

PROGRESSLABS

AT RIVERSIDE I



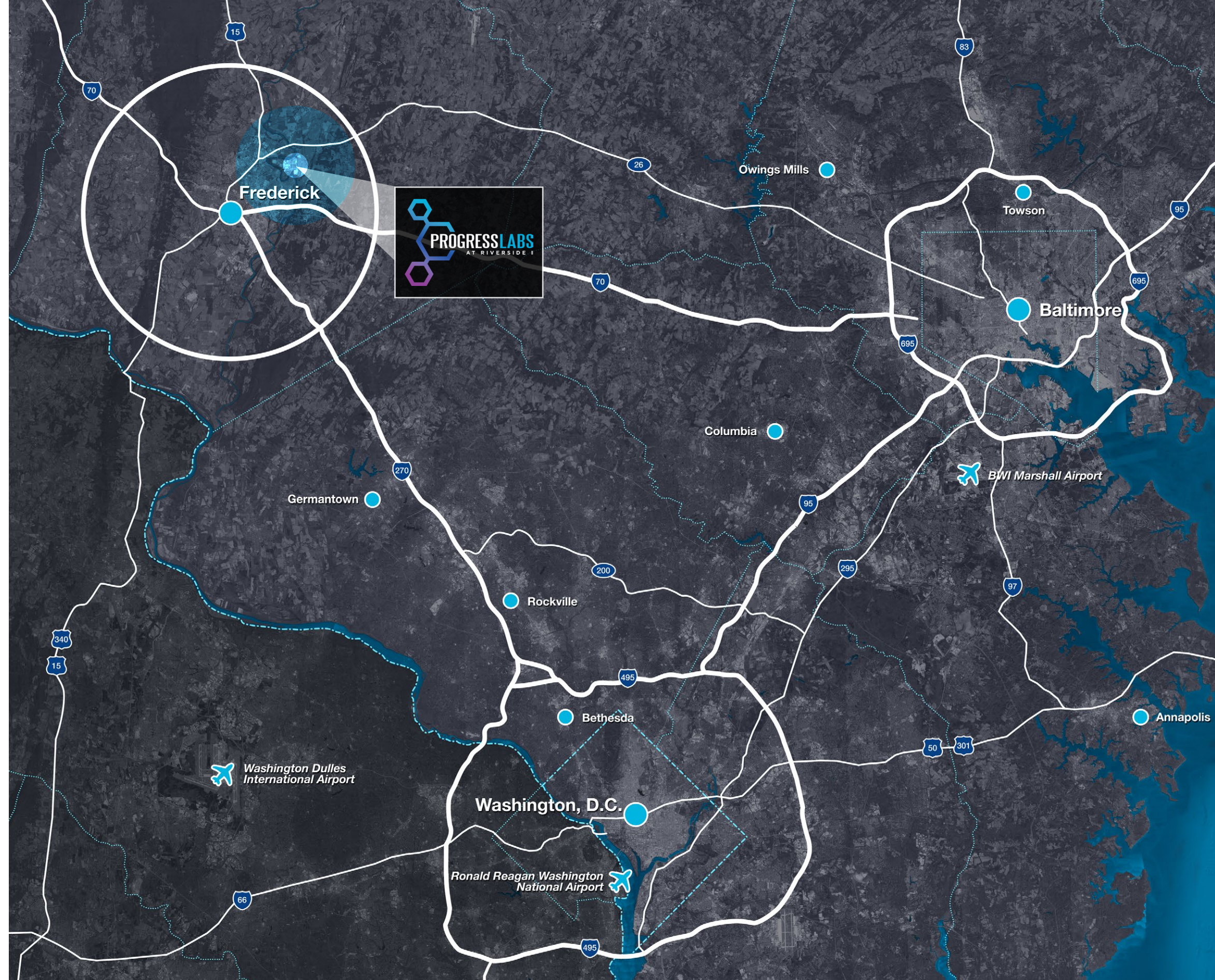
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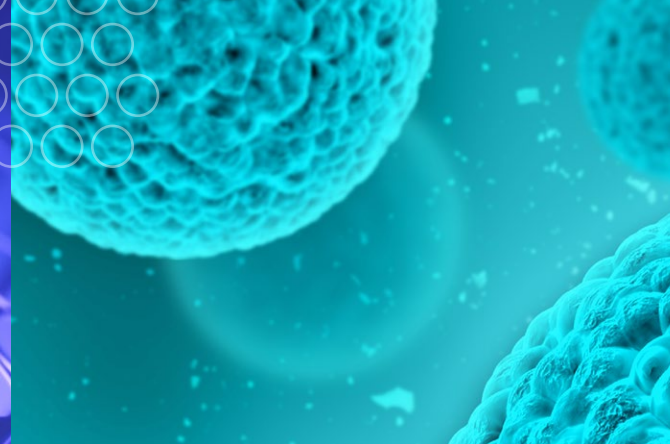
MATAN

**PROGRESS LABS AT RIVERSIDE I
8484 PROGRESS DRIVE
FREDERICK, MD 21701**

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

**2ND
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
- 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 2009-2018 (Education Week's Quality Counts reports, 2019 pending).
- 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



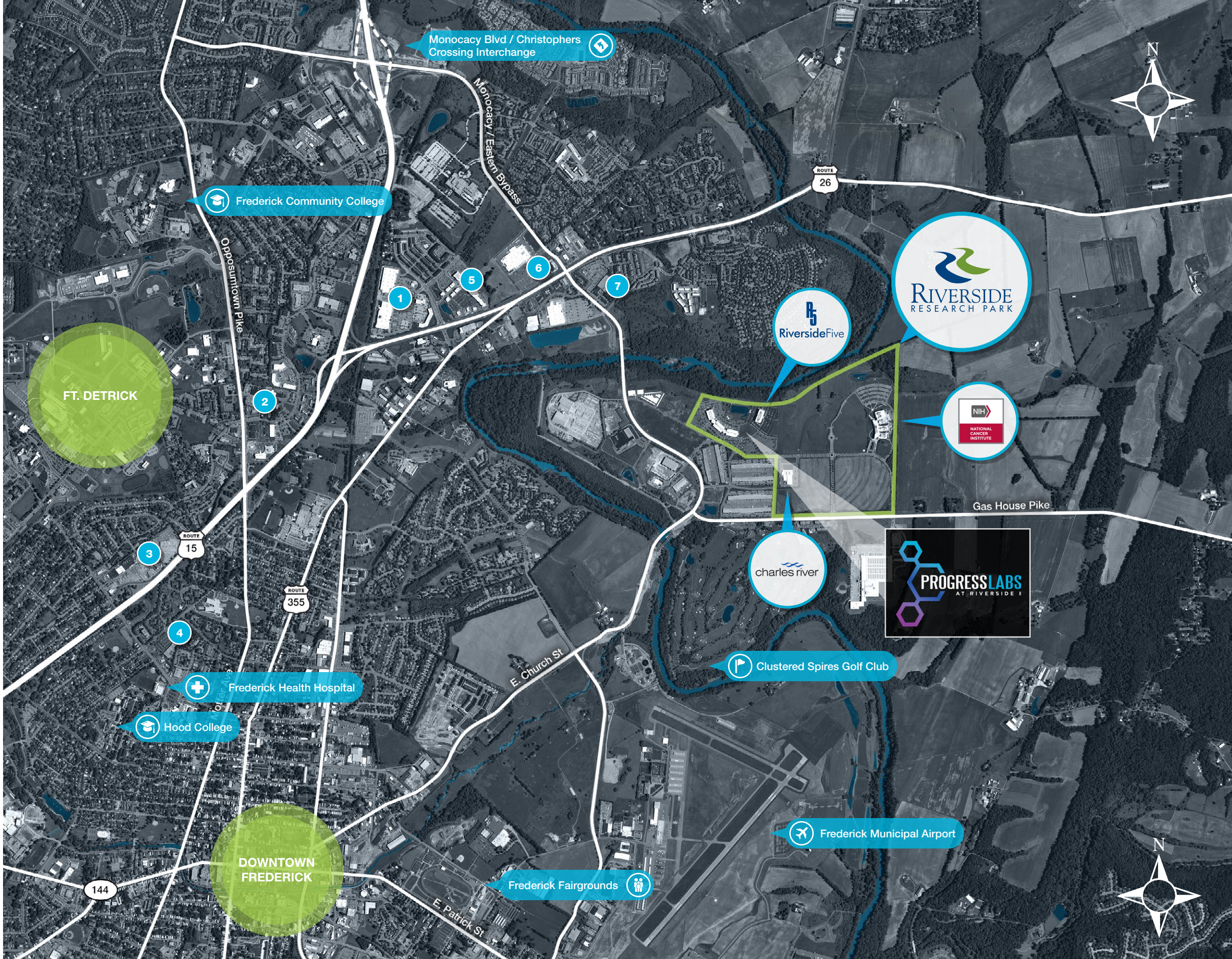
5 Market Square



6 Walmart Supercenter



7 The Shops at Monocacy



RIVERSIDE I PHOTO



PROGRESSLABS

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RIVERSIDE I SITE PLAN



EXISTING BLDG
96,400 SF

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

RiversideFive

RIVERSIDE I PROPERTY OVERVIEW

Name

Progress Labs at Riverside I

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)

Existing Building

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

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

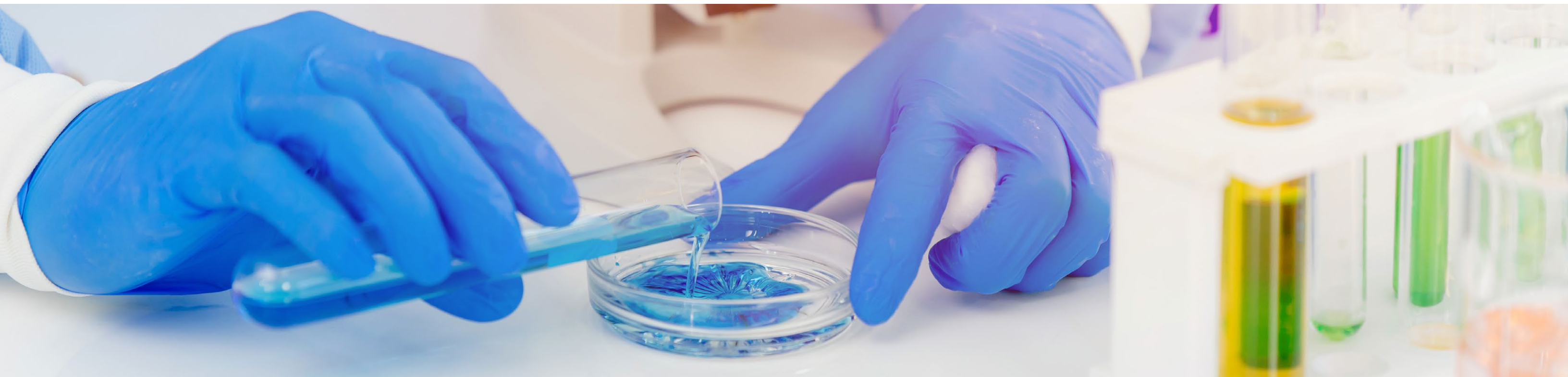
Potomac Edison - 3,500 AMPS
480/277V 3P 4W for each building

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



Architectural Elements

Unique integrated gateways spanning park entrances

Retreat area dedicated to local history



Water Features

Landscaped pond with water features

Entryway fountains with cascading water and patio surround



Fitness Activities

Five-mile trail system winding through the park

Proposed outdoor fitness center featuring training equipment



RIVERSIDE PHOTO





CORE SERVICES : LEASING / DEVELOPMENT / ASSET MANAGEMENT / PROPERTY MANAGEMENT

HIGHLIGHTS

MATAN COMPANY OVERVIEW

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.

DEVELOPMENT

With over 4 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.

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.



- Private commercial real estate investment firm
- Headquartered in Frederick, Maryland
- Family owned and operated since 1976
- Long and established history in the Washington, D.C. region
- Over 6.5 million square feet of existing commercial assets
- Over \$2 billion of asset value
- 4 million square feet of entitled space in development pipeline
- Asset mix includes office, industrial, lab, retail, multi-family and land development
- 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

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