

# PROGRESSLABS

AT CENTER 85



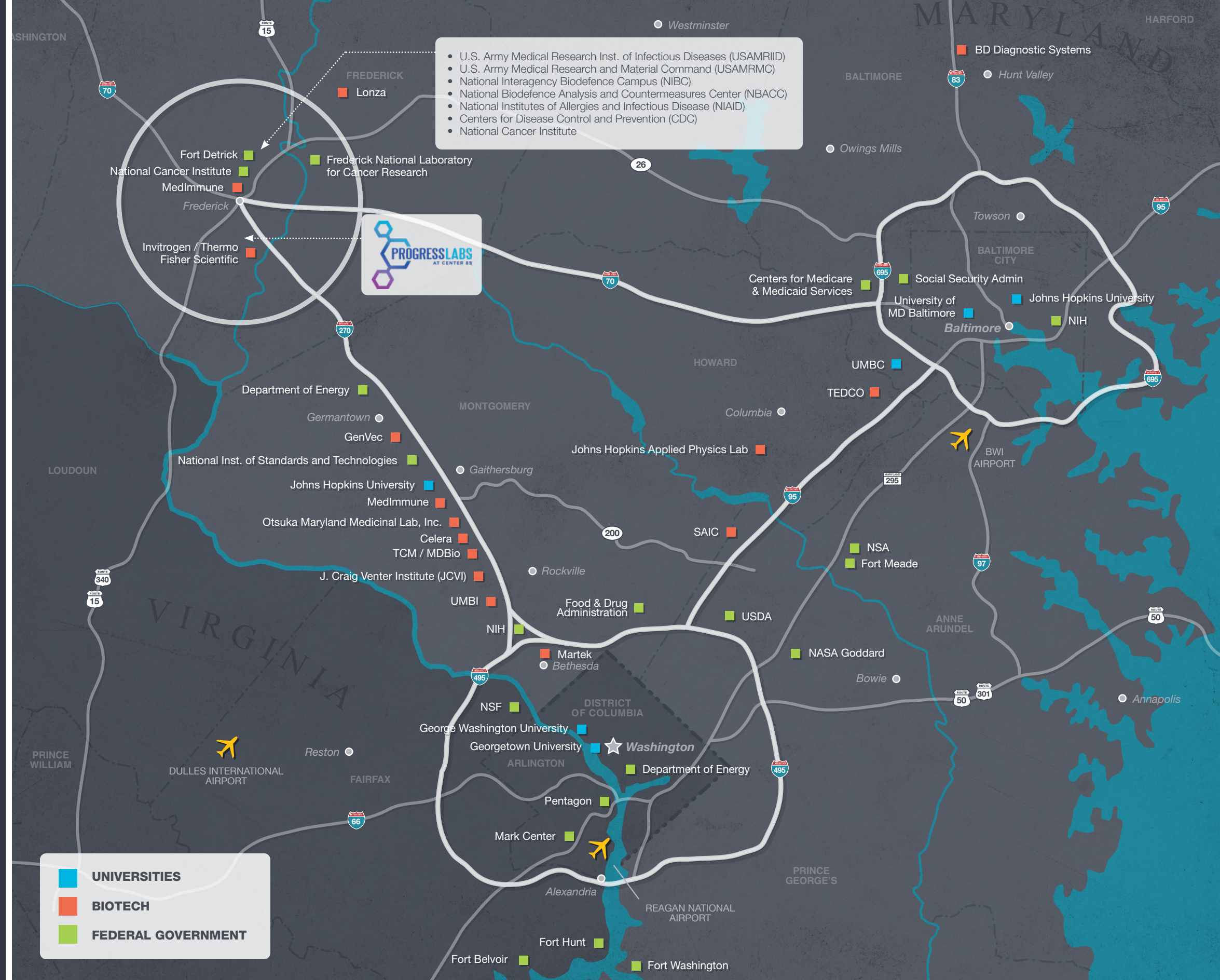
PREPARED BY:

**MATAN**

**PROGRESS LABS AT CENTER 85  
BUILDING 2  
4930 EXECUTIVE COURT SOUTH  
FREDERICK, MD 21703**





- 2 Biotech Map
- 3 Why Frederick?
- 4 Frederick's Bioscience Advantage
- 5 Frederick County Schools
- 6 South Frederick Amenities Map
- 7 Property Photo
- 8 Site Plan
- 9 Property Overview
- 10 Floor 1 Plan
- 11 Floor 2 Plan
- 12 Building Highlights
- 13 Buildout Summary
- 14 Schedule
- 15 Aerial Rendering
- 16 Matan Companies
- 17 Development Highlights
- 18 Community Philanthropy
- 19 Commitment to Sustainability








# 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)

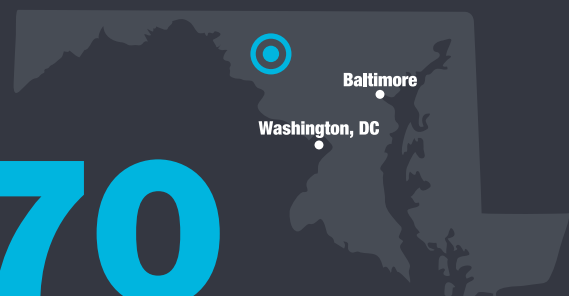
## COMPREHENSIVE TRANSPORTATION NETWORK

-  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

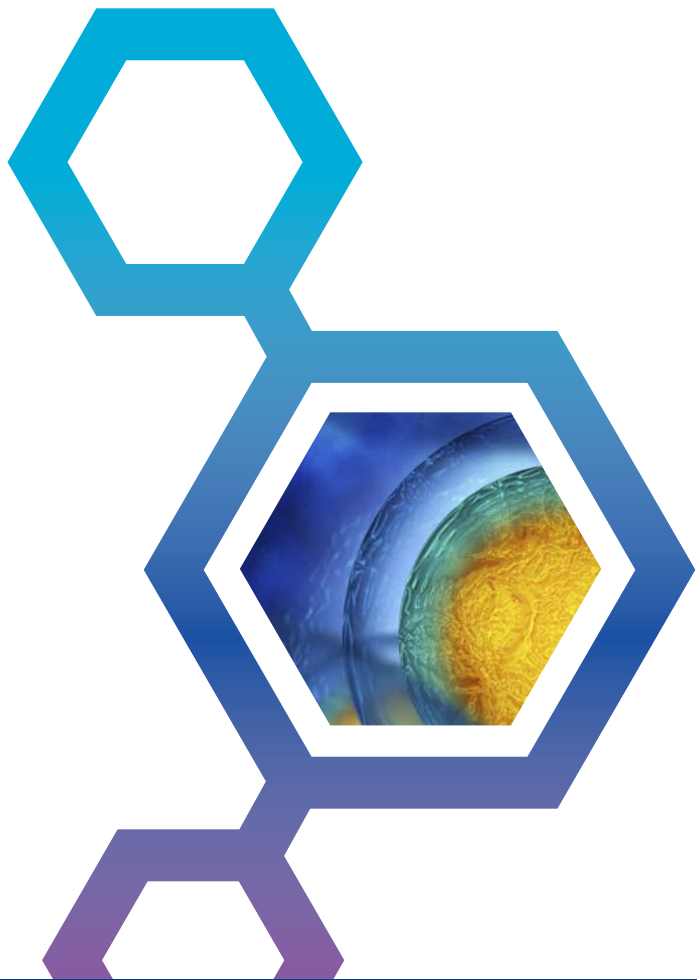
-  Attractive housing options
-  High-performing public schools
-  Low crime rate
-  State-of-the-art healthcare
-  Acclaimed restaurant and brewery scene
- \$12B ECONOMY** \$12 billion dollar economy
- 261K RESIDENCE** 261,947 residents in Frederick County
- 106K EMPLOYED** 106,000 people employed in Frederick County
- 6,500 BUSINESSES** 6,500+ businesses in Frederick County
- 97K INCOME** \$97,730 median income
- 38.7 MEDIAN AGE** 38.7 median age



QUICK FACTS

BIO COMPANIES IN FREDERICK

FREDERICK  
BIOSCIENCE  
ADVANTAGE



**OVER  
80**

Cutting Edge  
Bioscience  
Companies

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





# FREDERICK COUNTY PUBLIC SCHOOLS



- Maryland has ranked among America's top states for top-quality public education from 2009-2022 (Education Week's Quality Counts reports).
- 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 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.
- FCPS's Class of 2020 graduation rate was a high 92.4% (compared with Maryland's 86.8% average), while our dropout rate was 4.0% (compared with the state's 8.3%).
- Students in our class of 2021 received \$62 million in scholarship offers.
- 2022 enrollment is nearly 45,700 students.
- 99% of more than 1,000 employers surveyed indicated that FCPS students met or exceeded workplace readiness standards. (Survey by FCPS)
- 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.



# 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

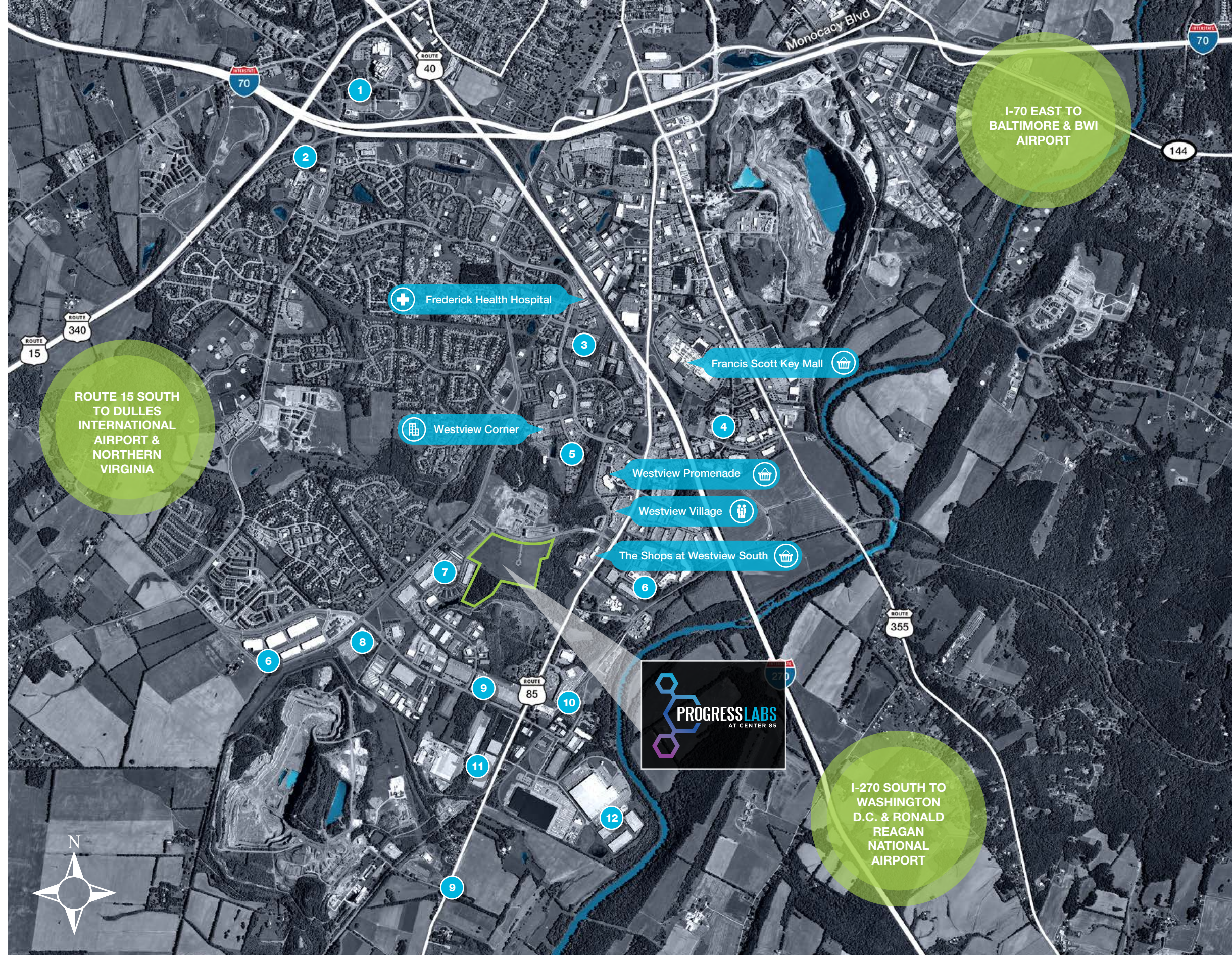
## Westview Corner

### 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                                      |  |





**PHOTO**



**PROGRESSLABS**

[MATANINC.COM](https://MATANINC.COM)

**MATAN**



# CENTER 85 SITE PLAN





# PROPERTY OVERVIEW

**Name**  
Progress Labs at Center 85

**Address**  
Building 1: 4931 Executive Court South  
Building 2: 4930 Executive Court South  
Building 3: 4910 Executive Court South  
Building 4: 4920 Executive Court South  
Building 5: 4940 Executive Court South

**Zoning**  
MXD (Mixed Use District)

**Height Limits for Build**  
60 feet

**Size**  
Building 1: 116,800 SF  
Building 2: 86,000 SF  
Building 3: 276,000 SF  
Building 4: 100,000 SF  
Building 5: 155,000 SF\*  
\*(up to 35,000 SF mezzanine allowed for a total of 190,000 SF)

**Ceiling Height / Floor-to-Floor**  
Building 1,2 & 3: 30' clear  
Building 4: Build-to-suit  
Building 5: 32' clear

**Column Spacing**  
Building 1, 2 & 3: 40' x 40' / 50' speed bay  
Building 4: Build-to-suit  
Building 5: 50' x 52' / 60' speed bay

**Parking**  
Building 1: 126 spaces  
Building 2: 82 spaces  
Building 3: 284 spaces  
Building 4: Build-to-suit  
Building 5: 271 spaces  
4 electric vehicle charging stations per building  
120' truck court

**Dock Doors**  
Building 1: 31  
Building 2: 18  
Building 3: 53  
Building 4: Build-to-suit  
Building 5: 52

**Fire Suppression**  
ESFR sprinklers

**Lighting**  
LED lighting

**Utilities**  
**Water**  
Frederick County - 8" domestic water line  
**Sewer**  
Frederick County - 8" sewer line

**Power**  
FirstEnergy - 12.47 kV line which can be further supported by a 34.5kV sub-transmission system

**Fiber**  
Comcast, Verizon, Zayo

**Gas**  
Washington Gas - 4" gas line operating at 50 psig with minimum design pressure of 17 psig





FLOOR 1  
PLAN





FLOOR 2  
PLAN





# BUILDING HIGHLIGHTS



**WORLD-CLASS MEDICAL  
DEVICE MANUFACTURING  
FACILITY**  
strategically located near the Advanced Industries  
hub of Baltimore, Frederick, and Gaithersburg.



**86,000 SQUARE FEET**  
State-of-the art Medical Device Manufacturing Facility.

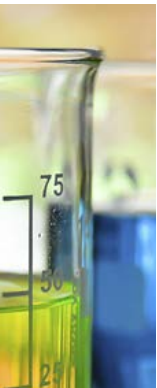


**CAPABLE OF  
MULTI-PRODUCT  
MANUFACTURE**  
across medical device, diagnostics, advanced device,  
biomedical and R&D using various manufacturing  
platforms.



**SIGNIFICANT CAPITAL  
INVESTMENT**  
including the following desirable infrastructure upgrades:

- Ample building power - 2000A / 480V Feed
- Backup Generator - 400kW / 480/277V / 3-Ph
- Generous HVAC capacity on Indoor Mechanical Mezzanine
- HVAC Chiller - 3x at 160 tons each
- Compressed Air (2@ 156scfm) w/ 400 gallon receiver
- Hot Water Boilers - 3@ 960 MBH



**ADJACENT PARCELS**  
with potential footprint up to ~250k ft2.



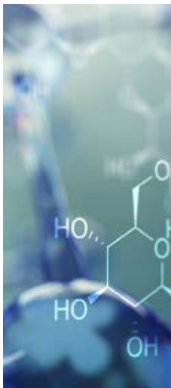
**FACILITY IS  
ZONED & APPROVED**  
for medical device, laboratory and biotech manufacturing.



**SCALABLE cGMP  
PRODUCTION**  
including manufacturing, quality testing and release,  
engineering, technical services and logistics/supply chain.



**SIGNIFICANT  
DISTRIBUTION  
INFRASTRUCTURE**  
including 18 dock-high rollup doors.





# BUILDOUT SUMMARY

85,800 SF Medical Device Buildout with:



**24,900 SF** of Clean Room for device component and final assembly



**9,500 SF** of warehouse for incoming materials and final product storage and shipping/receiving



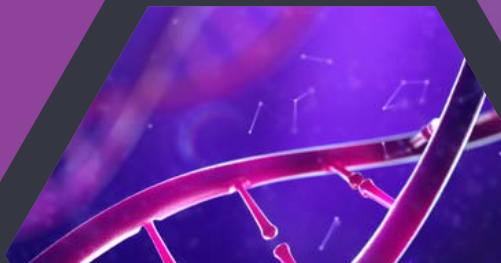
**4,800 SF** of Quality Control labs



**17,400 SF** of Information Technology rooms, indoor mechanical space



**17,700 SF** of office space with associated conference rooms and amenities





# SCHEDULE

BUILDING	STATUS
Building 1, 2 & 3	Delivered
Building 4	Build-to-Suit
Building 5	Permit Ready





# AERIAL RENDERING





# MATAN COMPANY OVERVIEW

## DEVELOPMENT

With over 5 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

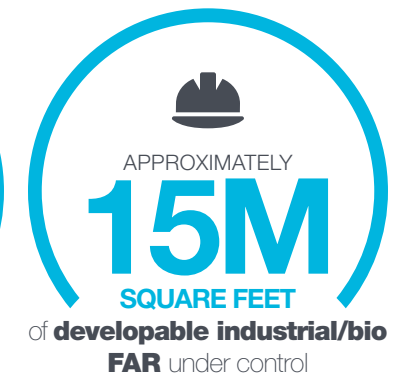
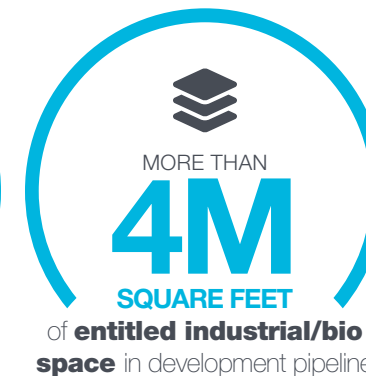
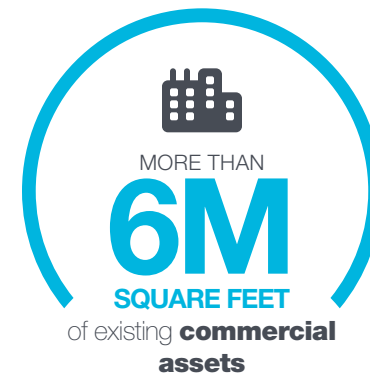
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

## 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.

## 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 the D.C. Metro Area
- Family owned and operated since 1976
- Over 6 million square feet of existing commercial assets
- Approximately 2 million square feet currently under construction
- 4 million square feet of entitled industrial/bio space in development pipeline
- Approximately 15 million square feet of developable industrial/bio FAR under control, totaling over 1,500 acres
- Separate manufactured housing division
- Asset mix includes industrial, lab, retail, multi-family, land development, and office
- Full-service approach with in-house property management





# DEVELOPMENT HIGHLIGHTS

## 700 Progress Way

### 2 High Bay Buildings

- 495,000 Square Feet
- Class A Research & Industrial Park
- 44 Acre campus in Gaithersburg, MD

**ThermoFisher**  
SCIENTIFIC

**FERGUSON**

## Wedgewood West

### 6-Building Research & Industrial Park

- 675,000 Square Feet
- 6 Class A high bay buildings
- 43 Acre campus in Frederick, MD

**GIANT**

**leidos**

## Dulles North

### High Bay Warehouse

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

## Northlake II

### 5-Building Industrial Park

- 655,000 Square Feet
- 5 Class A high bay buildings
- 63 Acre campus in Ashland, VA

**ellume**

**GRANULES**  
PHARMACEUTICALS INC

**Glen-Gery**

## Center 85 at Westview South

### 5-Building Research & Industrial Park

- 700,000 Square Feet
- 5 Class A high bay buildings
- 54 Acre campus in Frederick, MD

**CyrusOne**  
Built for Tomorrow. Ready Today.

## Parkway 66

### High Bay Warehouse

- 187,787 Square Feet
- Class A high bay warehouse
- 13.56 Acres in Manassas, VA



## 700 Progress Way

2-Building, 495,000 SF Research & Industrial Park



## Northlake II

5-Building, 655,000 SF Industrial Park



## Wedgewood West

6-Building, 675,000 SF Research & Industrial Park



## Center 85 at Westview South

5-Building, 700,000 SF Research & Industrial Park



## Dulles North

High Bay Warehouse, Sterling, VA



## Parkway 66

High Bay Warehouse, Manassas, VA



# COMMUNITY PHILANTHROPY

We know that our investments in properties and assets remain secondary to the investments we make in our local community.

Through the long-standing relationships we've nurtured with local volunteer organizations, community groups, and non-profits, the Matan family actively pursues the improvement of our environment and the lives of our neighbors. Our employees and leadership team continue to spearhead community improvement efforts, day in and day out. From organized employee/community service outings, to leadership within various community organizations, such as the YMCA, Frederick Rescue Mission, Blessings in a Backpack and SHIP, our team remains committed to investing in our number one asset: **our neighborhood.**



## NEWS & HEADLINES

**MATAN DONATES OVER \$4,400 TO FREDERICK HEALTH HOSPICE VETERANS PROGRAM**

**MATAN'S 13TH ANNUAL (VIRTUAL) FOOD DRIVE RAISES OVER \$7,600 FOR MARYLAND FOOD BANK**

**MATAN PURCHASES AND PACKS 600 EMERGENCY SNACK PACKS FOR BLESSINGS IN A BACKPACK**

**MATAN COMPANIES FEEDS LOCAL FRONTLINE**

**FOR THE SECOND YEAR IN A ROW MATAN PARTNERS WITH BLESSINGS IN A BACKPACK TO FEED FREDERICK'S CHILDREN**

**MATAN RAISES \$1,840 FOR OPERATION SECOND CHANCE AT 2ND ANNUAL COOKOUT IN THE COURTYARD**



# COMMITMENT TO SUSTAINABILITY

Matan Companies knows that our business, decisions and actions have an impact on the health and wellbeing of our planet and our people.

That is why we have made a commitment to sustainability on all levels. Our smart developments and efficient operations help to reduce waste, conserve water, promote energy efficiency and operate healthy buildings. Our commitment to philanthropy, volunteerism and charitable giving helps to support our community, providing our employees and tenants with an avenue to give back. Because we believe our people are our greatest asset, we are proud to have developed wellness programs and activities that promote healthy lifestyles that touch on the physical, mental, as well as emotional, leading to more productive and balanced lives.

## RECYCLING & WASTE STREAM SUMMARY

We have saved:



460.1 TONS  
LANDFILL

+



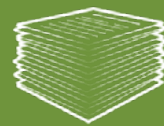
253.6 TONS  
DIVERTED

=



713.7 TONS  
TOTAL

PAPER



55.8 TONS

PLASTIC



5.6 TONS

ALUMINUM



5.6 TONS

GLASS



19.5 TONS

CARDBOARD



167.2 TONS

## THESE RECYCLING EFFORTS CONSERVED THE FOLLOWING RESOURCES:



3,343 mature trees  
Enough to produce 41,426,054 sheets of newspaper



916 cubic years of landfill space  
Enough airspace to meet the disposal needs of 1,176 people.



404,179 kW-hrs of electricity  
Enough to power 38 homes for a full year.



904 metric tons of CO2 equivalent  
Preventing greenhouse gas emissions.



1,560,304 gallons of water  
Enough to meet the fresh water needs of 20,803 people for a year.

## GREEN INITIATIVES for design & construction of Matan Assets

### LAND

- Full control of Sediments and Silts during Construction
- Treating Rainwater Runoff Through ESD Gardens and Pervious Pavers
- Reduced Heat Island Effect Through Street / Parking Lot Tree Plantings
- Preserve and enhance existing natural areas
- Transit Oriented Development
- Treating Rainwater Runoff Through ESD Gardens

### STRUCTURE

- Will implement strategies to mitigate the heat island effect, including using reflectance roofing materials by using a combination of strategies such as "cool roof" surfaces, insulation, and radiant barriers. A "cool roof" utilizes high solar reflectance and high emissivity to reflect radiation and reduce heat absorption on the roof surface.
- Reduced Heat Island Effect Through Utilization of White TPO Roofing
- Low E Glass Windows
- Use of Large Window Openings for Allowing Daylight into the Space
- Low Flow Plumbing Fixtures
- Factory Fabricated Structural Steel
- Use of Locally Sourced Construction Materials Where Possible
- Indoor Air Quality plan implemented and followed for construction
- Factory Fabricated Structural Steel
- Structure will be able to be recycled at the End of its Useful Life

### LAND

- Environmental Tobacco Smoke Control Compliant Campus
- Storage and Collection of Recyclable Materials
- Level 2 EV Charging Stations tied to solar
- Installation of Solar Panels to provide supplemental power to base building systems.
- Energy Metering
- Use of Low VOC Materials
- Use of Materials with Recycled Content



MATAN



**MATAN**

 (301) 694-9200

 [MATANINC.COM](https://mataninc.com)

**Brad Benna**  
*Director, Leasing*  
[bbenna@mataninc.com](mailto:bbenna@mataninc.com)

