



 **RIVERSIDE**

**8480 & 8484 PROGRESS DRIVE
FREDERICK, MD**



PREPARED BY

MATAN



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NORTH FREDERICK AMENITIES MAP

1 Clemson Corner

Wegmans | MADRONES | Marshalls
LOWE'S | CHIPOTLE MEXICAN GRILL

2 Amber Meadows Shopping Center

Roy Rogers | THE COLUMBIA BANK | weis | VOCELLI PIZZA

3 Frederick Shopping Center

Capital One | STAPLES | BONEFISH GRILL
GIANT EAGLE | Ashley HOMESTORE

4 College Park Plaza Shopping Center

SAFeway | SUBWAY | STARBUCKS COFFEE | CVS pharmacy

5 Market Square

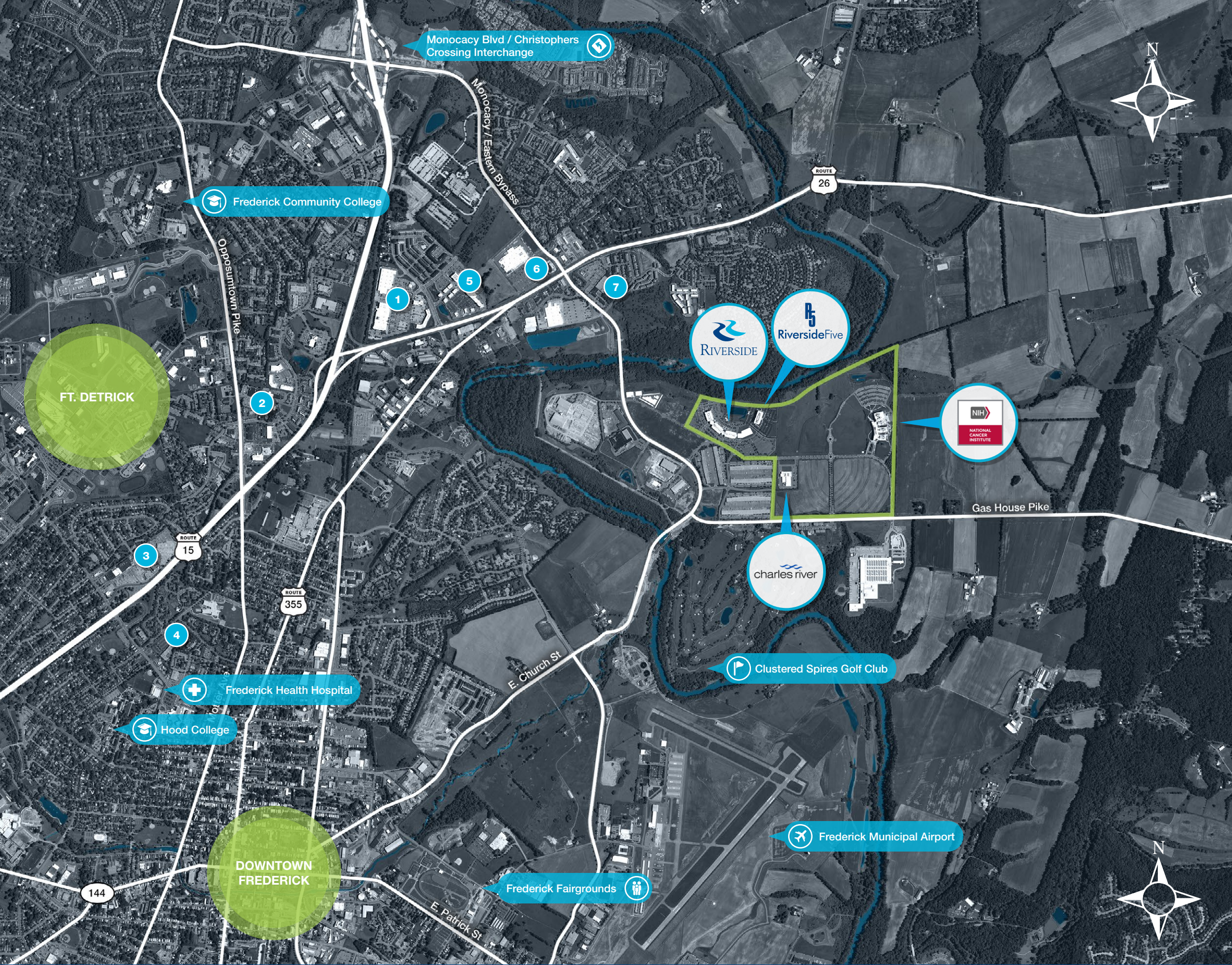
Onelife FITNESS | HomeGoods | BLACK HOG BBQ
Pier 1 imports | BUFFALO WILD WINGS | PET SMART

6 Walmart Supercenter

Walmart | STARBUCKS COFFEE | Chick-fil-*&*

7 The Shops at Monocacy

California TORTILLA | Panera BREAD | Giant | FIVE GUYS



WHY FREDERICK?

STRATEGIC LOCATION



Close proximity to Washington DC, Montgomery County, Baltimore and Northern, VA



Within 50 miles of 3 international airports, as well as the Baltimore harbor (3rd largest seaport in US)

COMPREHENSIVE TRANSPORTATION NETWORK



Intersected by 5 interstate and national highways



MARC Train to DC



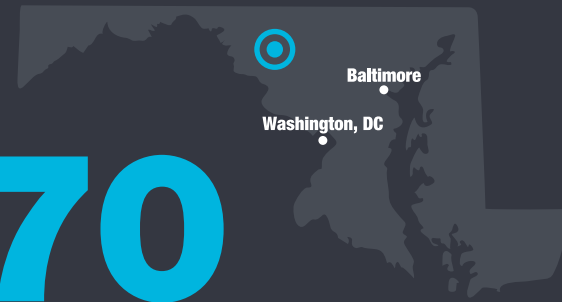
20 miles to DC's METRO rail system

HIGHLY CONCENTRATED, HIGHLY EDUCATED WORKFORCE

40.6%
BACHELOR'S
DEGREE

40.6% of Frederick County's population (25+) has a bachelor's degree or higher.

NORTHERN ANCHOR OF THE I-270 TECHNOLOGY CORRIDOR



LOWER
COST OF
BUSINESS

Competitive tax structure & attractive local and state incentives



Attractive housing options



High-performing public schools



Low crime rate



State-of-the-art healthcare



Acclaimed restaurant and brewery scene

\$12B
ECONOMY

\$12 billion dollar economy

261K
RESIDENCE

261,947 residents in Frederick County

106K
EMPLOYED

106,000 people employed in Frederick County

6,500
BUSINESSES

6,500+ businesses in Frederick County

97K
INCOME

\$97,730 median income

38.7
MEDIAN AGE

38.7 median age

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
Subtotal:	103,024 SF

Building B

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

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



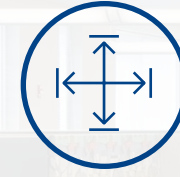


Food & Beverage

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



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

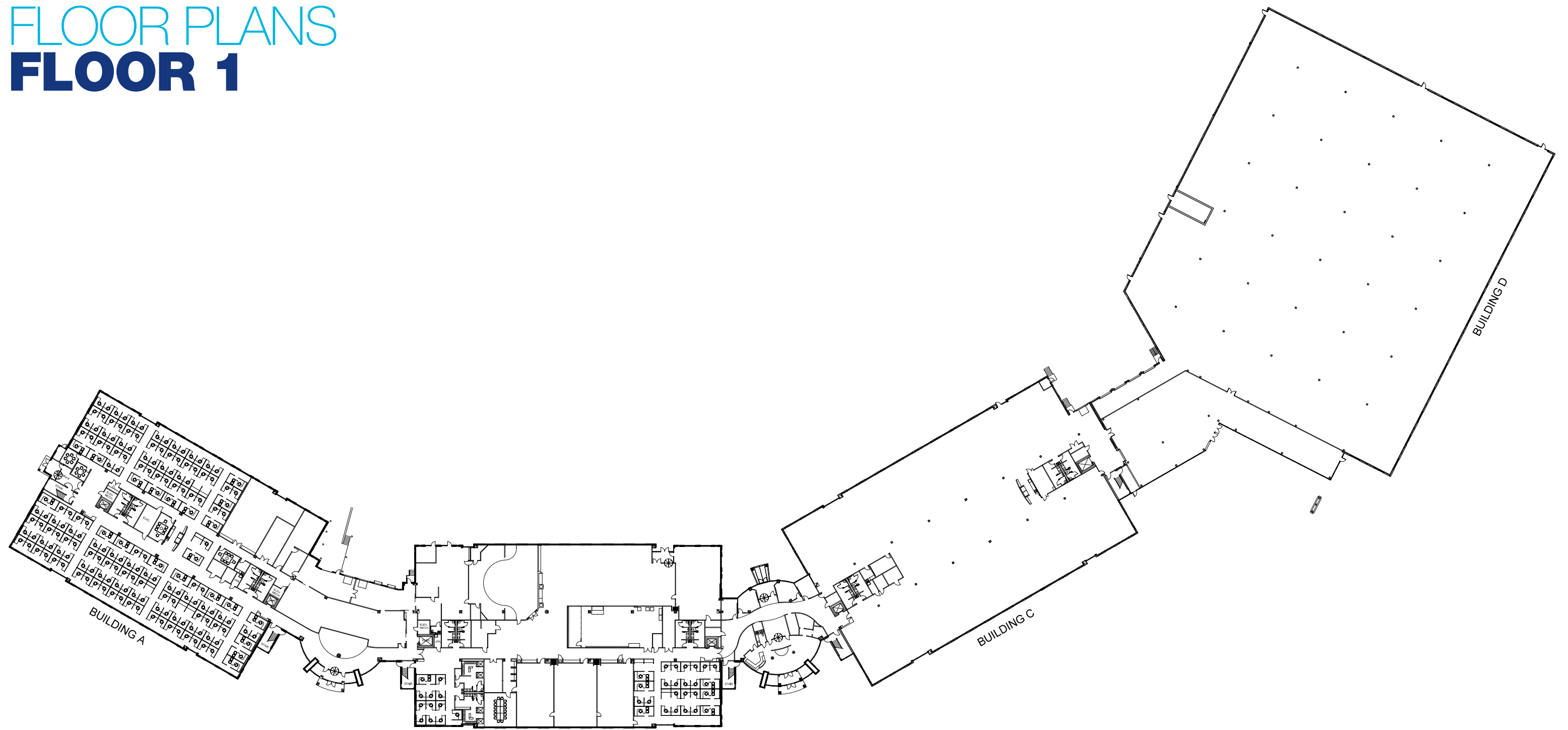
Five-mile trail system winding through the park

Proposed outdoor fitness center featuring training equipment



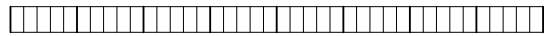
FLOOR PLANS

FLOOR 1



BUILDING B

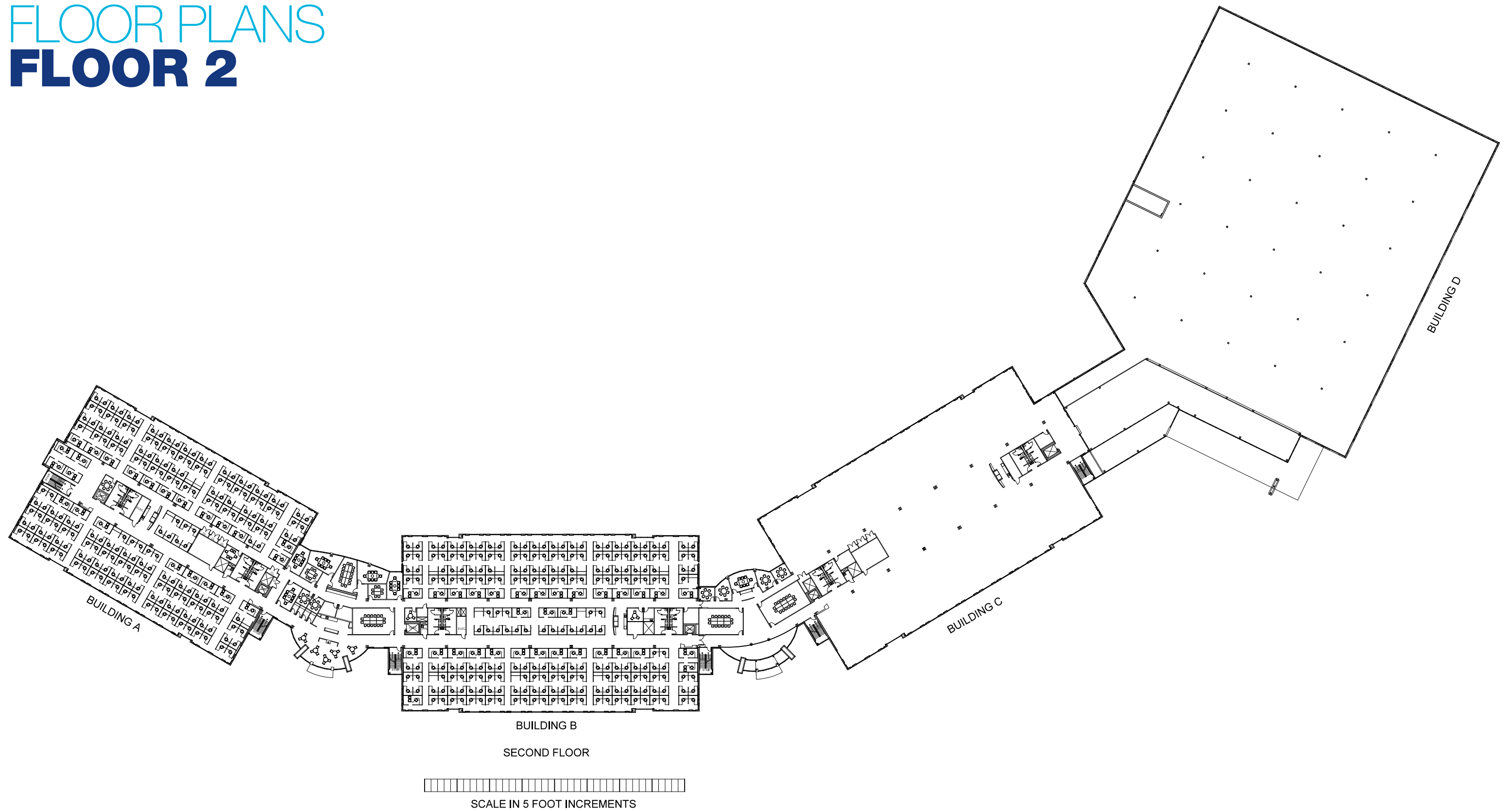
FIRST FLOOR



SCALE IN 5 FOOT INCREMENTS

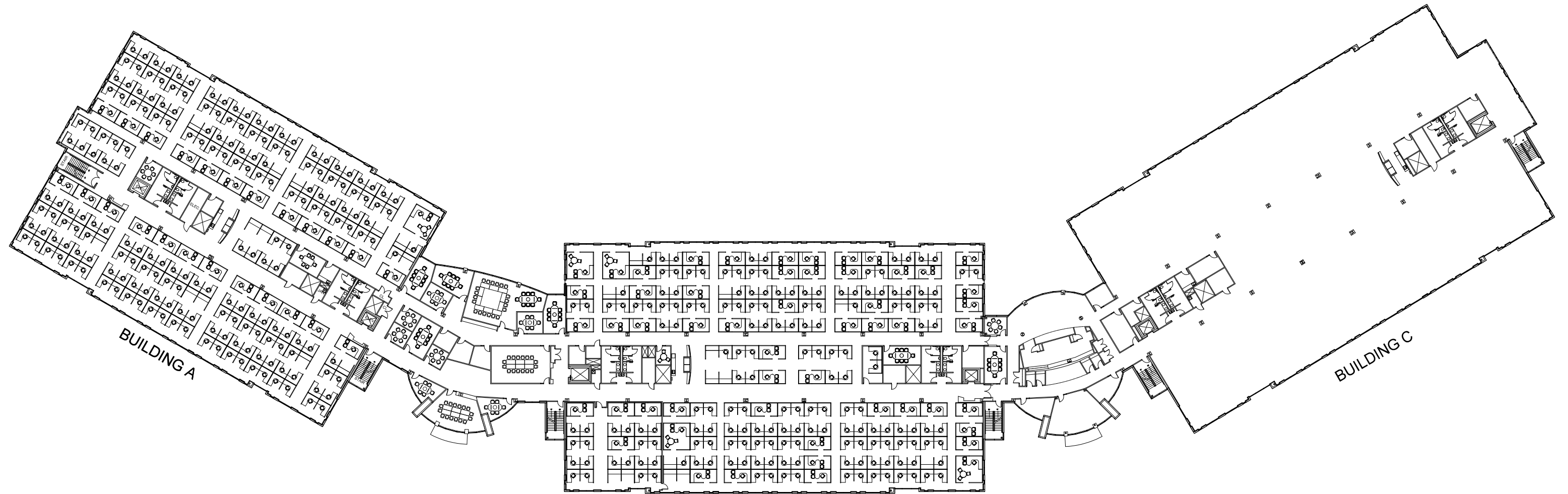
FLOOR PLANS

FLOOR 2



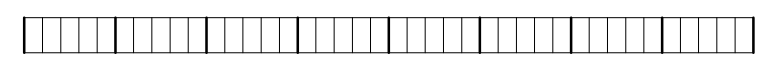
FLOOR PLANS

FLOOR 3



BUILDING B

THIRD FLOOR

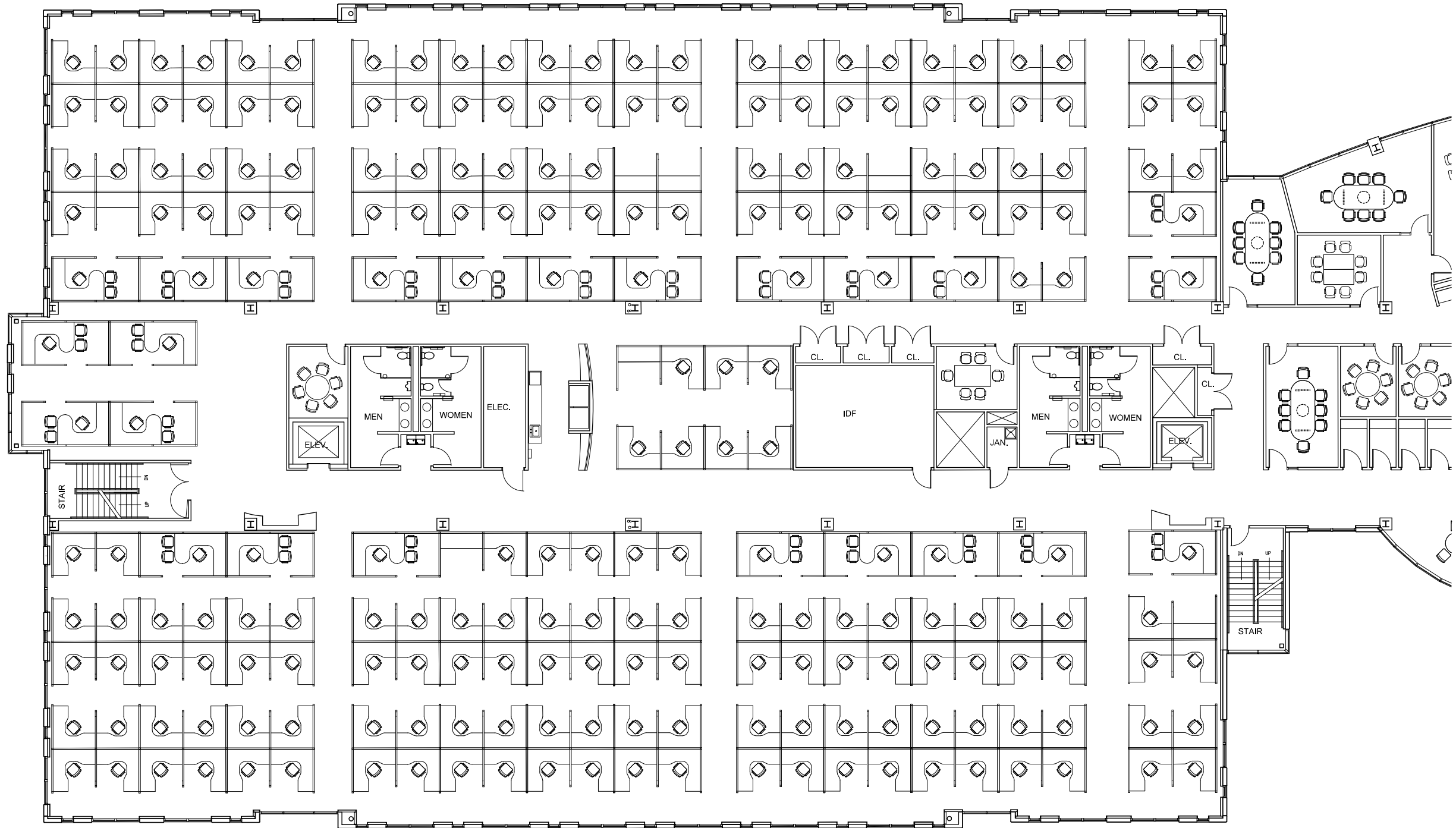


SCALE IN 5 FOOT INCREMENTS

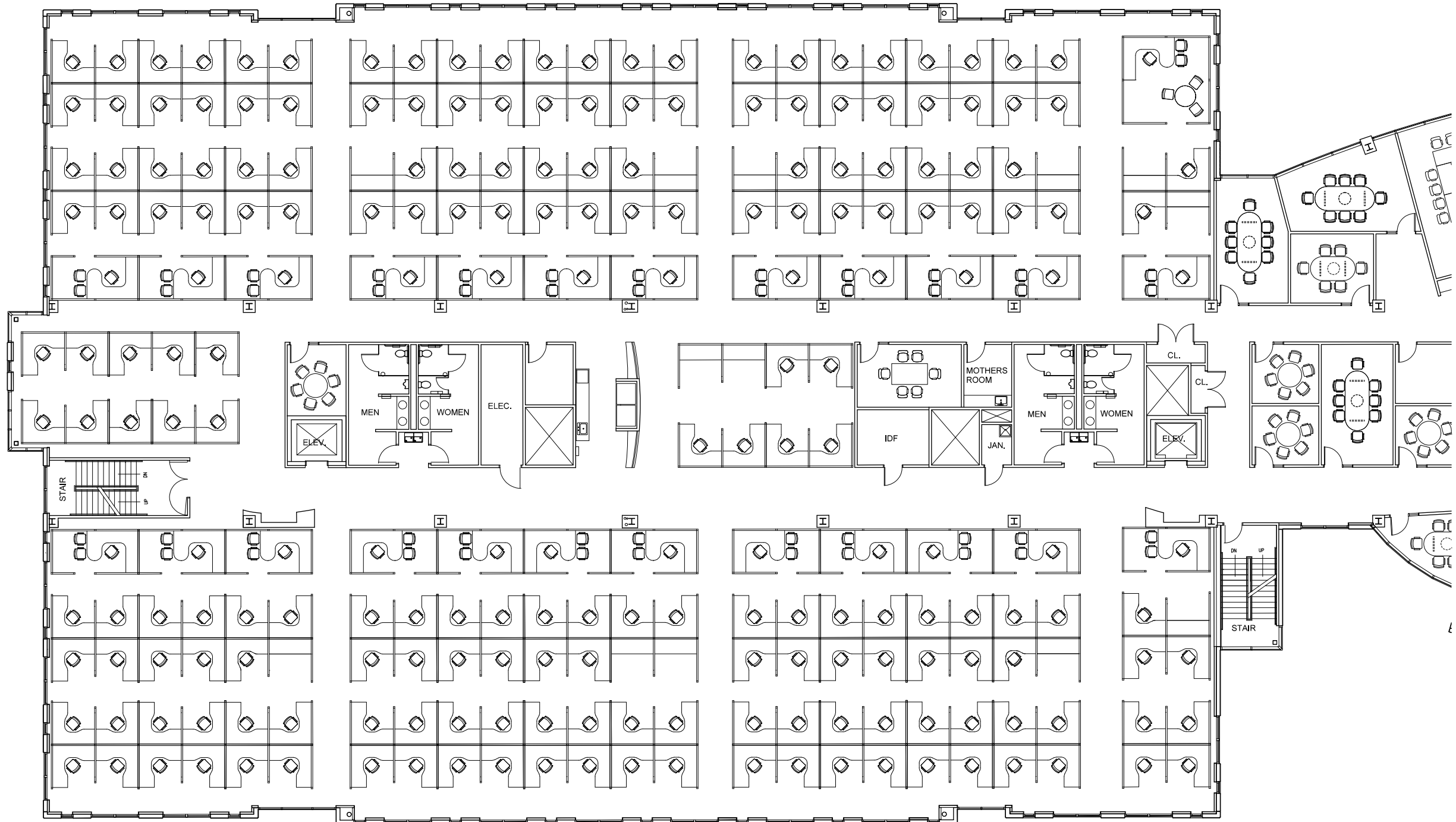
BUILDING A FLOOR 1



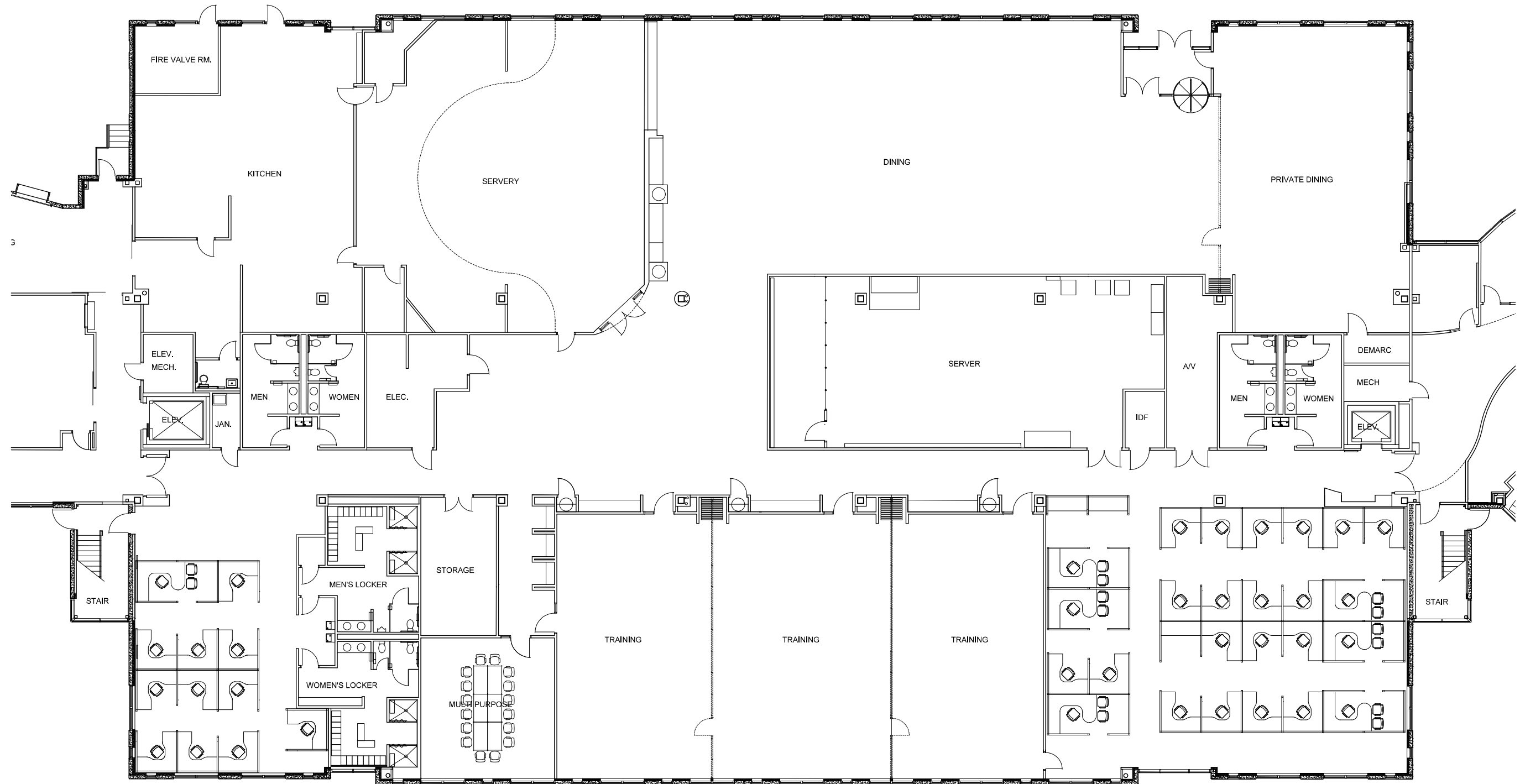
BUILDING A FLOOR 2



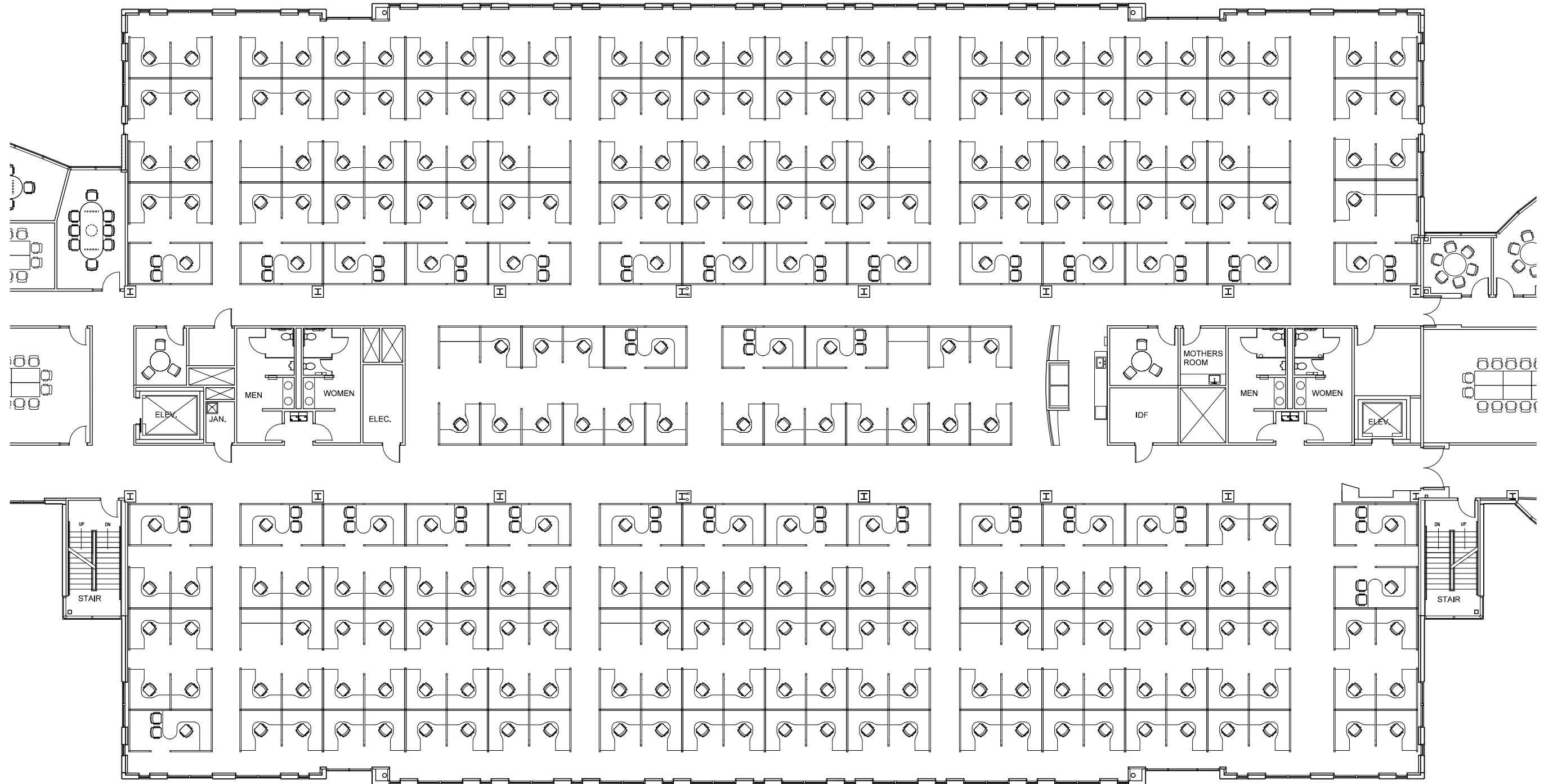
BUILDING A FLOOR 3



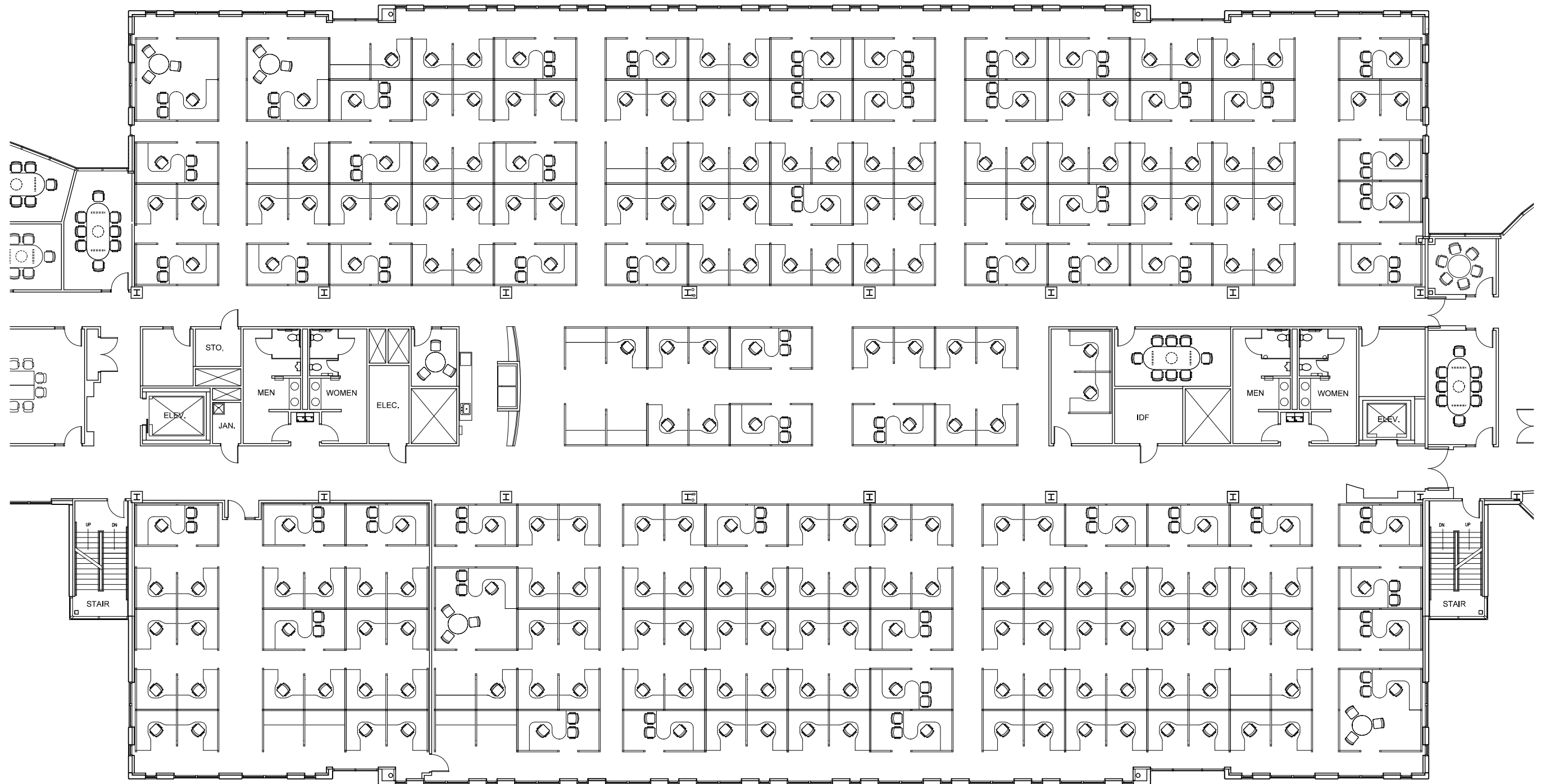
BUILDING B FLOOR 1



BUILDING B FLOOR 2



BUILDING B FLOOR 3



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



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

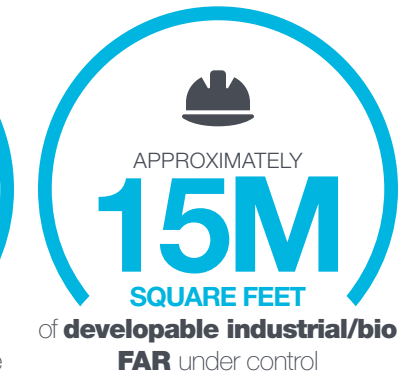
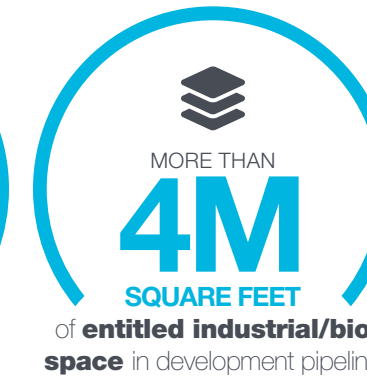
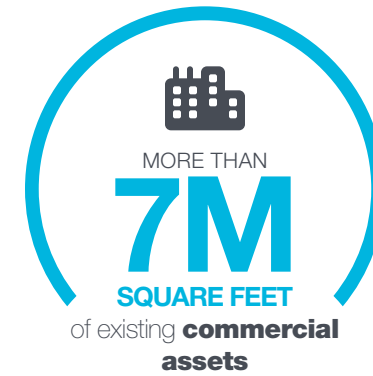
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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 7 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

Wedgewood West

6-Building Research & Industrial Park

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

Dulles North

High Bay Warehouse

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



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



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



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, 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 (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

+



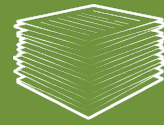
253.6 TONS
DIVERTED

=



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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