

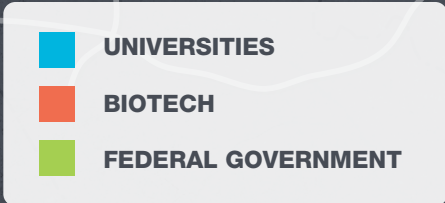
PROGRESSLABS



MATAN

70
N FREDERICK AVE

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AERIAL MAP



NEW I-270
INTERCHANGE

MARYLAND
355

EXIT
12

MARYLAND
124

INTERSTATE
270

EXIT
11



Frederick Ave

Montgomen Village Ave

SITE PLAN

FedEx

N. Frederick Ave

Interstate 270

Montgomery Village Ave

EXIT
11

PARCEL H
(PHASE 2 - NOT PART OF THIS PLAN)
EXISTING IMPROVEMENTS TO BE DEMOLISHED &
AREA STABILIZED WITH LAWN

PARCEL J
(PHASE 2 - NOT PART OF THIS PLAN)
EXISTING IMPROVEMENTS TO BE DEMOLISHED &
AREA STABILIZED WITH LAWN

Building 1
197,400 SF

Building 2
197,400 SF

PARCEL G

LOT 4

LOT 6

LOT 5

PARCEL C

PARCEL D

PARCEL E

PARCEL F

LOT 1

PROPERTY FACTS

Site Address

700 North Frederick Avenue, Gaithersburg, MD

Overview

The site is located conveniently on Route 355 between the Montgomery Village (RT 124) and the new Watkins Mill Interstate 270 Interchanges and approximately 2 miles from the Inter-County Connector which is the Northern East West Connection between Interstate 270 and Interstate 95. It is conveniently located midway between the Capitol Beltway (I-495) and Interstate 70.

Site Size

43.95 Acres (1,915,500 sf)

Zoning

MXD (Mixed Use Development)

Allowable FAR

0.75 (1,436,250 sf)

Permitted Uses

Commercial, Office, Residential and Light Industrial (Distribution)

Jurisdiction

The City of Gaithersburg's Planning and Code Administration is responsible for the enforcement of building codes, zoning ordinances, Certificates of Occupancy, plan approvals, and similar codes and ordinances related to development in the City of Gaithersburg, Maryland.

Building Development

2 high bay tilt-up buildings

Building 1

Size: 197,400 SF (225,000 SF with mezzanine)

Column Spacing: 50' x 52'

Ceiling Height: 32' clear

Parking: 390

Electric Vehicle Charging Stations: 12

Building 2

Size: 197,400 SF (225,000 SF with mezzanine)

Column Spacing: 50' x 52'

Ceiling Height: 32' clear

Parking: 228

Electric Vehicle Charging Stations: 8

Truck Court: 200 ' between buildings

Total Parking Area: 618 parking spaces (1.6/1,000)

Two employee amenity areas

Utilities

Water

Public provided by WSSC

Sewer

Public provided by WSSC

Power

Provided by Pepco. The property is fed from a dedicated substation with approximately 80 MVA of capacity.

Fiber

Verizon, Comcast, AT&T, MFS and FiberLight are all service providers with infrastructure feeding the site

Natural Gas

Public provided by Washington Gas

SCHEDULE

TASK DESCRIPTION	DATES
Schematic Development Plan (SDP)	2 Months
Joint Public Hearing	12/21/2020
PC Hearing	2/3/2021
Mayor & Council Hearing, Approval	3/15/2021
Final Site Plan	5 Months
Start Plans	1/21/2021
Submit Plans	3/15/2021
PC Hearing, Approval	6/23/2021
Construction	13 Months
Bonding / Permitting	
Mobilize, Start Demo	1/11/2021
Retail Pads Delivered	6/30/2022
Building 1 Early TI Start Date	6/1/2022
Building 1 Substantial Completion	8/24/2022
Building 2 Early TI Start Date	7/14/2022
Building 2 Substantial Completion	10/5/2022



CONCEPT RENDERING



AERIAL RENDERING





AMENITIES

Linear Park Aerial



Linear Park View #1



Linear Park View #2



Gateway / Public Art

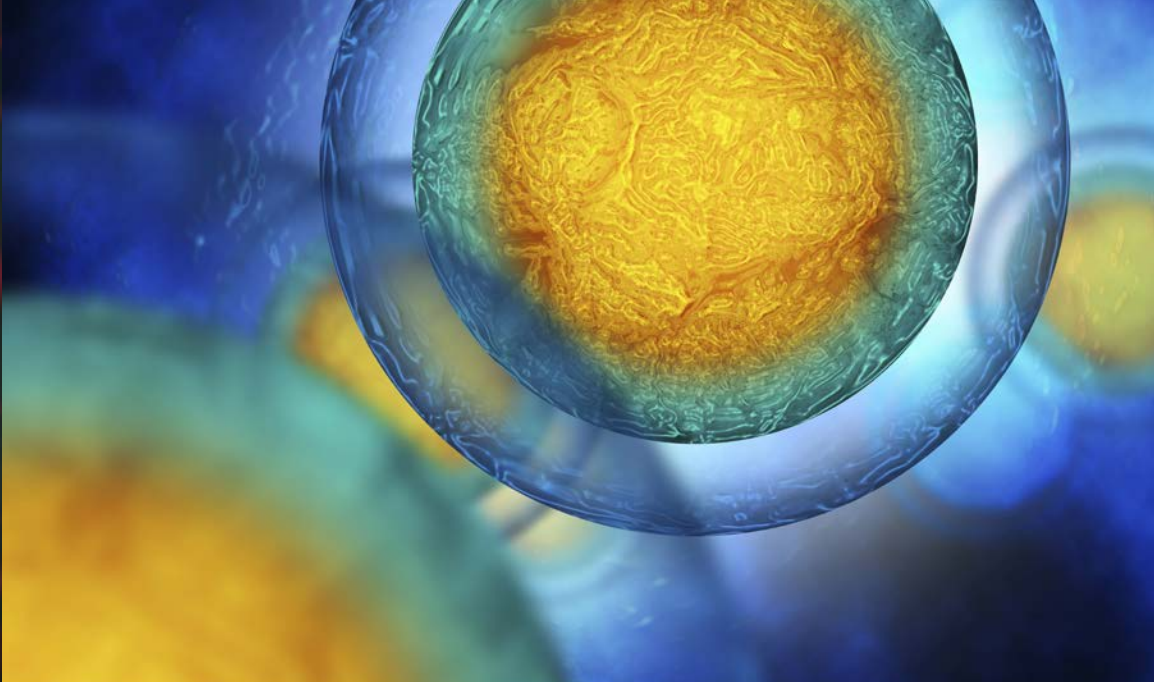


Employee Amenity Area #1

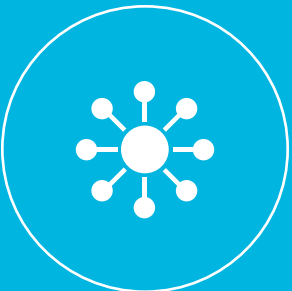


Employee Amenity Area #2

BIOTECH IN MONTGOMERY COUNTY



Top global leaders in life sciences make a home in Montgomery County, along with numerous emerging entrepreneurs. With neighbors that include the National Institutes of Health (NIH), the nation's leading medical research agency, and the Food and Drug Administration (FDA), Montgomery County is a resource-rich choice for BioHealth success.



300+
BIOHEALTH COMPANIES



19,000+
BIOHEALTH WORKERS



63,000
STEM WORKERS



6,000
STEM PHDS

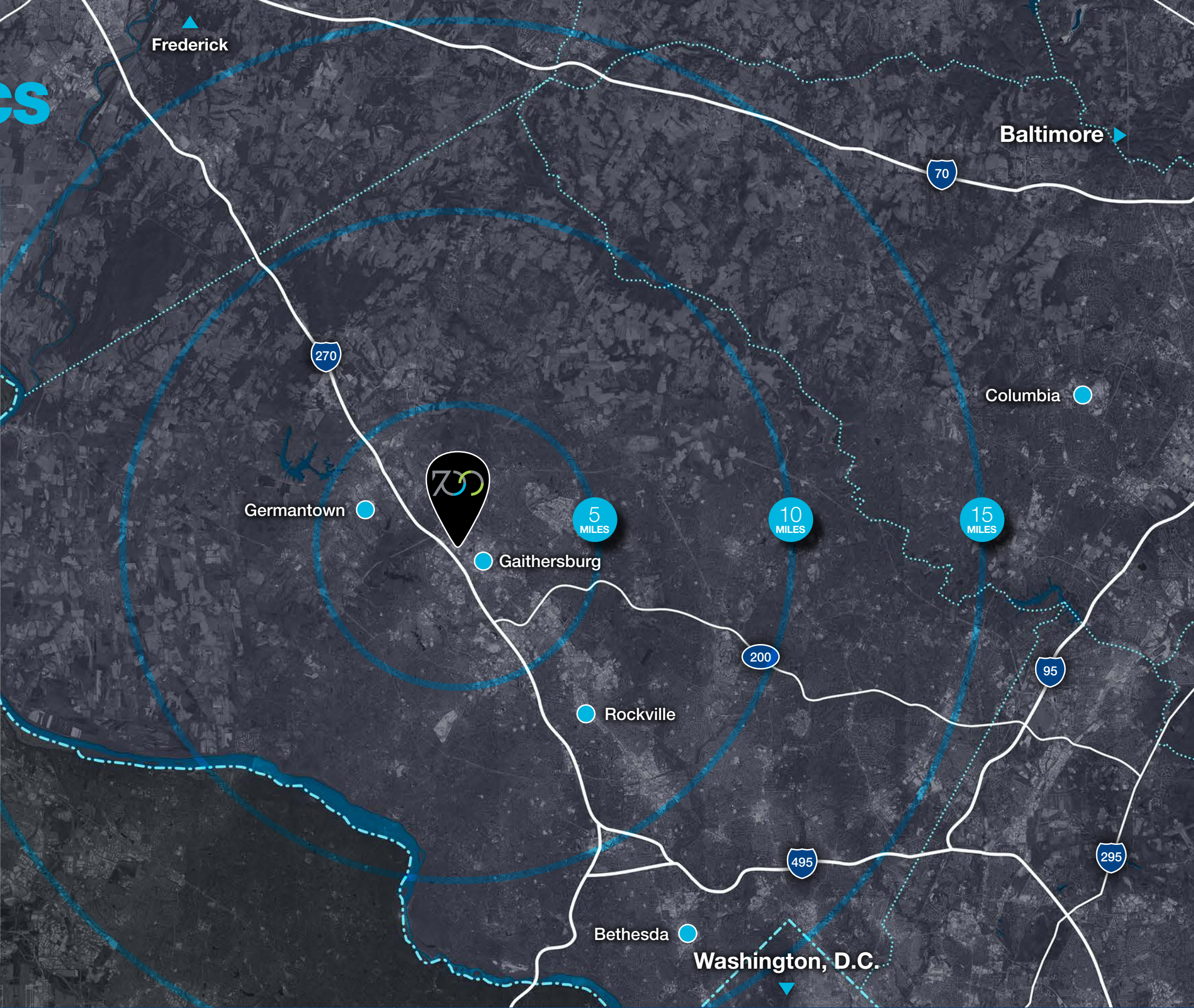


Biotechnology and life sciences discoveries are deeply embedded in Montgomery County's DNA. MoCo is home to a thriving global hub, where life-saving innovations emerge every day. Our BioHealth clusters have more than 10,000 employees working in the private sector and an estimated 49,000 in federal government agencies along Montgomery County's I-270 corridor, a lively and growing BioHealth hotbed.

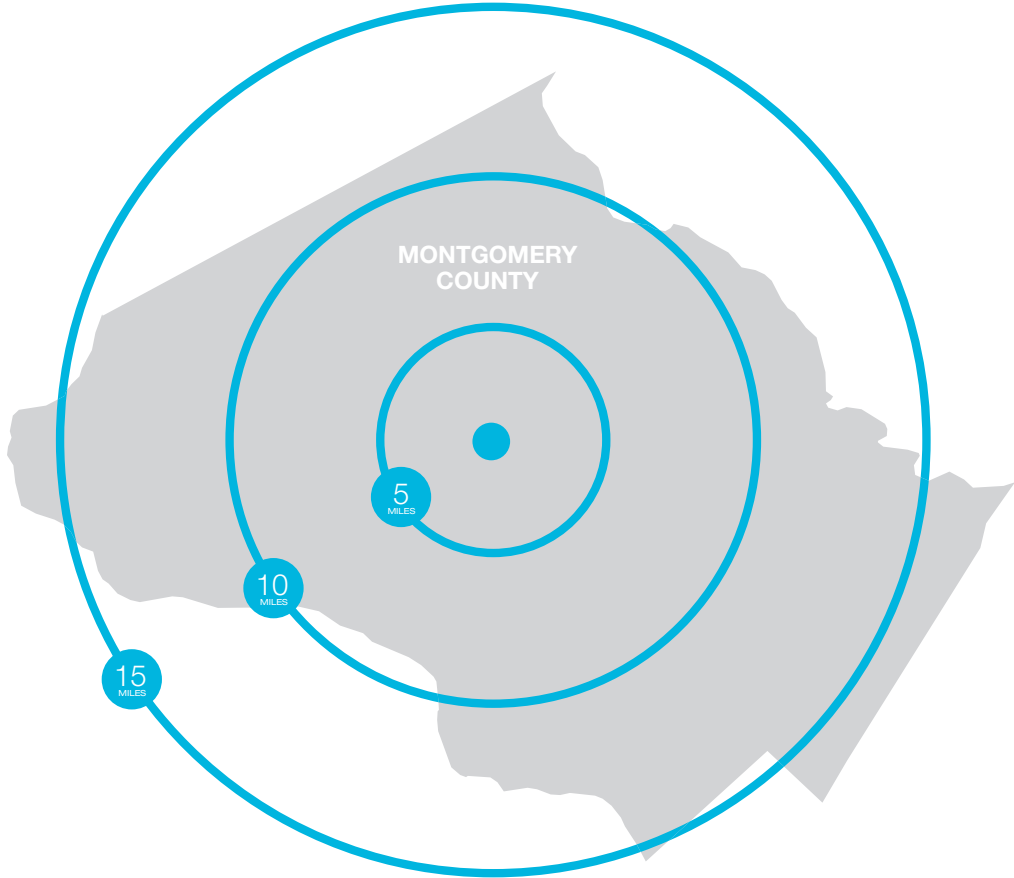
- \$304M VC Investment in 2018
- 18 major federal agency headquarters in Montgomery County
- 59% of Residents have Bachelor's Degrees
- 32% of Residents have Graduate Degrees
- #1 Maryland has the highest concentration of STEM jobs in the U.S.

DEMOGRAPHICS

700 N. Frederick Avenue Gaithersburg, MD	0-5 Miles	0-10 Miles	0-15 Miles
Population			
2017 Population	301,666	601,368	1,149,065
2022 Population	318,719	635,205	1,214,415
2000-2010 Annual Rate	1.68%	1.41%	1.22%
2010-2017 Annual Rate	1.03%	1.19%	1.07%
2017-2022 Annual Rate	1.11%	1.10%	1.11%
Households			
2017 Total Households	111,774	223,990	434,973
2022 Total Households	111,774	223,990	434,973
2000-2010 Annual Rate	1.60%	1.37%	1.12%
2010-2017 Annual Rate	0.89%	1.03%	0.96%
2017-2022 Annual Rate	1.06%	1.02%	1.0%
2017 Average Household Income	\$120,739	\$136,314	\$149,971
2017-2022 Annual Rate	2.34%	2.18%	2.03%
2017 Median Household Income	\$97,368	\$103,673	\$109,913
2017-2022 Annual Rate	1.56%	1.46%	1.48%



TRANSPORTATION & WORKFORCE



Workforce by Commuting Times	
	Population
25 Minutes	14,731
30 Minutes	16,220
35 Minutes	20,658
40 Minutes	21,622
45 Minutes	23,875

Workforce by Miles from Gaithersburg	
	Population
1.5 Miles	25,052
20 Miles	1,652,471
25 Miles	2,515,077
30 Miles	3,168,405

Regional Statistics			
Location	Population	Workforce	Median Household Income
Maryland	6,120,651	3,217,655	\$81,440
Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	6,249,043	3,410,686	\$102,025
Prince William County, VA	446,094	123,292	\$92,104
Gaithersburg, MD	71,880	39,249	\$85,988

Distances to Major Cities	
	Miles
Washington, D.C.	14
Frederick	25
Baltimore	45
Annapolis	50
Richmond	125
Philadelphia	144
New York City	230

Source notes:

- Data was collected using Esri software
- Workforce by commuting time is from the U.S. Census Bureau's 2013-2017 American Community Survey
- All other data points are Esri forecasts for 2019 from the U.S. Census Bureau

STRATEGIC LOCATION

Proximity to major cities

- Just 22 Miles to Downtown DC & Downtown Frederick / 26 Miles to Northern VA
- 40 Miles to Baltimore
- 141 Miles to Philadelphia
- 227 Miles to NY

3 Easily Accessible Airports

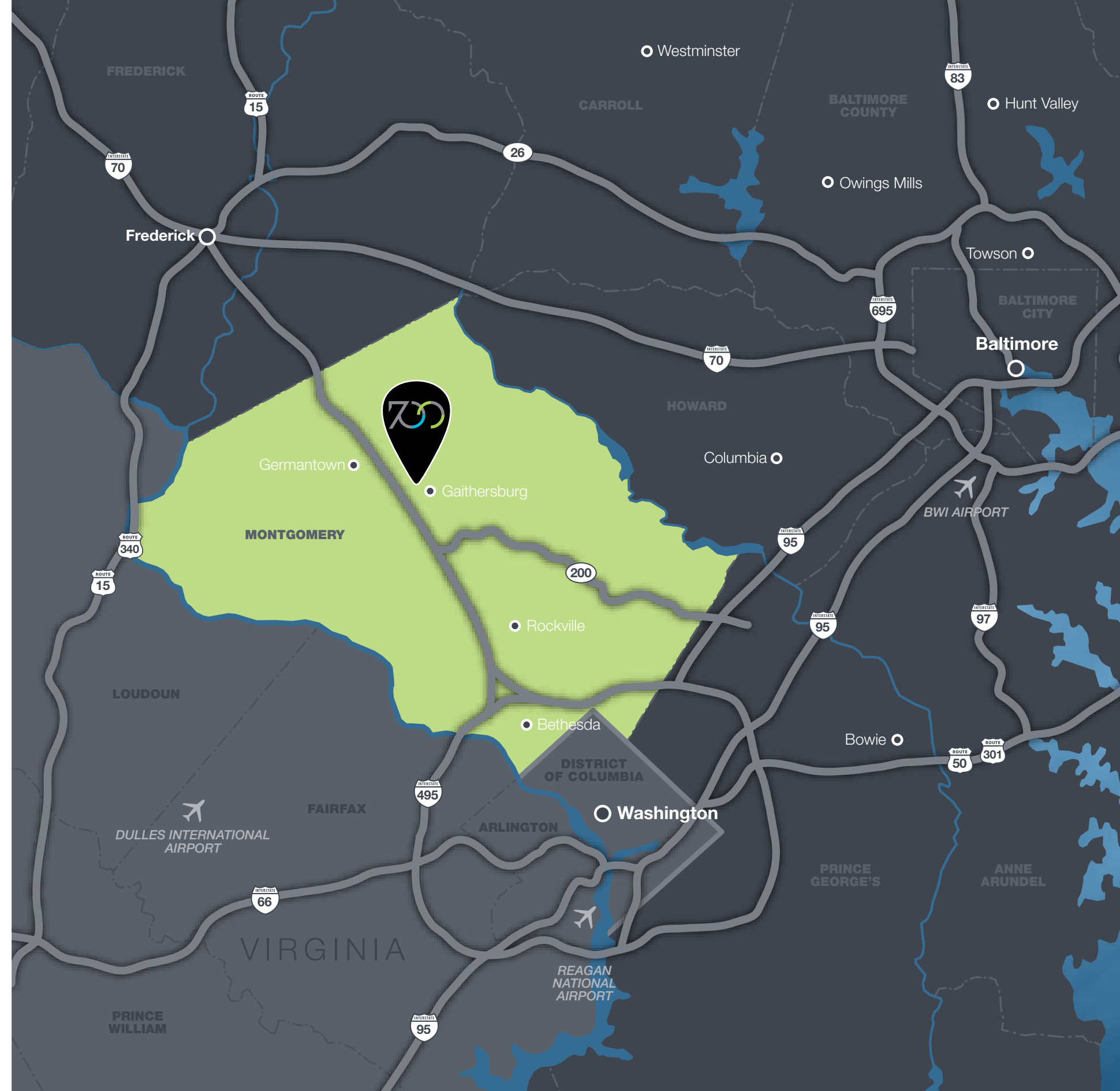
- IAD - Dulles (32 Miles – 38 min.)
- DCA - Reagan (27 Miles – 37 min.)
- BWI (42 Miles – 48 min.)

Strong Transportation Network

- Extensive highways, rail lines, metro system (91 stations throughout the metro area, 112 miles of route, 612k daily ridership)
- Less than a mile from the MARC Train Station
- Located along I-270 (off of exit 11) and Route 355, which offers direct access to DC & surrounding suburbs via the capital beltway
- Recent addition of the ICC links I-270 to I-95

Gaithersburg

- #1 Most Educated City in America
- #2 Strongest Local Economy in the US
- Top 5 Best City to Live in the Country





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

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.

HIGHLIGHTS



- 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

Center 85 at Westview South

3-Building Research & Industrial Park

- 456,800 Square Feet
- 3 Class A high bay buildings
- 54 Acre campus-style park

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

Federal Emergency Management Agency

Wedgewood South – High Bay Warehouse

- 225,000 Square Feet
- High Bay Warehouse build-to-suit (Secure)
- 26 Acre Wedgewood South campus

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



Federal Emergency Management Agency
Wedgewood South – High Bay Warehouse



Center 85
3-Building, 456,800 SF Research & Industrial Park



Parkway 66
High Bay Warehouse, Manassas, VA

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