

PROGRESSLABS

AT RIVERSIDE RESEARCH PARK



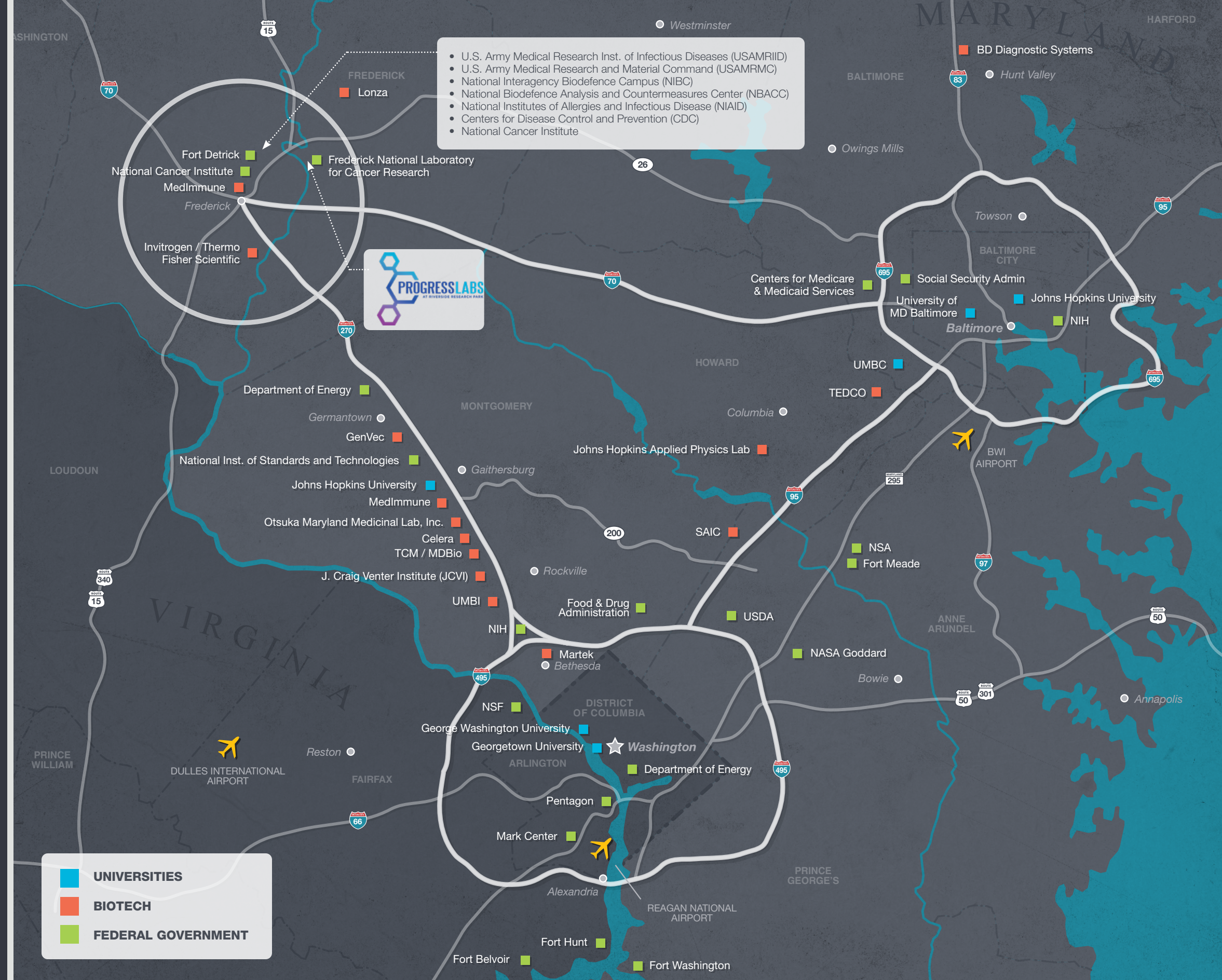
PREPARED BY:

MATAN

**PROGRESS LABS AT RRP
PROGRESS DRIVE
FREDERICK, MD 21701**

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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

\$12B ECONOMY

Acclaimed restaurant and brewery scene

261K RESIDENCE

\$12 billion dollar economy

106K EMPLOYED

261,947 residents in Frederick County

6,500 BUSINESSES

106,000 people employed in Frederick County

97K INCOME

6,500+ businesses in Frederick County

38.7 MEDIAN AGE

\$97,730 median income

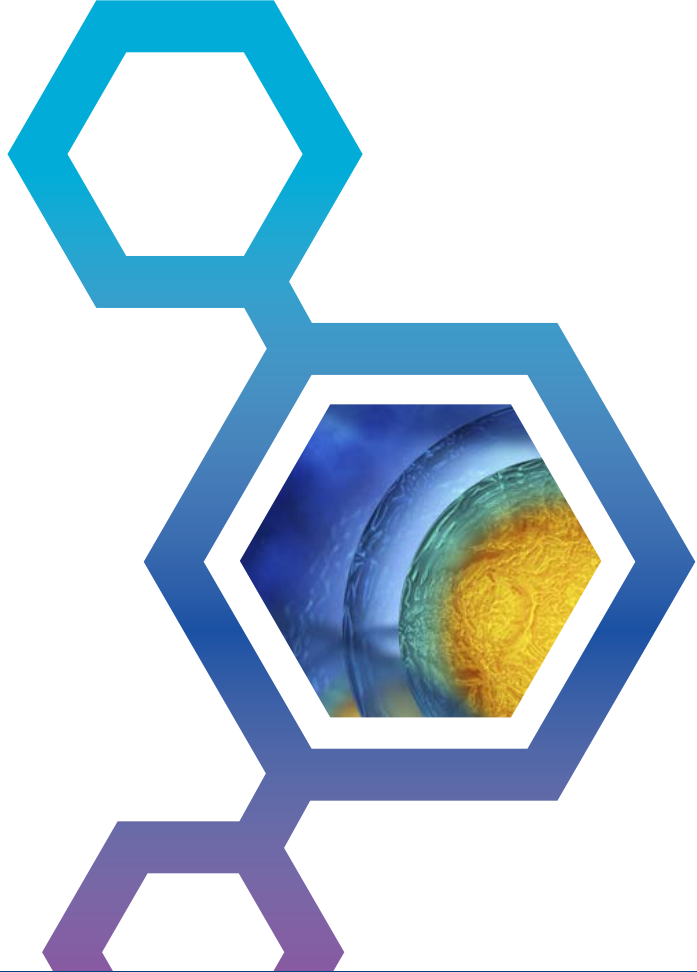
38.7 median age



QUICK FACTS

BIO COMPANIES IN FREDERICK

FREDERICK
BIOSCIENCE
ADVANTAGE



**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
installments 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 Biodefence Campus (NIBC)
- National Biodefence Analysis and Countermeasures Center (NBACC)
- National Institutes of Allergies and Infectious Disease (NIAID)
- Centers for Disease Control and Prevention (CDC)

- | | | |
|--|---|--|
| <ul style="list-style-type: none">• AFAB Lab• Akonni Biosystems, Inc.• Aliee Pathology• AstraZeneca/MedImmune• BaneBio• BioAssay Works• BioElectronics Corp• BioFactura• Biological Mimetics, Inc.• Biologics Resources• Bio-Molecular Technology, Inc.• Bio-Stat Solutions, Inc.• Bluepoint Bioscience• BridgePath Scientific• Cenomics Solutions• Charles River• Columbia Biosciences• CRSA• Denova Biotechnology• DRMC• EduQuest• Electron Microscopy Bioservices• Ellume• Eminent Services Corporation• Emmes Corporation• Empirstat• Envigo• Express Biotech International | <ul style="list-style-type: none">• Express Genomics, Inc.• FiberCell Systems, Inc.• Fisher BioServices• Frederick National Laboratory for Cancer Research• GM Biosciences• Harborgen Technology• HBVTech• HydroMax• HypOxygen• Indivumed• Imagilin Technology• ImQuest Biosciences• Innovative Biotech USA• Inspiron Biosciences• Integrated Pharma Services• Intracel Resources• Jecho Laboratories• KamTek• Kemp Bio• Kite Pharma (Gilead Sciences)• Leidos Biomedical Research• Lifeline Cell Technology• Lonza Bioscience• Meridian BioGroup• Medigen, Inc.• Mesa Science Associates• Microbiology International | <ul style="list-style-type: none">• MRI Global• National Cancer Institute• Nexus Discovery Advisors• Novana• Ology Bioservices• Phycin• Poochon Scientific• Precision Medicine• Prolias Technologies• PSquare Scientific• RoosterBio• Royer Biomedical• RuRo• Qiagen• Southern Research Institute• SriSai BioPharmaceutical Solutions• Steven Lane Consulting• Syngene• Texcell• Theradaptive• Thermo Fisher Scientific• TOMI Environmental Solutions• Tox Path Specialists• U.S. Pharmacopeia• Valogic• Veralox Therapeutics• XGene Diagnostics |
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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



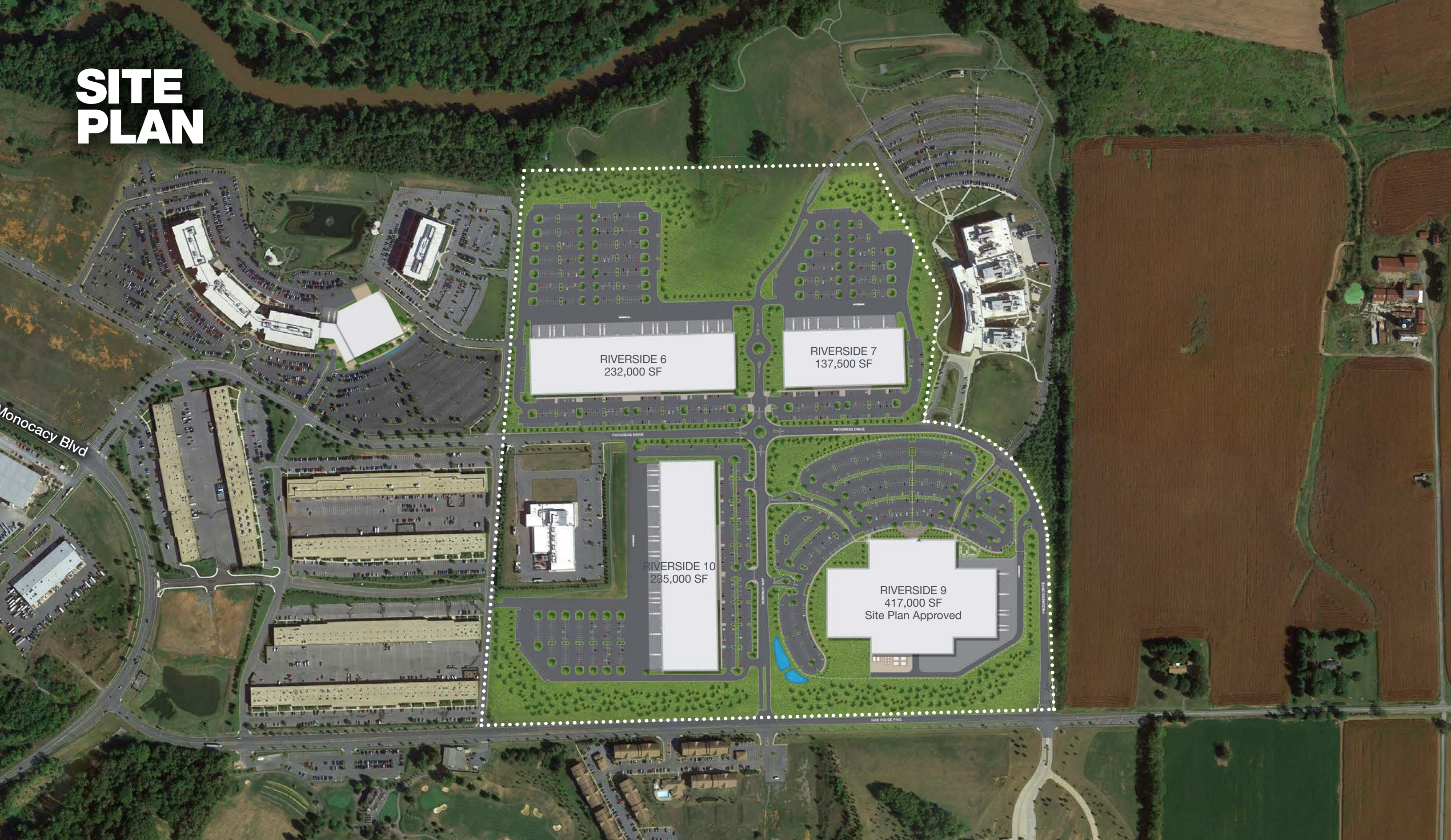
6 Walmart Supercenter



7 The Shops at Monocacy



SITE PLAN



RIVERSIDE 6, 7 & 10

OVERVIEW

Name
Riverside 6, 7 & 10
Progress Labs at
Riverside Research Park

Address
Progress Drive
Frederick, MD 21701

Zoning
MXE (Mixed Use)

Total Size
102.5 Acres, 1,017,000 Total SF

Typical Specs

Construction Type
Tilt Wall Concrete

Slab Thickness
7"

Lighting
LED

Fire Protection
100% ESFR Sprinkler Coverage

Water
2" Frederick County DPW

Sewer
8" Frederick County DPW

Power
Potomac Edison
4,000 AMPS 480/277V 3P 4W

Fiber
Comcast, FiberLight, Dark Fiber

Gas
Washington Gas
2" gas line with 40.0 PSI

Riverside 6
26.4 Acres, 232,000 SF

Ceiling Height
32'

Column Spacing
50'x52'

Building Depth
250'

Parking
1.51/1,000 SF
4 EV charging stations

Truck Court
130'

Dock Doors
58

Speed Bay
60'

Riverside 7
16.2 Acres, 132,000 SF

Ceiling Height
32'

Column Spacing
50'x52'

Building Depth
216'

Parking
1.51/1,000 SF
4 EV charging stations

Truck Court
130'

Dock Doors
33

Speed Bay
60'

Riverside 10
27.4 Acres, 235,000 SF

Ceiling Height
32'

Column Spacing
50'x52'

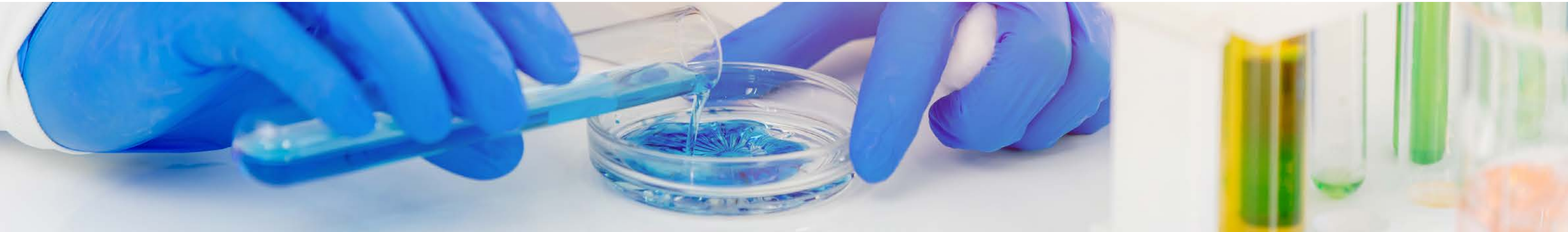
Building Depth
250'

Parking
1.51/1,000 SF
4 EV charging stations

Truck Court
130'

Dock Doors
58

Speed Bay
60'



RIVERSIDE 9 OVERVIEW

Name
Riverside 9
Progress Labs at
Riverside Riverside Research Park

Address
8700 Gas House Pike
Frederick, MD 21701

Zoning
MXE (Mixed Use Employment Center)

Height Limits for Build
60 feet

Size
32.46 Acres, 417,570 Total SF

Office
1st Floor: 50,610 SF
2nd Floor: 105,436 SF
Subtotal: 156,046 SF

Manufacturing
1st Floor: 157,984 SF

Storage/Receiving
1st Floor: 78,960 SF

CUP
1st Floor: 24,580 SF

Ceiling Height / Floor-to-Floor
1st Floor Office/Manufacturing/CUP - 24'
1st Floor Storage/Receiving - 44'
2nd Floor - 20'

Column Spacing
30'x30' - 40'x52'

Parking
1,054 spaces
50 electric vehicle charging stations included

Dock Doors
15

Fire Suppression
100% sprinkler coverage

Outdoor Equipment & Service Yard
13,300 SF secure

Utilities

Water
City of Frederick - 6" domestic water line

Sewer
City of Frederick - 8" sewer line

Power
Potomac Edison
5,000 AMPS 480/277V 3P 4W

Fiber
Redundant - Comcast, FiberLight, Dark Fiber

Gas
Washington Gas - 2" gas line with 40.0 PSI



SCHEDULE

RIVERSIDE 6, 7 & 10		DATES
Site Plan Approval		3Q2022
Final Engineering Approval		1Q2023
Commence Construction		2Q2023
Early TI Start		4Q2023
Substantial Completion		1Q2024

RIVERSIDE 9		DATES
Site Plan Approval		Approved
Final Engineering Approval		Approved
Commence Construction		Immediately
Early TI Start		9 months from start
Substantial Completion		12-15 months from start





Outdoor Amenities

Amphitheater with Wi-Fi connectivity for hosting campus events

Covered pavilions equipped for tenant presentations



Architectural Elements

Unique integrated gateways spanning park entrances

Retreat area dedicated to local history



Water Features

Landscaped pond with water features

Entryway fountains with cascading water and patio surround



Fitness Activities

Five-mile trail system winding through the park

Proposed outdoor fitness center featuring training equipment





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
- 11 million square feet of entitled space in development pipeline
- Asset mix includes lab, office, industrial, 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 in Frederick, MD

Dulles North

High Bay Warehouse

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

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

Charles River Laboratories

Riverside Research Park

- 50,000 Square Feet
- Build-to-suit
- 7 Acre site within 177 acre research park

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



Charles River Laboratories
Riverside Research Park



Dulles North
High Bay Warehouse, Sterling, VA



Parkway 66
High Bay Warehouse, Manassas, VA

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