

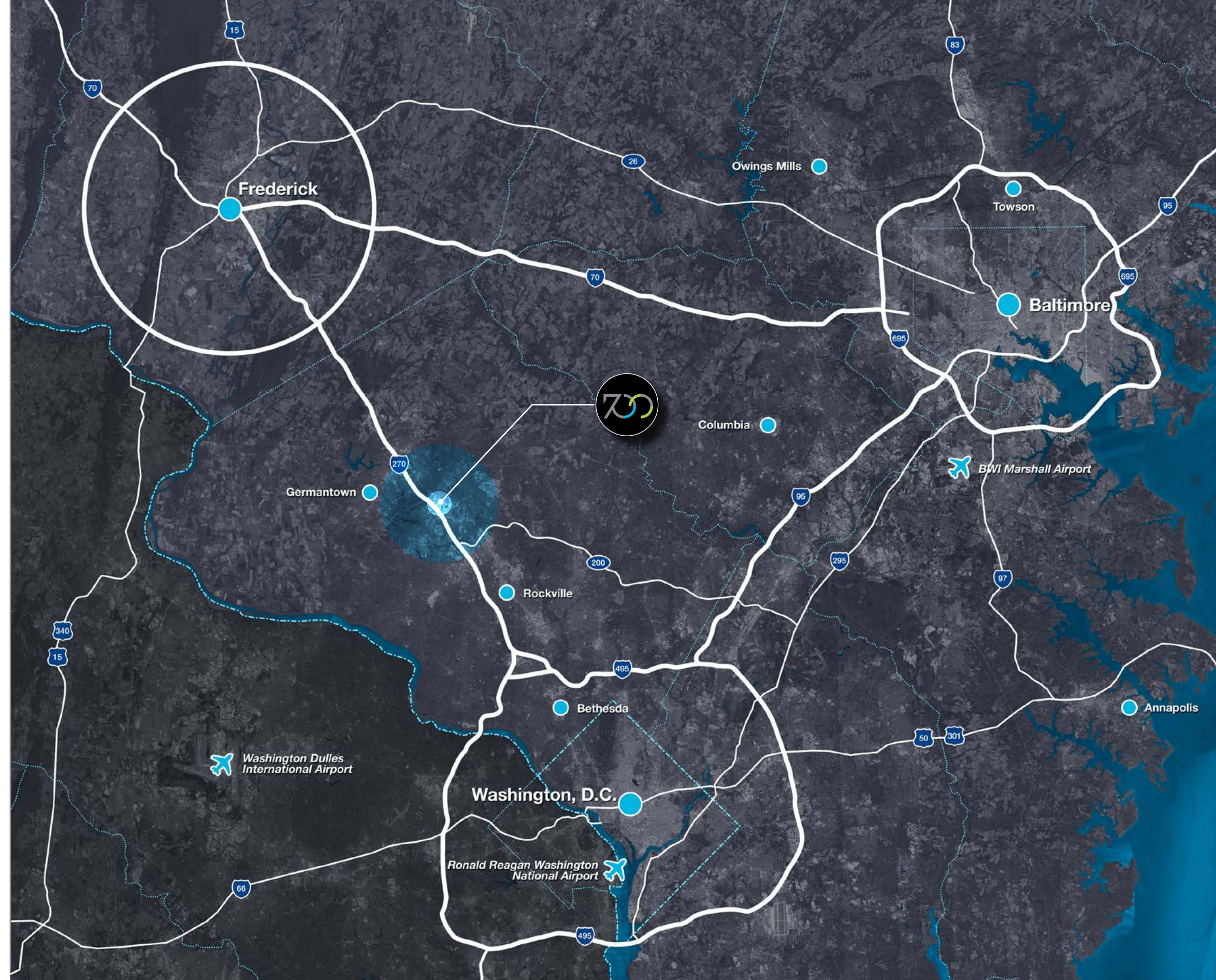


NORTH FREDERICK AVE



TABLE OF CONTENTS

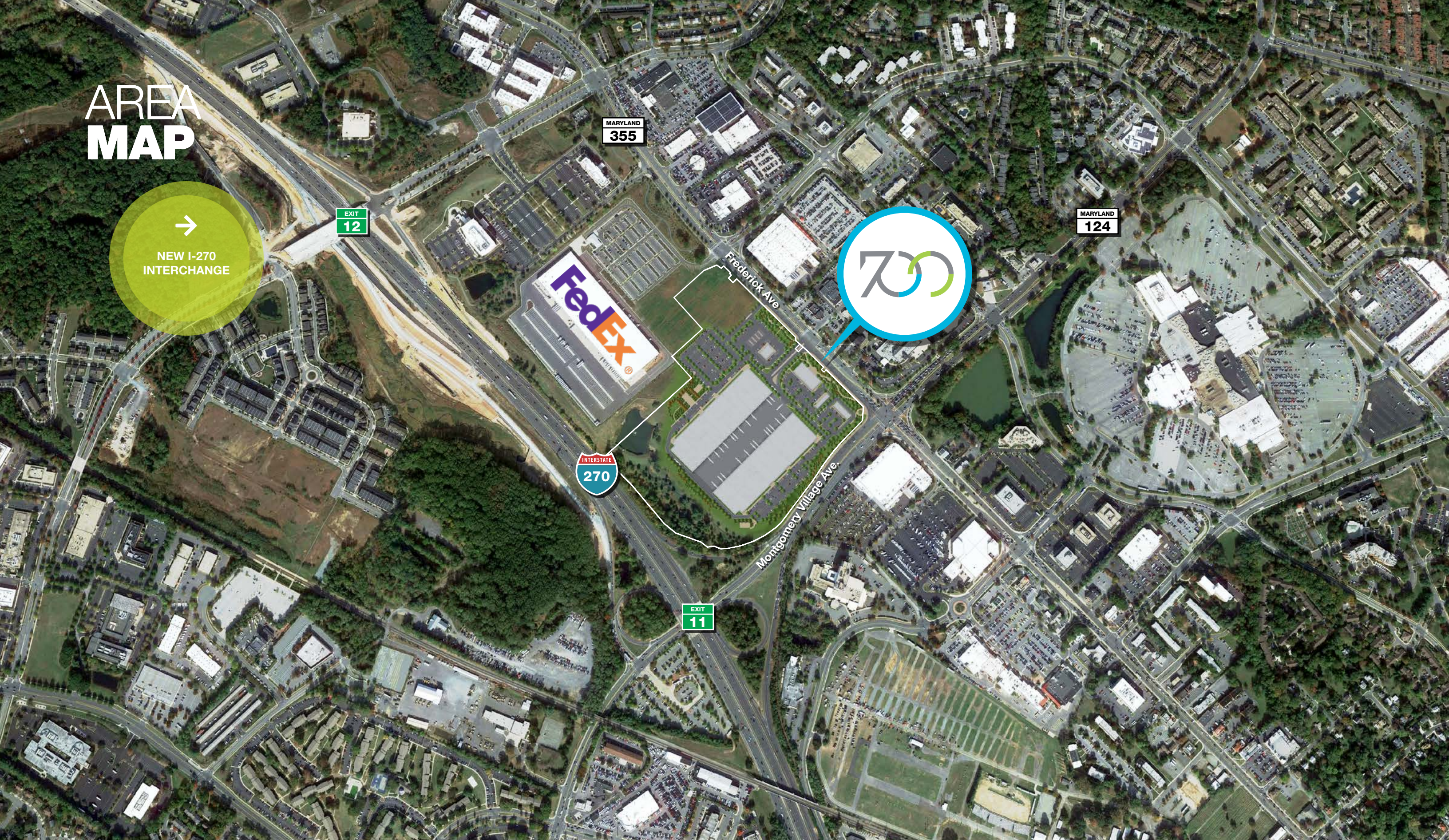
- Regional Map
- Area Map
- Site Plan
- Property Facts
- Schedule
- Renderings
- Site Amenities
- Demographics
- Transportation & Workforce
- Location Highlights
- About Matan



NORTH FREDERICK AVE

PREPARED BY MATAN • MATANINC.COM

AREA MAP



SITE PLAN

MARYLAND 355

Frederick Ave.

MARYLAND 124

Montgomery Village Ave.

INTERSTATE 270

EXIT 11



NORTH FREDERICK AVE

PREPARED BY MATAN • MATANINC.COM

PROPERTY FACTS

Name

Progress Labs at 700 N. Frederick Ave.

Address

700 N. Frederick Avenue
Gaithersburg, MD 20879

Zoning

MXD

Height Limits for Build

75 feet

Size

43.95 Acres, 394,800 Total SF

Building 1

197,400 SF (Up to 247,500 SF with mezzanine)

Building 2

197,400 SF (Up to 247,500 SF with mezzanine)

Ceiling Height / Floor-to-Floor

32' clear

Column Spacing

50' x 52'

Parking

618 spaces (1.5/1,000 RSF)

20 electric vehicle charging stations included.

Additional parking can be accommodated in truck court, up to 200 additional spaces per lot.

Dock Doors

50 each building

Fire Suppression

100% sprinkler coverage

Outdoor Amenity Area

2 employee amenity areas and linear park

Utilities

Water

WSSC - 8" domestic incoming water line

Sewer

WSSC - 8" sewer line

Power

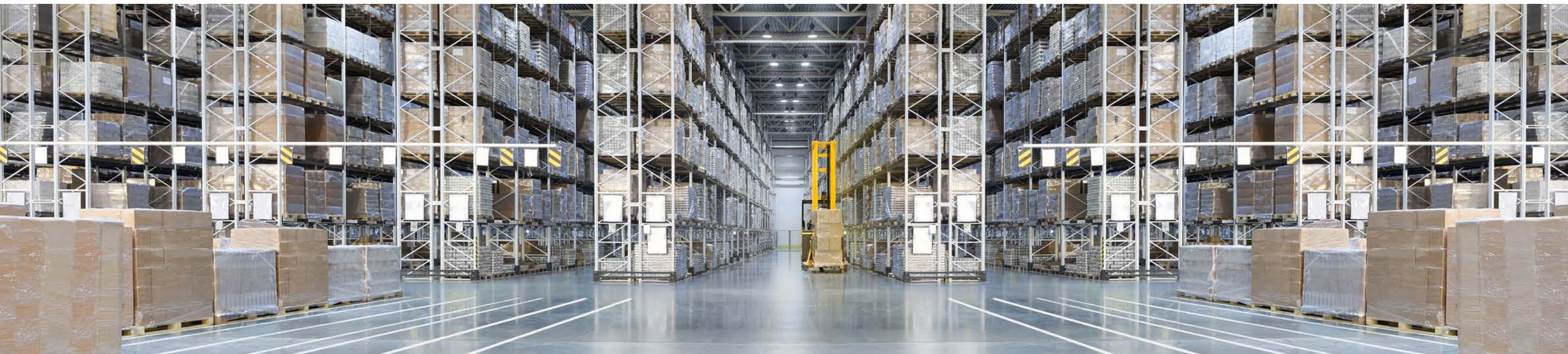
Pepco - 3,500 AMPS 480/277 3P 4W

Fiber

Redundant - Verizon, Comcast

Gas

Washington Gas - 4" gas line



SCHEDULE

DESCRIPTION	DATES
Site Plan Approval	Approved
Final Engineering Approval	Approved
Commence Construction	10/2021
Building 1 Early TI Start	11/2022
Building 2 Early TI Start	2/2023
Building 1 Substantial Completion	1/2023
Building 2 Substantial Completion	4/2023



RENDERING





SITE AMENITIES

Linear Park Aerial



Linear Park View #1



Linear Park View #2



Gateway / Public Art



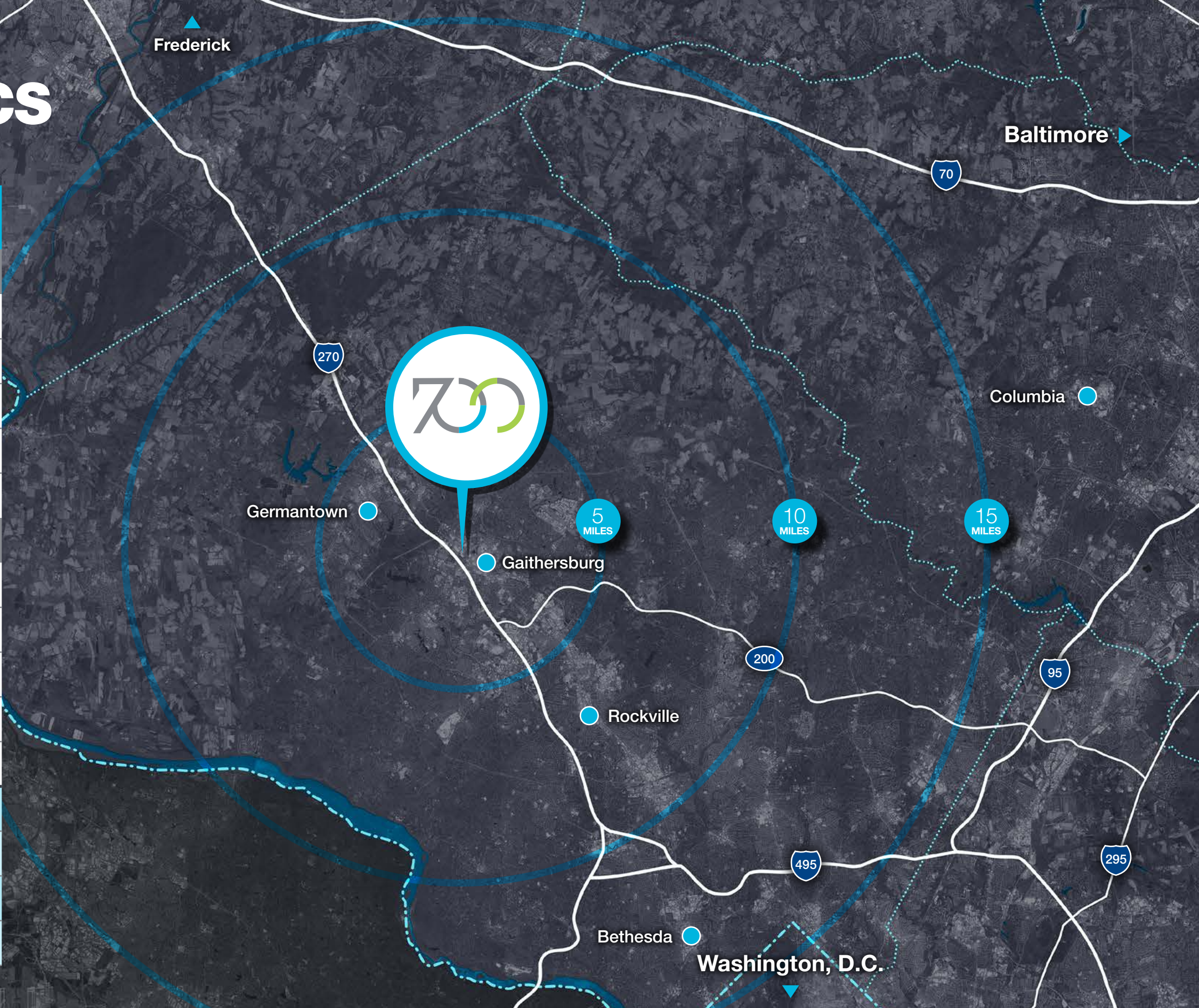
Employee Amenity Area #1



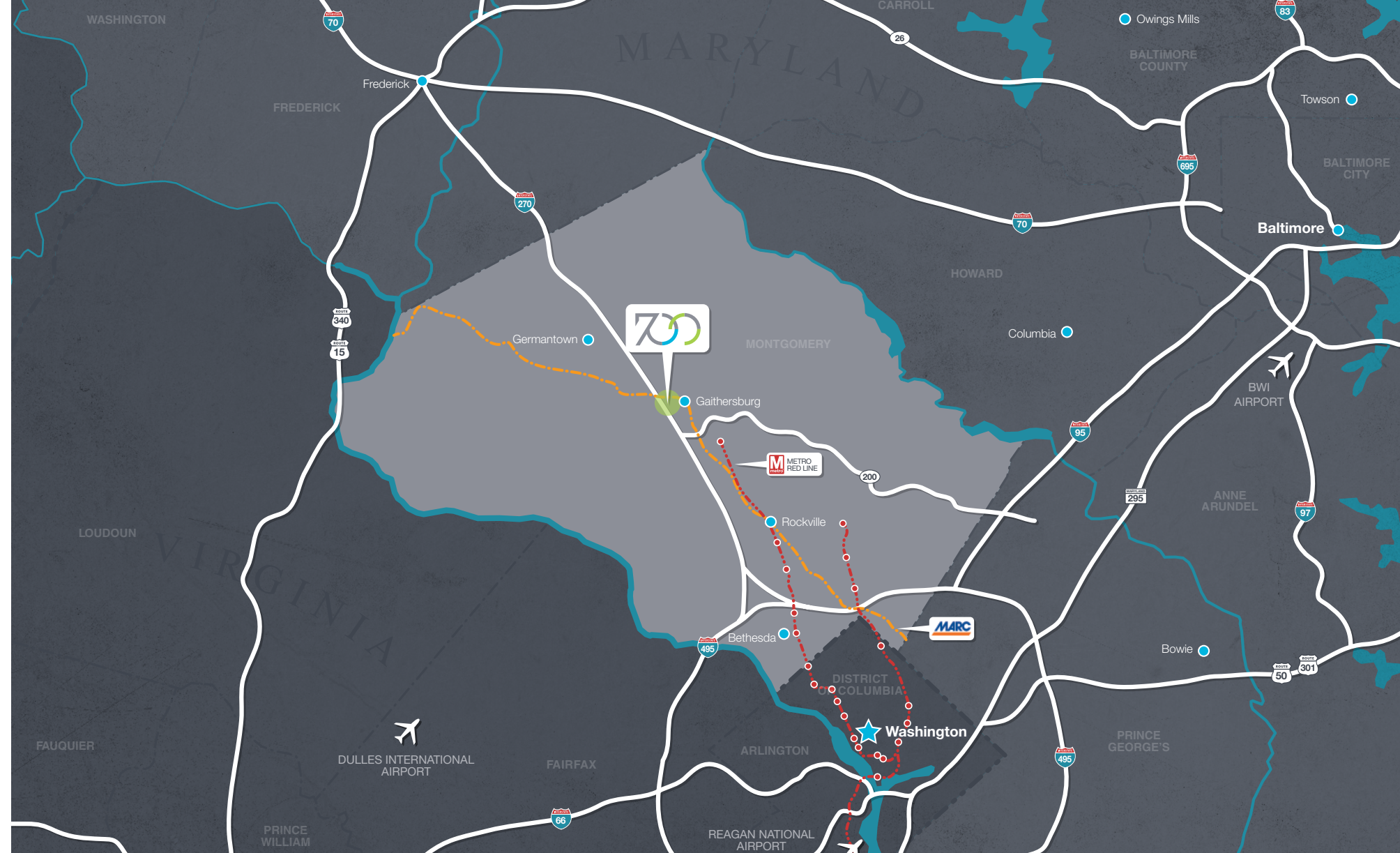
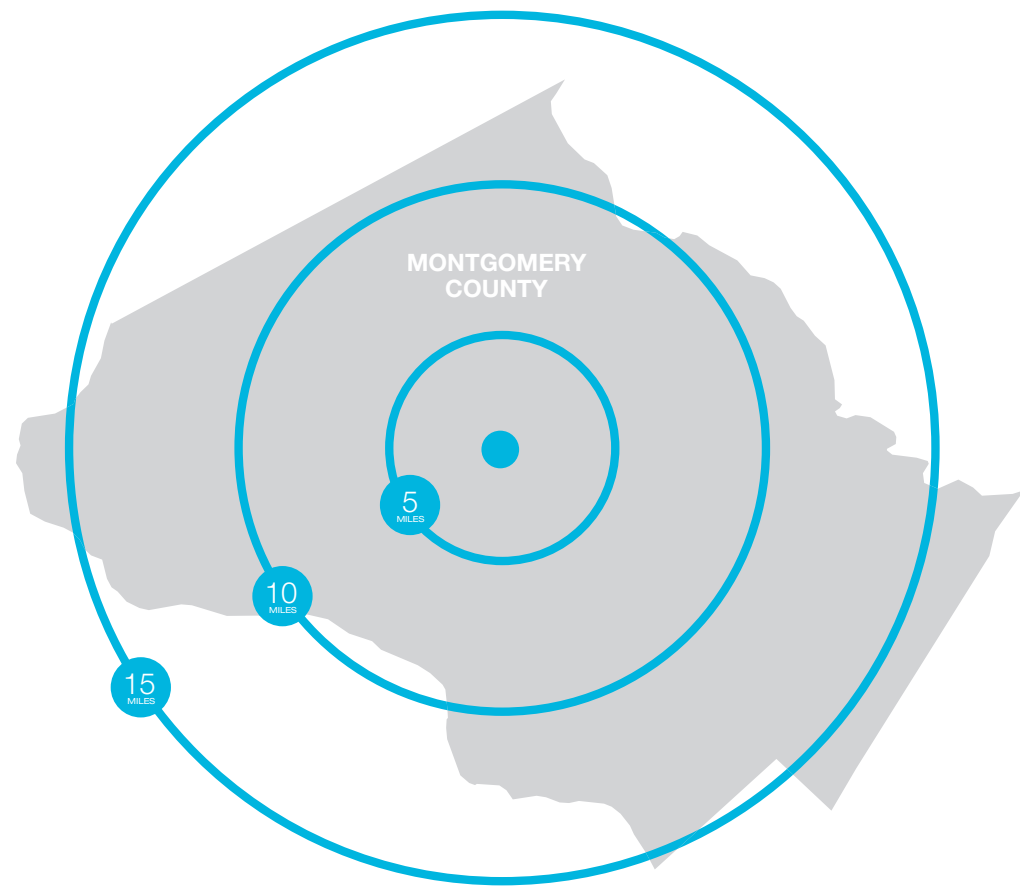
Employee Amenity Area #2

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 Fredrick / 26 Miles to Northern VA
- 40 Miles to Baltimore
- 141 Miles to Philadelphia
- 227 Miles to NY

3 Easily Accessible Airports

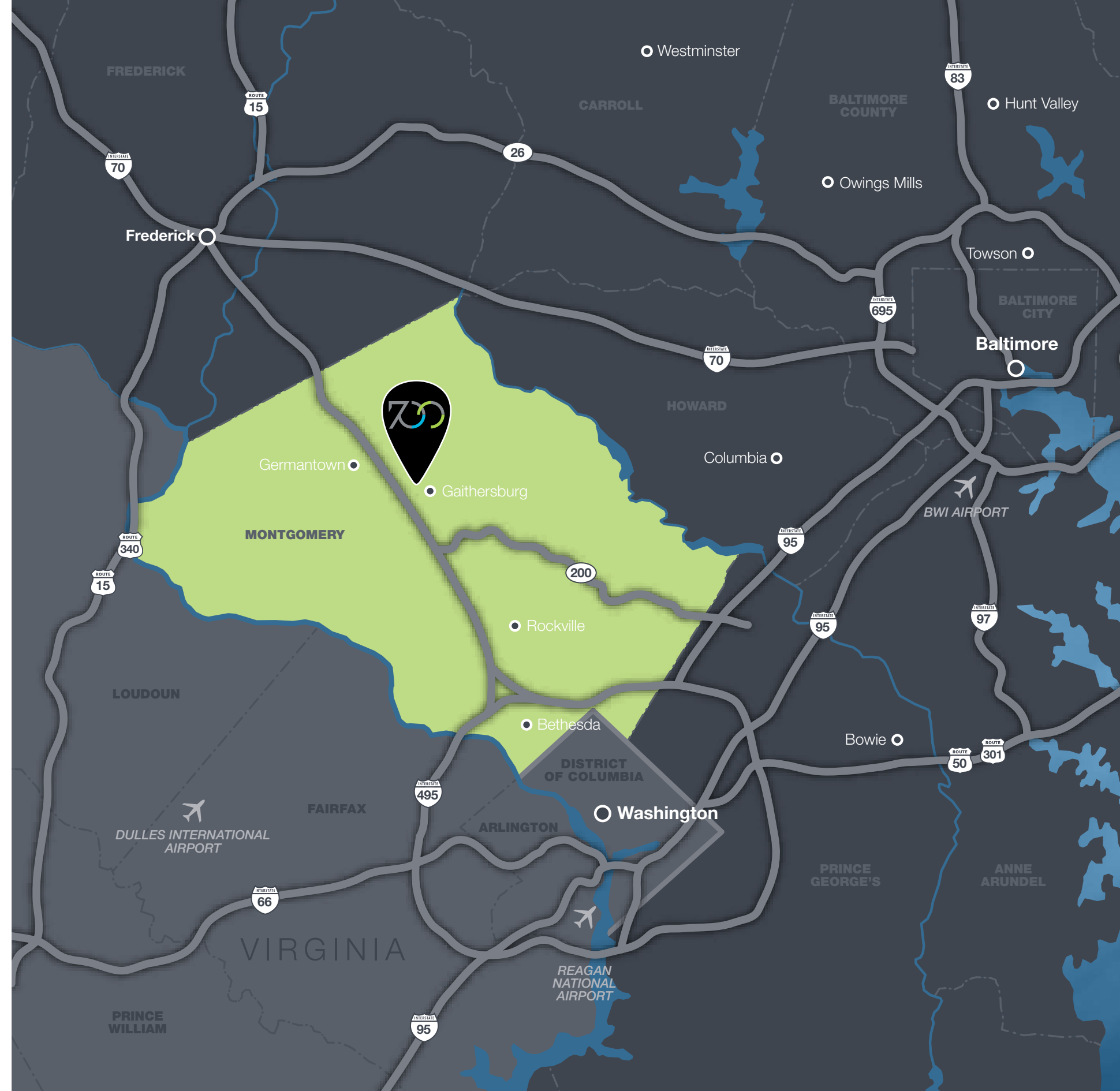
- IAD - Dulles (32 Miles – 38 min.)
- DCA - Raegan (27 Miles – 37 min.)
- BWI (42 Miles – 48 min.)

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

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

Wedgewood West

6-Building Research & Industrial Park

- 675,000 Square Feet
- 6 Class A high bay buildings
- 54 Acre campus-style park

Riverside Five

Redefining Class A Office Space in Frederick

- 126,151 Square Feet
- Class A Office
- 9.65 Acre site with 4.5 acre amenity 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



Riverside Five
Redefining Class A Office Space in Frederick



Parkway 66
High Bay Warehouse, Manassas, VA



 (301) 694-9200

 MATANINC.COM

James Matan
Leasing & Acquisitions
james@mataninc.com

