



CENTER 85

AT WESTVIEW SOUTH



4931 EXECUTIVE COURT SOUTH
FREDERICK, MD



PREPARED BY

MATAN



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SOUTH FREDERICK AMENITIES MAP

The Shops at Westview South

21,000 SF - Two-Building Retail Center

Chaps Pit Beef, Club Pilates, Dogtopia, Dunkin Donuts, Heartland Dental, Sola Salon

Westview Promenade

158,000 SF - Lifestyle Powerhouse

Regal Cinemas, Chipotle, Noodles & Company, Firebirds, TGI Fridays, Starbucks, Moms, Jos. A. Bank, LOFT

Westview Village

60,000 SF - Mixed-Use Neighborhood Retail

Cafe Rio, Five Guys, Sushi Densha, Cici's Pizza

Westview Corner

22,000 SF - Shopping Center

Smoothie King, Jimmy Johns, FedEx Office, Baltimore Tea & Coffee

Corporate, Government, & BioTech Companies

- | | |
|--|--|
| 1. Astra Zeneca | 8. Department of Health & Human Services |
| 2. Lockheed Martin | 9. Leidos |
| 3. Leidos | 10. FITCI |
| 4. Veterans Administration Acquisition Academy | 11. FEMA |
| 5. Leidos | 12. Vaccine Pilot Plant / Leidos |
| 6. Fisher BioServices | |
| 7. Qiagen | |



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



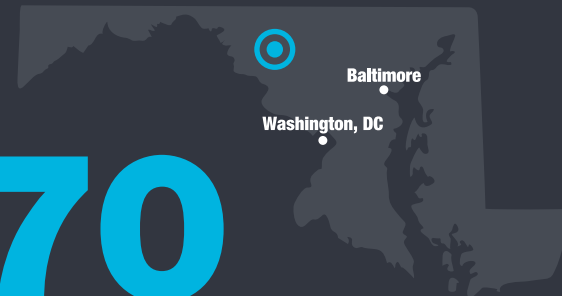
20 miles to DC's METRO rail system

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

LOCATION HIGHLIGHTS

Situated just off Route 85, Center 85 is just minutes from I-270, with quick access to I-70 and Route 15. While the region is growing at a steady rate, adding nearly 400,000 residents in the past two decades, the growth is balanced out by cornerstone Fortune 500 companies that are located throughout the greater metropolitan area. This central location not only provides excellent visibility and signage opportunity, but the significant Interchange expansion project, which recently completed, safely connects drivers in the area to Center 85 quickly and efficiently.

Other site highlights include:


- Prime location 1/2 mile from Route 85
- Excellent visibility and signage opportunity
- 1 mile to I-270
- Quick access to I-70 and Route 15
- Extensive array of retail and business amenities nearby
- Close proximity to Downtown Frederick and Fort Detrick campus
- \$100M I-270/MD 85 Interchange expansion project recently complete. This project enhances safety, reduces congestion, and expands traffic capacity in this heavily traveled area, ultimately connecting drivers to Center 85 more quickly and safely.



4
Major routes and highways pass through the area.



\$100M
A major interchange expansion project is now complete, guaranteeing a safer and more efficient connection for drivers to Center 85.



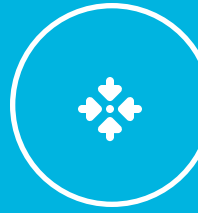
1 MILE
1 mile to I-270 and quick access to I-70 and Route 15



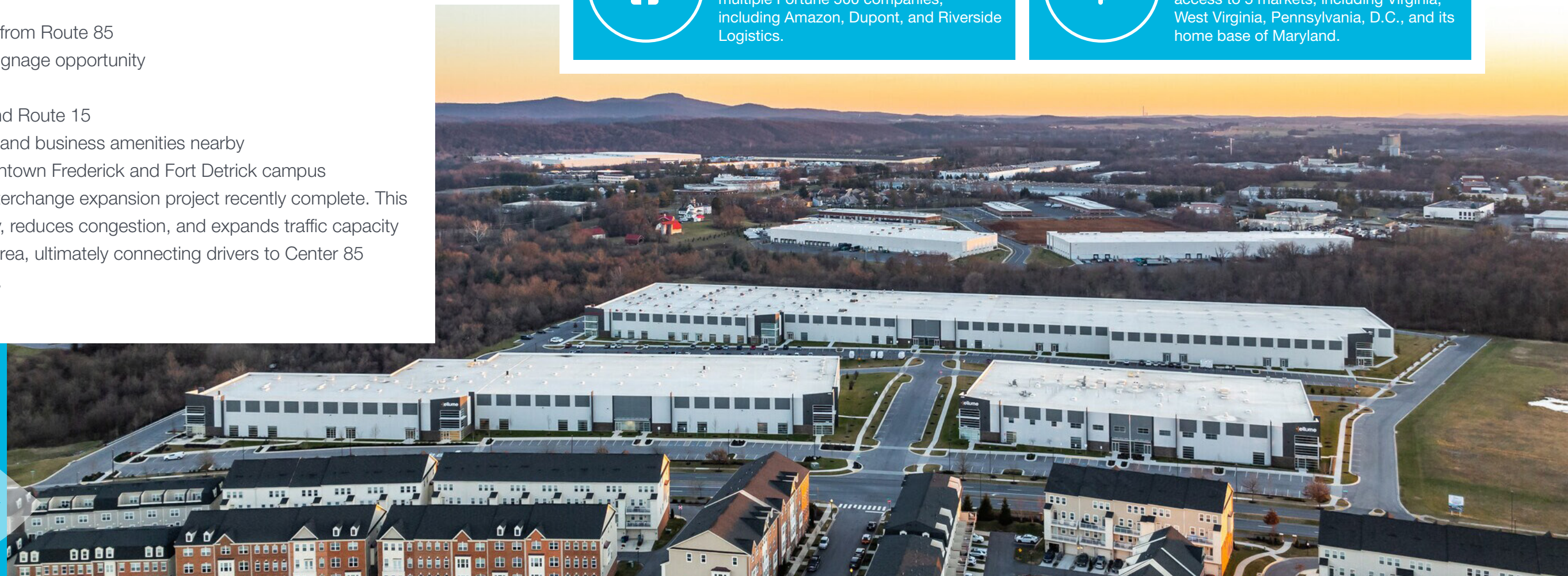
400,000
The region has experienced significant growth at a steady rate of an additional 400,000 residents in the past two decades.



500
The greater metropolitan area includes multiple Fortune 500 companies, including Amazon, Dupont, and Riverside Logistics.



5
Center 85 is centrally located with easy access to 5 markets, including Virginia, West Virginia, Pennsylvania, D.C., and its home base of Maryland.



CENTER 85 SITE PLAN



PROPERTY OVERVIEW

Name

Progress Labs at Center 85
Building 1

Address

4931 Executive Court South

Asking Rent

\$14.50 PSF NNN

Zoning

MXD (Mixed Use District)

Size

116,800 SF

Ceiling Height / Floor-to-Floor

30' clear

Column Spacing

40' x 40'
50' speed bay

Parking

126 spaces
4 electric vehicle charging stations per building
120' truck court

Dock Doors

31

Fire Suppression

ESFR sprinklers

Lighting

LED lighting

Utilities

Water

Frederick County - 8" domestic water line

Sewer

Frederick County - 8" sewer line

Power

FirstEnergy - 12.47 kV line which can be further supported by a 34.5kV sub-transmission system

Fiber

Comcast, Verizon, Zayo

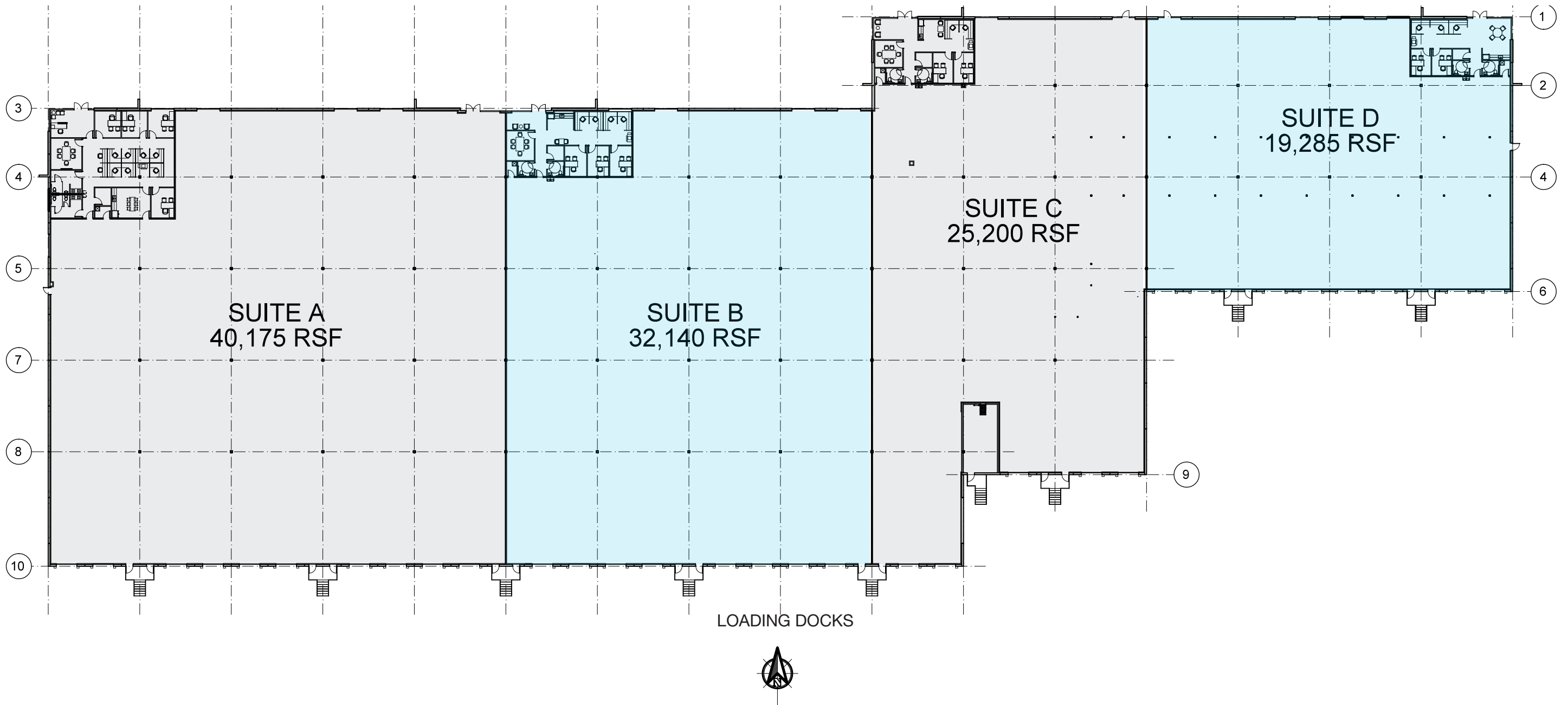
Gas

Washington Gas - 4" gas line operating at 50 psig with minimum design pressure of 17 psig



BUILDING 1

WAREHOUSE RECONFIGURATION



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

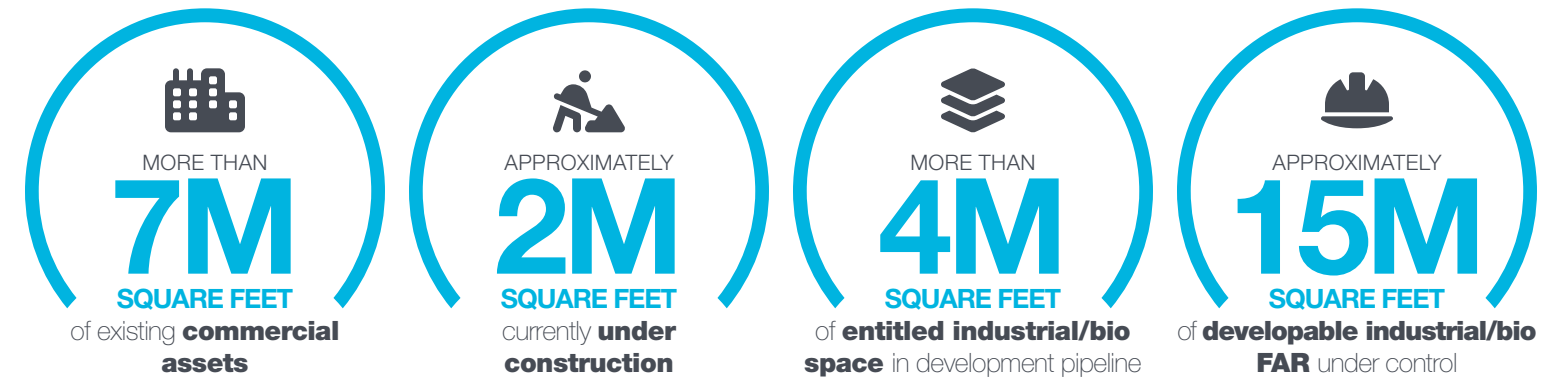
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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 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



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

+



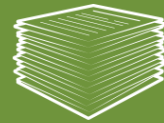
253.6 TONS
DIVERTED

=



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



-  (301) 694-9200
-  MATANINC.COM
-  **Brad Benna**
Director, Leasing
bbenna@mataninc.com

