

IRON GATE

AT RIVERSIDE RESEARCH PARK

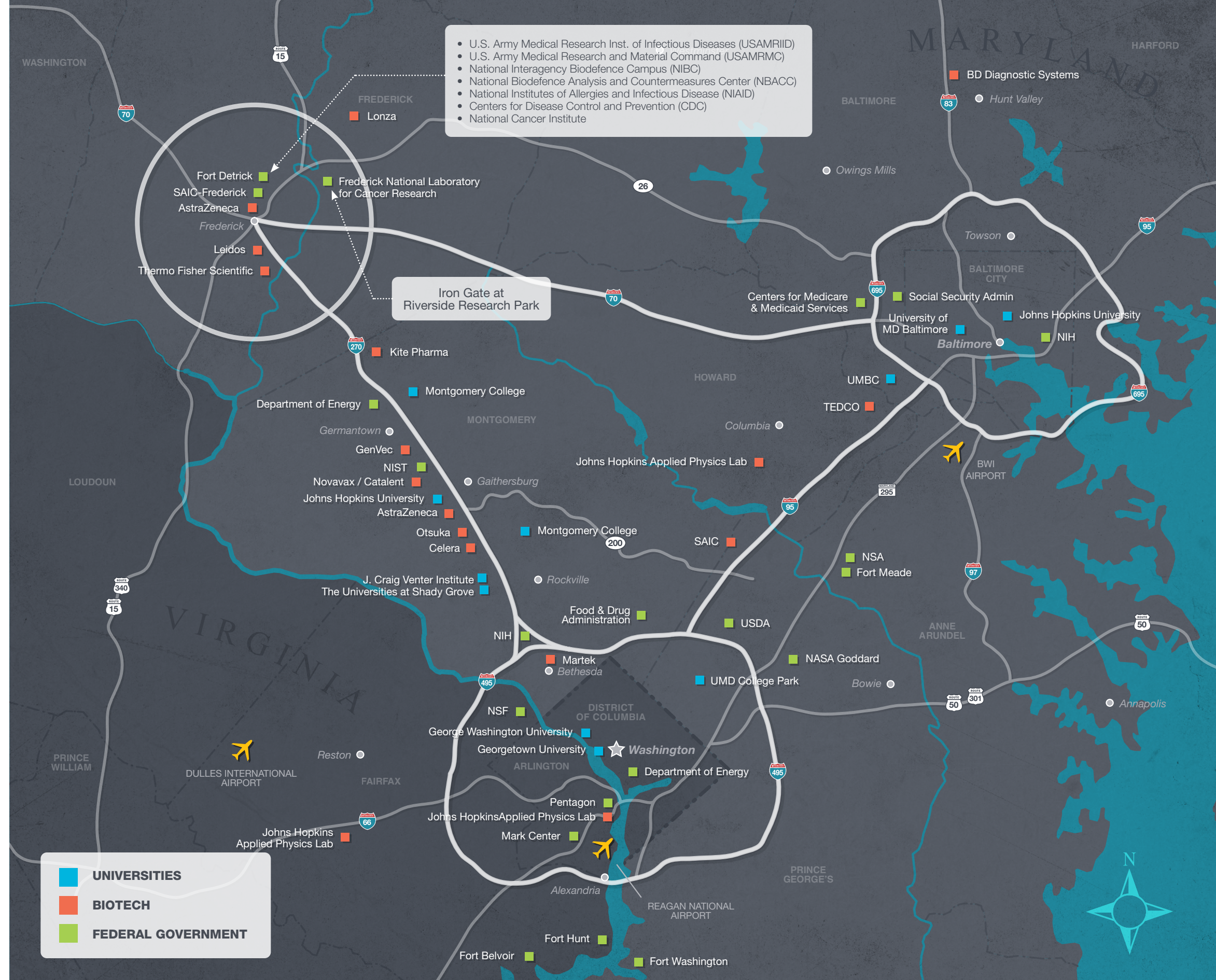


PREPARED BY:

MATAN

TABLE OF CONTENTS

| | |
|----------------------------------|---|
| Regional Map | 2 |
| Frederick's Bioscience Advantage | 3 |
| Frederick County Public Schools | 4 |
| North Frederick Amenities Map | 5 |
| Riverside Research Park | 6 |
| Iron Gate Site Plan | 7 |
| Property Overview | 8 |
| Matan Companies | 9 |





FREDERICK'S BIOSCIENCE ADVANTAGE

QUICK FACTS

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



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 RESEARCH PARK

Riverside Research Park is strategically located as the northern anchor to the booming I-270 Technology Corridor that spans from Frederick to Bethesda, Maryland. Strategically nestled along the banks of the scenic Monocacy River, the park's aesthetic needs are beautifully balanced with the region's most modern office and laboratory buildings. A quick and easy commute to major interstates and close proximity to Fort Detrick, NCI Frederick National Laboratory for Cancer Research and federal agencies, positions Riverside as the most desirable location in the Frederick market.

Park

- 177 Acre, world-class research park
- 1.8 Million square feet of approved density

Tenants

- 54,000 square foot Charles River Laboratories (secure facility)
- National Cancer Institute's 332,088 square foot Advanced Technology Research Facility that offers public and private partnerships and colocation opportunities within the park

Features

- Located within a state-designated BRAC zone, providing enhanced accessibility to the site from major interstates and roads
- Ample green space, water features, over five miles of walking trails and additional unique campus amenities





WELLS FARGO

RiversideFive

RIVERSIDE RESEARCH PARK

Frederick National Laboratory for Cancer Research

IRONGATE AT RIVERSIDE RESEARCH PARK

A 25.58 ACRE SITE

B 16.24 ACRE SITE

C 25.53 ACRE SITE

D 32.46 ACRE SITE

charles river

Clusters Spires Golf Club

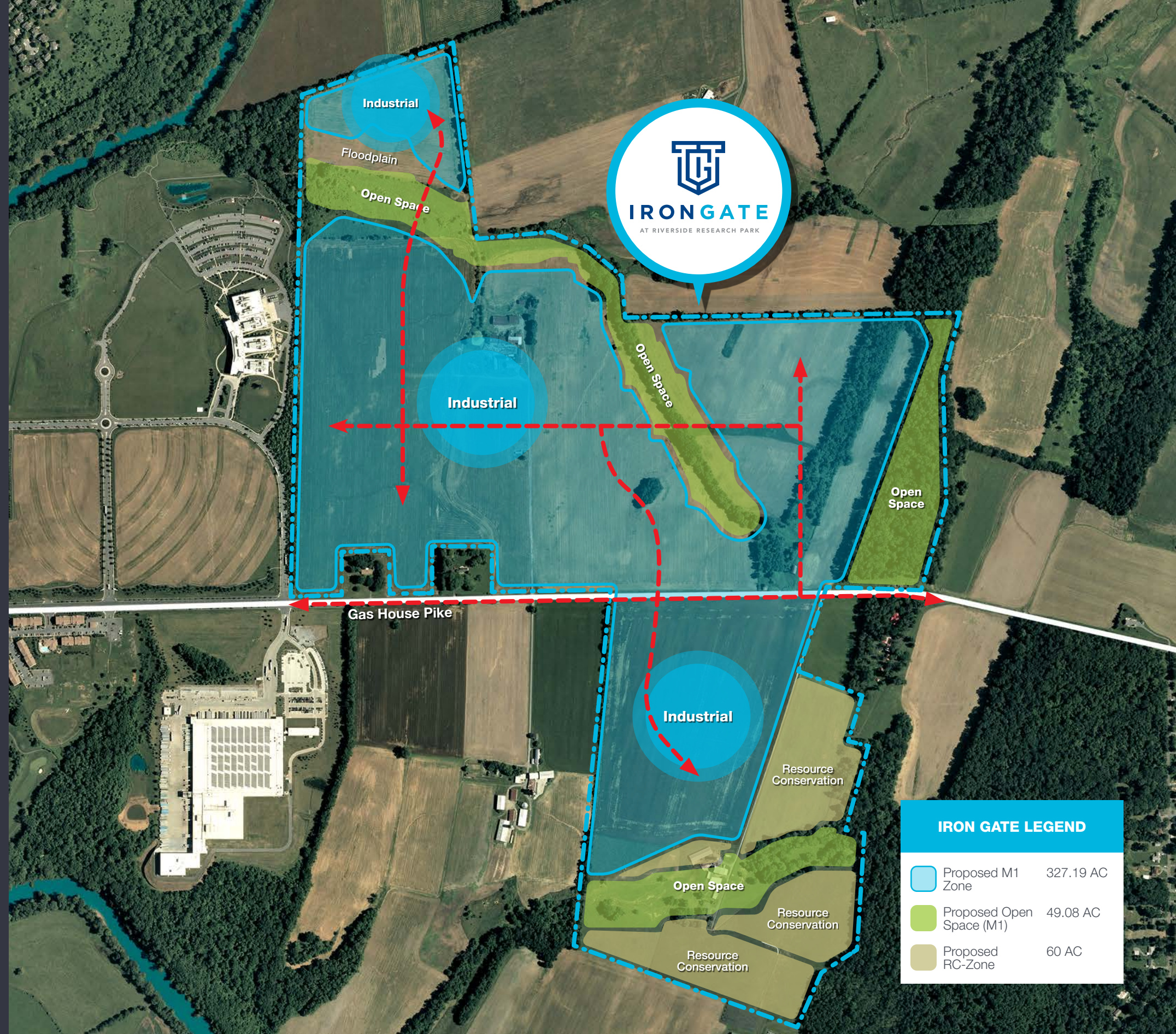
Historic Downtown Frederick 3 Miles

| IRON GATE LEGEND | | |
|------------------|--------------------------|-----------|
| | Proposed M1 Zone | 327.19 AC |
| | Proposed Open Space (M1) | 49.08 AC |
| | Proposed RC-Zone | 60 AC |

IRON GATE

RIVERSIDE RESEARCH PARK

- Name:** Iron Gate at Riverside Research Park
- Address:** 8908 Gas House Pike
Frederick, MD 21701
- Size:** 327.19 Acres
- Zoning:** M1 - Light Industrial
- Ownership:** Matan Acquisitions, LLC
Developer ownership for build-to-suit
- Building Setback:** Minimum Frontage - 50 feet
Minimum Street Setback - 30 feet
Minimum Interior Setback - 10 feet
Minimum Rear Setback - 10 feet
- Height Limits:** 90 feet; Subject to FAA Part 77 Approval
- Floor Area Ratio:** Approximately 4 Million SF
- Utilities:**
Fiber: Comcast, Verizon, CenturyLink, Telegia, MegaPath, Windstream
Gas: Washington Gas
Electric: FirstEnergy



| IRON GATE LEGEND | |
|------------------|-----------------------------------|
| | Proposed M1 Zone 327.19 AC |
| | Proposed Open Space (M1) 49.08 AC |
| | Proposed RC-Zone 60 AC |



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
- 1,300 multi-family units across multiple markets
- 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
- 15-month project delivered December 2010

Wells Fargo Home Mortgage

Mid-Atlantic Regional Headquarters

- 310,000 Square Feet
- Class A Office build-to-suit
- 39 Acre campus within Riverside Corporate Park
- 18-month project (delivered in phases from March to May 2007)

Riverside Five

Redefining Class A Office Space in Frederick

- 126,151 Square Feet
- 9.65 Acre site with 4.5 acre amenity park
- 12-month project delivered November 2008

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
- Project delivered March 2005

Wedgewood West

6-Building, 675,000 SF Campus

- 675,000 Square Feet
- 43 Acre site
- 30-month project delivered May 2018

Charles River Labs

Riverside Research Park

- 50,000 Square Feet
- 7 Acre site
- Delivered 2008



NCI-Frederick National Laboratory
Riverside Research Park



NIAID/VCR Vaccine Pilot Plant
Operated by SAIC-Frederick



Wells Fargo Home Mortgage
Mid-Atlantic Regional Headquarters



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



Riverside Five
Redefining Class A Office Space in Frederick



Charles River Labs
Riverside Research Park



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