



WEDGEWOOD IV

7118 GEOFFREY WAY
FREDERICK, MD



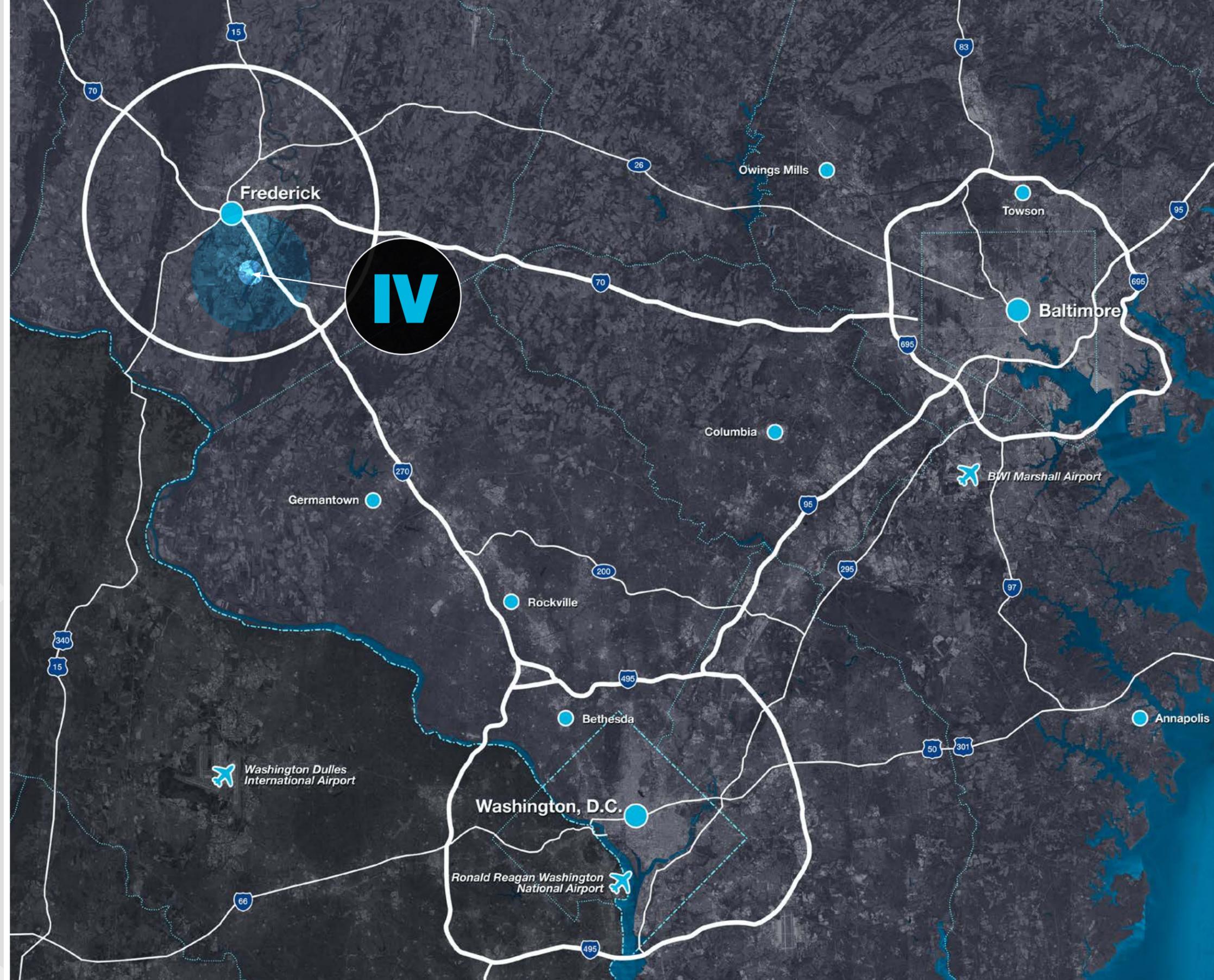
PREPARED BY

MATAN



ABOUT FREDERICK

- Frederick is the 2nd largest city in the state of Maryland. Located 40 miles northwest of Washington, DC and 40 miles west of Baltimore, MD, and within a one hour drive of three major airports. The MARC train also delivers direct access to Rockville, Silver Spring, Washington, DC, and beyond.
 - Population
 - City of Frederick - 72,000 people
 - Frederick County - 252,000 people
 - Annual Population Growth - 1.4%
 - Households - 28,000
 - Median Age - 36 years
 - Average HH Income - \$88,000
 - Bachelor's Degrees - 22.50%
 - Masters Degrees - 16.50%
- Located within the Maryland Biotech Cluster, which is home to hundreds of biotech companies and attracting more each year
 - Frederick, MD Voted Top 100 Best Places to Live (#24) by Livability.com
 - Frederick, Maryland is home to a vibrant community of art galleries, theatres, breweries, distilleries, restaurants, farmers markets and more.



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, Macaroni Grill, TGI Fridays, Starbucks, Moms

Westview Village

60,000 SF - Mixed-Use Neighborhood Retail

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

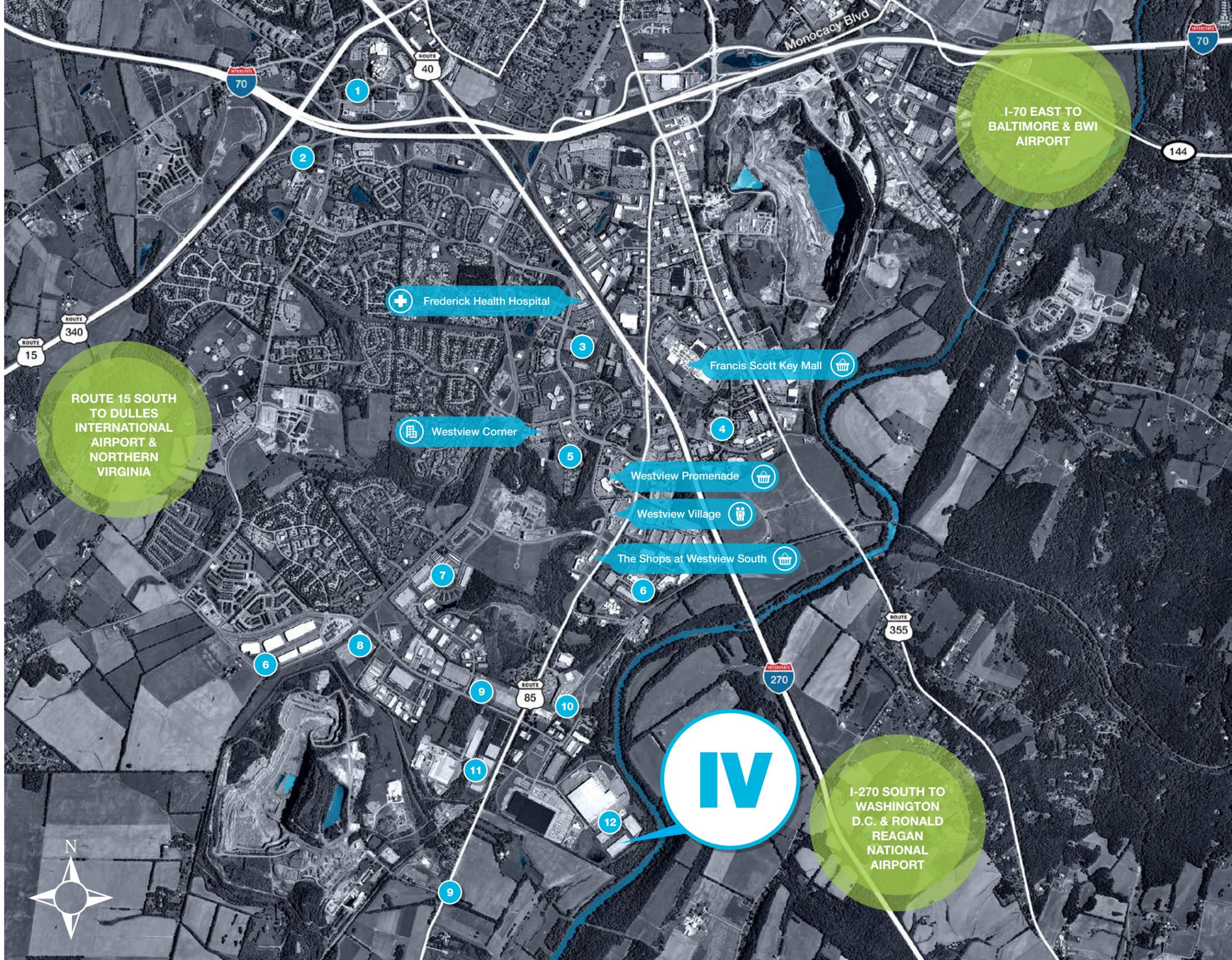
Westview Corner

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 | |



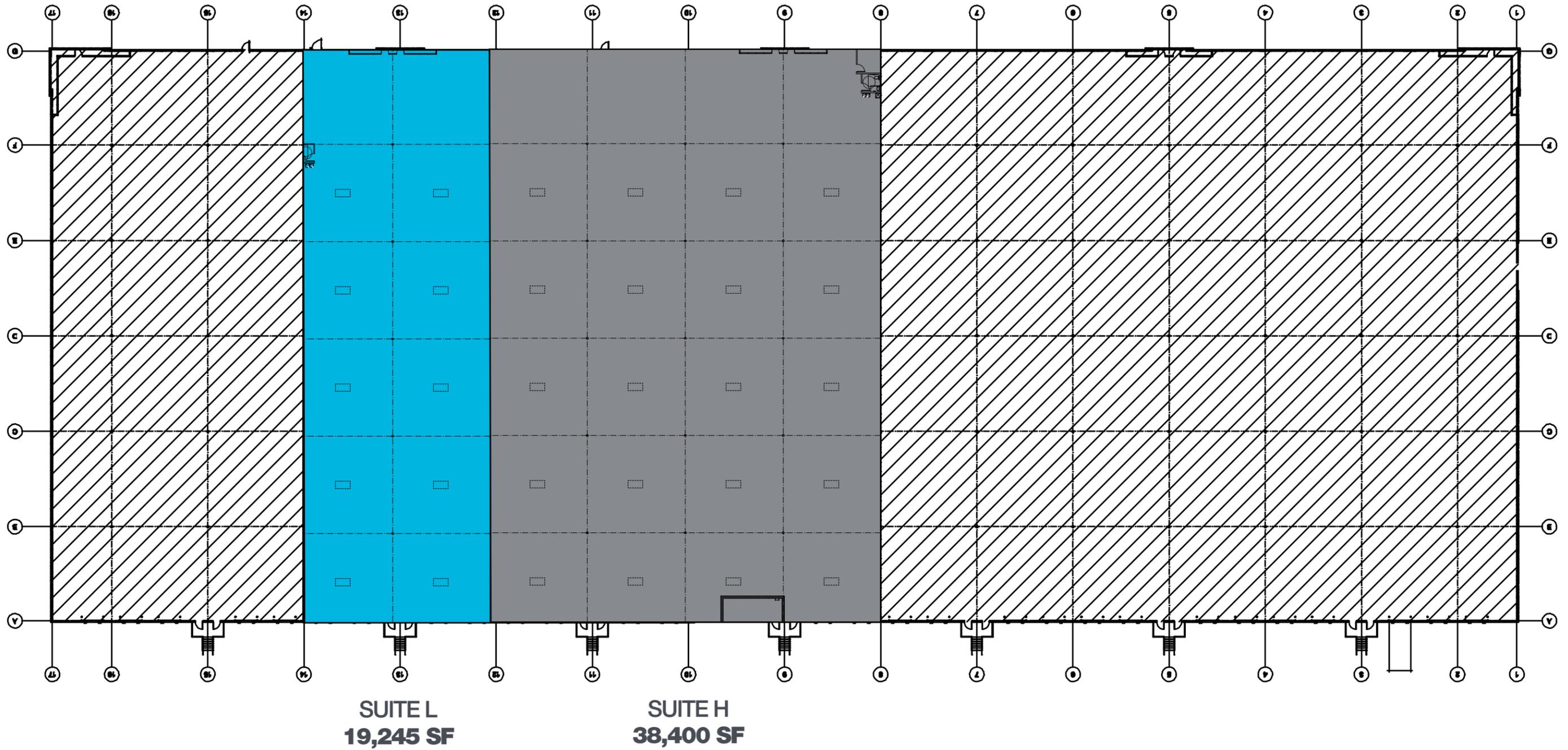
PROPERTY OVERVIEW

Name:	Wedgewood IV
Address	7118 Geoffrey Way
Size:	15 acre campus Building 3 - 146,000 Total SF
Availability:	57,645 SF Building 3, Suite L - 19,245 SF Building 3, Suite H - 38,400 SF
Zoning:	LI - Light Industrial
Ceiling Height:	24' clear
Column Spacing:	40' x 40'
Parking:	0.97 spaces per 1,000 SF leased
Dock Doors:	Approximagely 30 docks with 9' x 10' roll up doors (openings easily expanded)
Truck Court:	175' shared
Floor Load:	735 lbs/SF
Fire Suppression:	Fully sprinklered (wet)
Electric:	Three (3) phase 2,000 AMP service
Location Highlights:	1/4 mile from the 85 South Corridor Quick access to I-270 and I-70 Extensive array of nearby amenities Close proximity to Downtown & Fort Detrick Secluded location with Monocacy River views Well maintained with lush, mature landscaping



FLOOR PLAN

57,645 SF AVAILABLE





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
- Class A Office
- 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

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
- Project delivered in January 2006



NCI-Frederick National Laboratory
Riverside Research Park



NIAID/VCR Vaccine Pilot Plant
Operated by SAIC-Frederick



Wells Fargo Home Mortgage
Mid-Atlantic Regional Headquarters



Federal Emergency Management Agency
Wedgewood South – High Bay Warehouse



Riverside Five
Redefining Class A Office Space in Frederick



Matan Headquarters
Wedgewood II



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