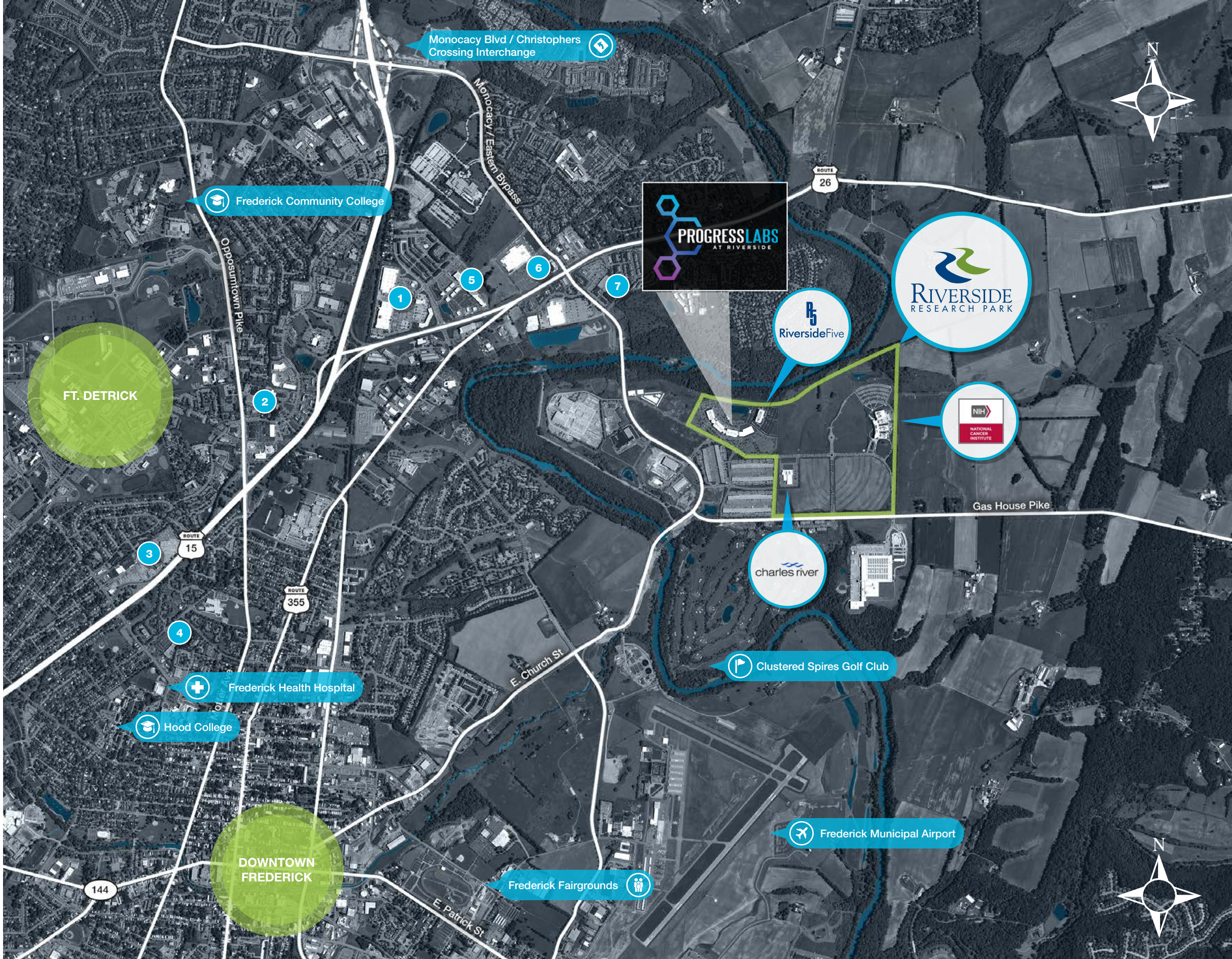
5 Market Square



6 Walmart Supercenter

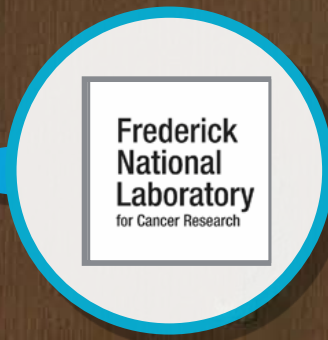


7 The Shops at Monocacy





# AERIAL



RIVERSIDE 6  
232,000 SF

RIVERSIDE 7  
137,500 SF

RIVERSIDE 10  
235,000 SF

RIVERSIDE 9  
417,000 SF  
Site Plan Approved



# RIVERSIDE SITE PLAN

**BUILDING A**  
103,024 SF

**BUILDING B**  
110,228 SF

**BUILDING C**  
96,400 SF

**BUILDING D**  
77,507 SF  
118,600 SF (W/ MEZZANINE)





RIVERSIDE  
**AERIAL PHOTO**





# BUILDING A & B OVERVIEW

## Name

Riverside

## Address

8480 Progress Drive  
Frederick, MD 21701

## Zoning

MXE (Mixed Use Employment Center)

## Size

14.43 Acres, 213,252 Total

### Building A

1st Floor + Knuckle:	34,024 SF
2nd Floor + Knuckle:	34,500 SF
3rd Floor + Knuckle:	34,500 SF
<b>Subtotal:</b>	<b>103,024 SF</b>

### Building B

1st Floor + Knuckle:	36,668 SF
2nd Floor + Knuckle:	36,780 SF
3rd Floor + Knuckle:	36,780 SF
<b>Subtotal:</b>	<b>110,228 SF</b>

## Ceiling Height / Floor-to-Floor

12'11" - 13'4"

## Column Spacing

32' x 49'

## Parking

922 spaces (444 Building A, 478 Building B)  
4 electric vehicle charging stations included

## Dock Doors

4 (2 per building)

## Fire Suppression

100% sprinkler coverage

## Utilities

### Water

City of Frederick - 4" domestic water line

### Sewer

City of Frederick - 6" connection

### Power

Potomac Edison - 3,500 AMPS  
480/277V 3P 4W for each building

### Fiber

Redundant - Comcast, FiberLight, Dark Fiber

### Gas

Washington Gas - 2" gas line with 40.0 PSI





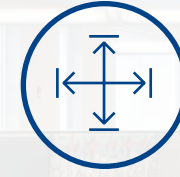


## Food & Beverage

Fully operational café and kitchen

Ample seating for café

Coffee and beverage stations throughout



## Work Space

Open floor plans with raised floor

Fully fit out with workstations



## Meeting Space

Large training room with multiple small training rooms throughout

Large and small conference rooms



## Upgraded Highlights

Fully touchless bathrooms

Recent \$80k upgrade to WiFi throughout

Mother's Rooms throughout

Main lobby security desk with security doors and cameras throughout





# BUILDING C & D

## OVERVIEW

### Name

Progress Labs at Riverside

### Address

8484 Progress Drive  
Frederick, MD 21701

### Zoning

MXE (Mixed Use Employment Center)

### Height Limits for Build

60 feet

### Size

14.87 Acres, 215,000 Total (with mezzanine)

### Building C

1st Floor: 32,600 SF  
2nd Floor: 31,900 SF  
3rd Floor: 31,900 SF  
**Subtotal: 96,400 SF**

### Building D - New Building

1st Floor: 71,985 SF  
2nd Floor: 5,522 SF  
Mezzanine: 41,093 SF  
**Subtotal: 118,600 SF**

### Ceiling Height / Floor-to-Floor

13'4" (existing bldg), 33' clear (new bldg)

### Column Spacing

32' x 49' (existing bldg), 40' x 40' (new bldg)

### Parking

948 spaces (4.4/1,000 RSF)  
10 electric vehicle charging stations included

### Dock Doors

4

### Fire Suppression

100% sprinkler coverage

### Outdoor Equipment & Service Yard

Up to 11,500 SF secure

### Outdoor Amenity Area

5,800 SF private

### Utilities

#### Water

City of Frederick - 6" domestic water line

#### Sewer

City of Frederick - 8" connection  
split into two services per building

#### Power

Potomac Edison - 3,500 AMPS  
480/277V 3P 4W for each building

#### Fiber

Redundant - Comcast, FiberLight, Dark Fiber

#### Gas

Washington Gas - 2" gas line with 40.0 PSI







## Outdoor Amenities

Amphitheater with Wi-Fi connectivity for hosting campus events

Covered pavilions equipped for tenant presentations

Bike racks



## Parking Highlights

Electric vehicle charging stations

4+/1,000 SF parking



## Landscape Features

Beautifully landscaped campus with pond and water features

Retreat area dedicated to local history



## Fitness Activities

Five-mile trail system winding through the park

Proposed outdoor fitness center featuring training equipment





# MATAN COMPANIES 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

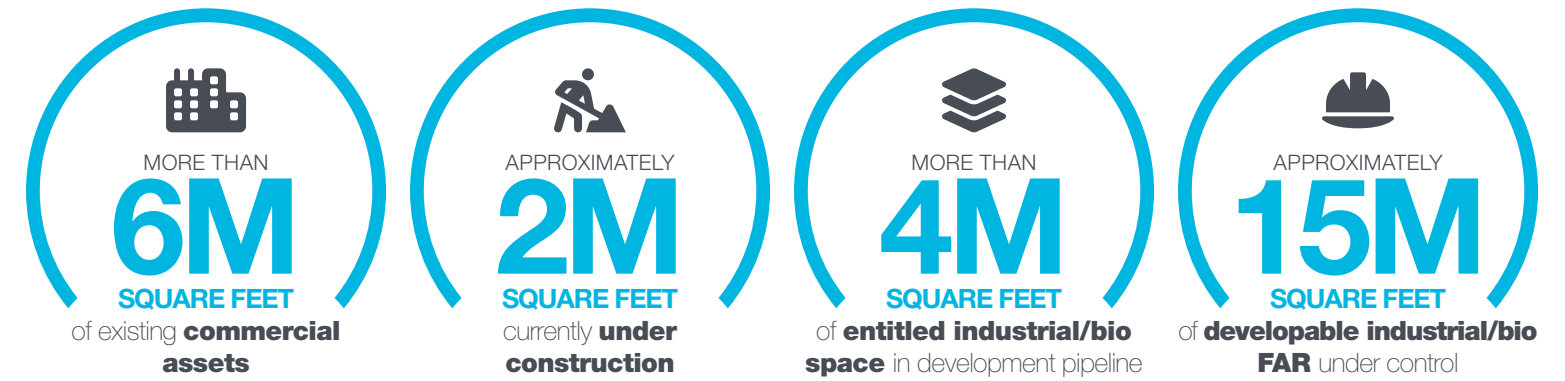
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

## 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

## NCI-Frederick National Laboratory for Cancer Research

### Riverside Research Park

- 332,088 Square Feet
- Laboratory, cGMP Manufacturing, Class A Office
- 32 Acre campus within 177 acre research park

## Wedgewood West

### 6-Building Research & Industrial Park

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

## Dulles North

### High Bay Warehouse

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

## NIAID/VCR Vaccine Pilot Plant

### Operated by SAIC-Frederick

- 129,600 Square Feet
- Research Facility and Vaccine Pilot Plant (secure)
- 15 Acre Wedgewood IV campus

## Charles River Laboratories

### Riverside Research Park

- 50,000 Square Feet
- Build-to-suit
- 7 Acre site within 177 acre research park

## Parkway 66

### High Bay Warehouse

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



**NCI-Frederick National Laboratory**  
Riverside Research Park



**NIAID/VCR Vaccine Pilot Plant**  
Operated by SAIC-Frederick



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



**Charles River Laboratories**  
Riverside Research Park



**Dulles North**  
High Bay Warehouse, Sterling, VA



**Parkway 66**  
High Bay Warehouse, 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 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. While our thoughtful wellness programs and activities promote physical, mental and emotional health, creating a more productive, happier life for the assets we care most about – our people.

## RECYCLING & WASTE STREAM SUMMARY

We have saved:



**460.1** TONS  
LANDFILL

+



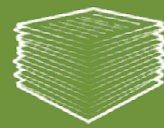
**253.6** TONS  
DIVERTED

=



**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:



**3343** 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
- 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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