



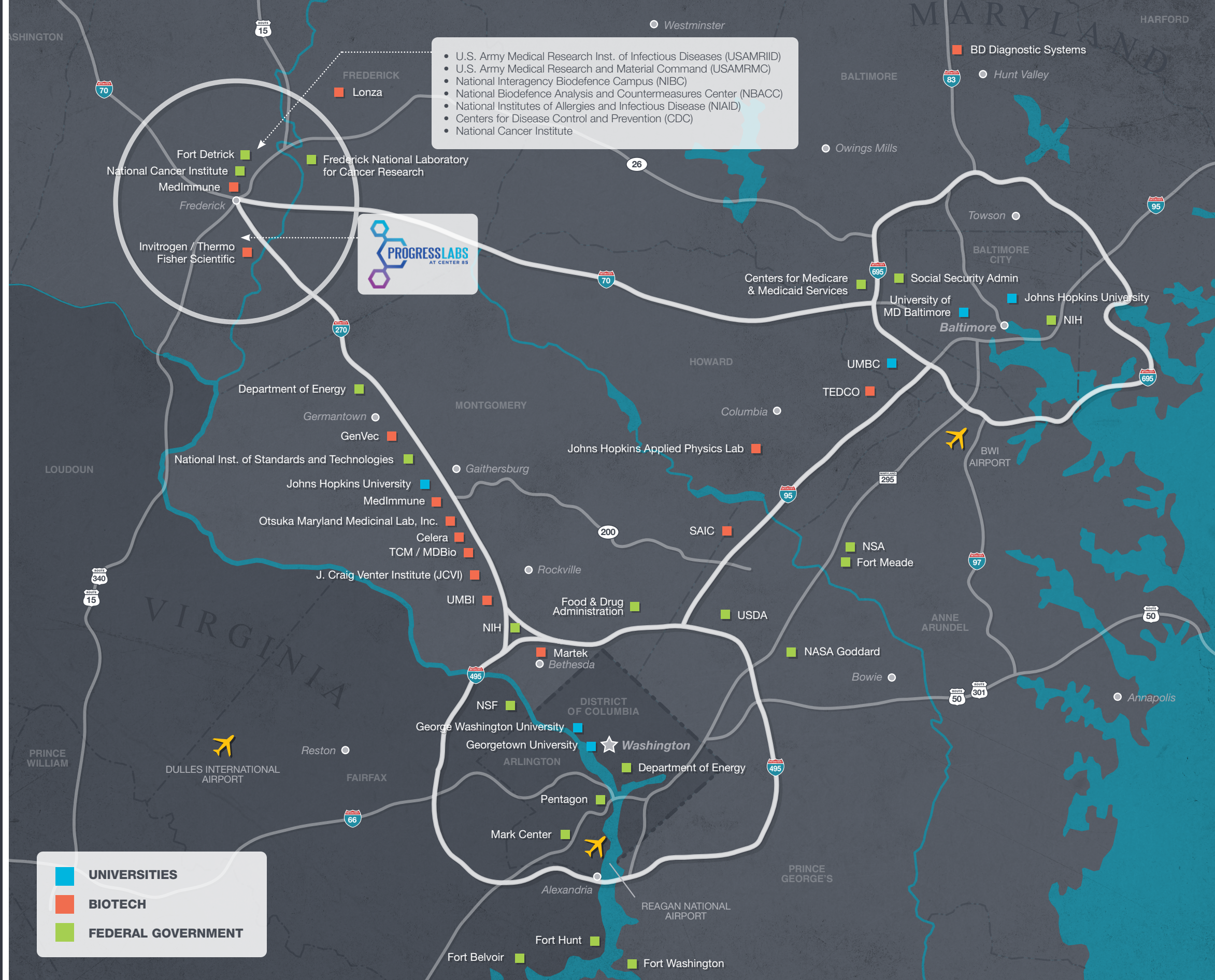
86,000 SF MOVE-IN-READY LIFE SCIENCE BUILDING IN FREDERICK, MD
AVAILABLE FOR \$32.25M \$375 PSF OR \$17.50 PSF NNN

FOR SALE OR LEASE

MATAN

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EXECUTIVE SUMMARY

Located at the northern end of the I-270 Technology Corridor in Frederick, MD, Center 85 - Building 2 represents a move-in-ready medical device manufacturing facility that is being offered for lease or sale at substantially below replacement cost, in one of the premier life science markets in the United States. Totalling 86,000 SF, this world-class facility was completed in 2021 and is capable of scalable cGMP production and on-site warehousing and distribution, in addition to offering 18,000 SF of fully finished office, conference, and amenity space. The Frederick, MD market is home to 80+ bioscience companies and offers prospective life-science users strategic proximity to Fort Detrick, one of the most important research installments in the world, which is home to five cabinet level agencies (DOD, HSS, FDA, HHS & the VA).

Site & Location Highlights:

- Significant Capital Invested (\$650/SF)
- Ample building power - 2000A / 480V Feed
- Backup Generator - 400kW / 480/277V / 3-Ph
- HVAC Chiller - 3x at 160 tons each
- Compressed Air (2@ 156scfm) w/ 400 gallon receiver
- Hot Water Boilers - 3@ 960 MBH

**SALE
OFFERING**

**LEASE
OFFERING**
OPTION 1

**LEASE
OFFERING**
OPTION 2
FOR QUALIFIED TENANTS

\$32.25M

**\$17.50
NNN**

**\$34.50
NNN**

\$375 PSF

AS-IS

**\$100
PSF TIA**



PROPERTY OVERVIEW

Name

Progress Labs at Center 85 - Bldg 2

Address

4930 Executive Court South
Frederick, MD 21703

Asking Rent

\$17.50 PSF NNN
\$34.50 PSF NNN with \$100 PSF in TIA
(to qualified tenant)

Asking Sales Price

\$32.25M (\$375 PSF)

Zoning

MXD (Mixed Use District)

Size

86,000 SF

Ceiling Height / Floor-to-Floor

30' clear

Column Spacing

40' x 40'
50' speed bay

Parking

82 spaces
4 electric vehicle charging stations per building
120' truck court

Dock Doors

18

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

Infrastructure Upgrades

Ample building power
2000A / 480 V Feed

Backup generator
400kW / 480/277 / 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

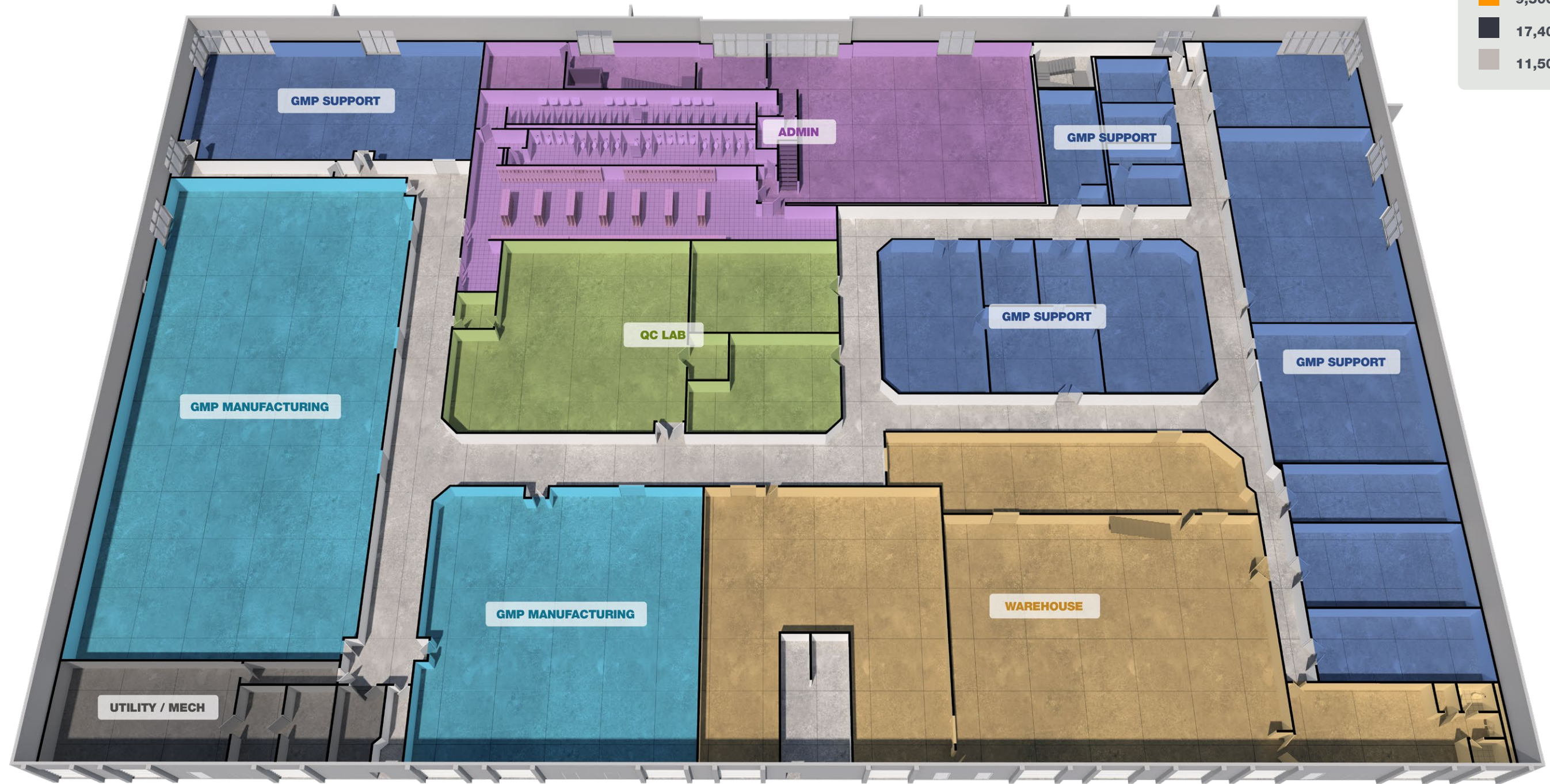


CENTER 85 SITE PLAN



FLOOR 1 PLAN

- 15,300 SF
- 9,600 SF
- 4,800 SF
- 17,700 SF
- 9,500 SF
- 17,400 SF
- 11,500 SF



FLOOR 2 PLAN



BUILDOUT SUMMARY

85,800 SF Medical Device Buildout with:



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



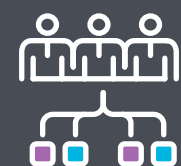
9,500 SF of warehouse for incoming materials and final product storage and shipping/receiving



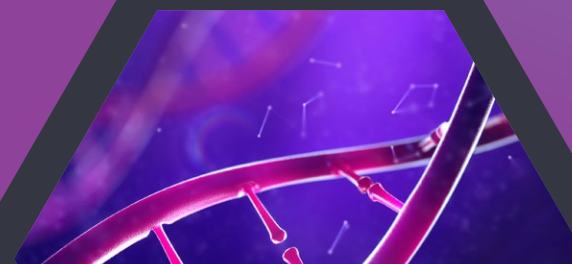
4,800 SF of Quality Control labs



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



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



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

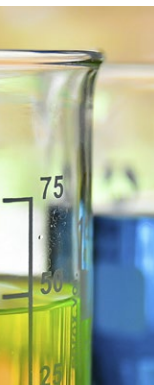
across medical device, diagnostics, advanced device, biomedical and R&D using various manufacturing platforms.



SIGNIFICANT CAPITAL INVESTMENT (\$650/SF)

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.



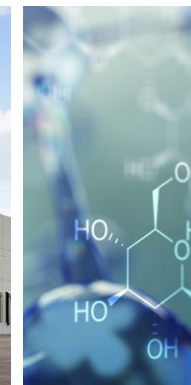
SCALABLE cGMP PRODUCTION

including manufacturing, quality testing and release, engineering, technical services and logistics/supply chain.

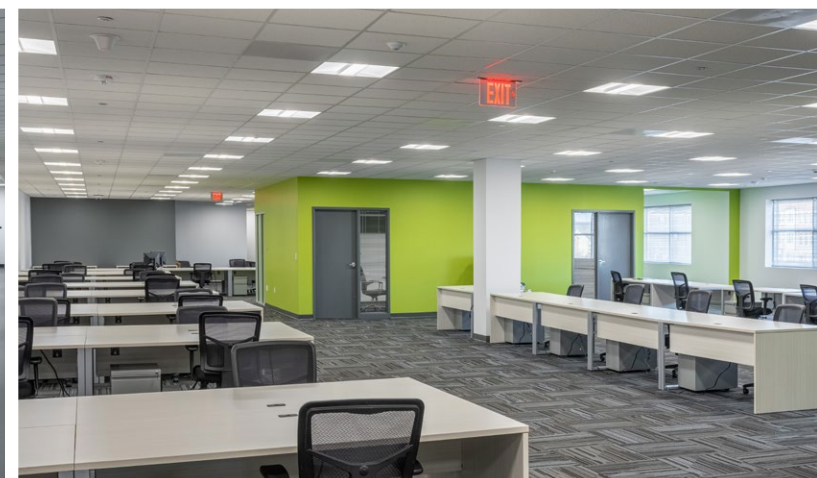


SIGNIFICANT DISTRIBUTION INFRASTRUCTURE

including 18 dock-high rollup doors.



PHOTOS



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



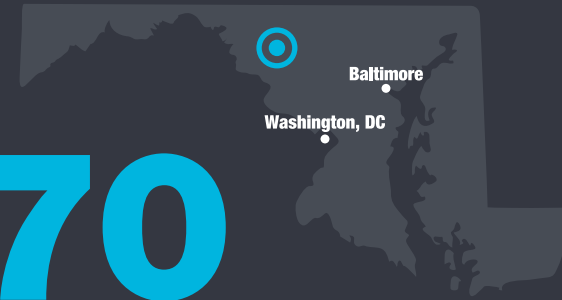
20 miles to DC's METRO rail system

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



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

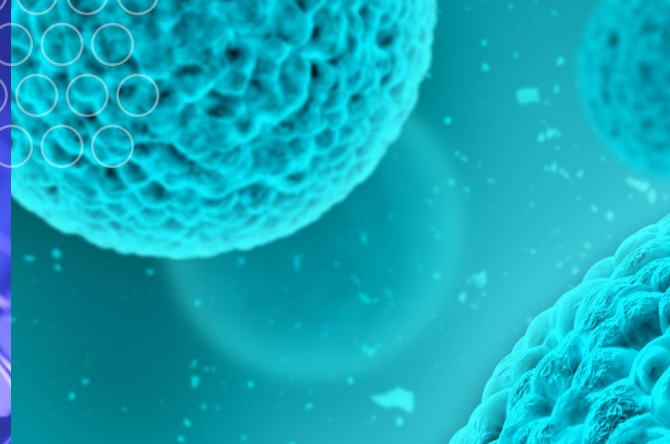
6,500+ businesses in Frederick County

97K
INCOME

\$97,730 median income

38.7
MEDIAN AGE

38.7 median age



QUICK FACTS

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

BIO COMPANIES IN FREDERICK

- 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
- Eminent Services Corporation
- Emmes Corporation
- Empirstat
- Envigo
- Express Biotech International
- 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
- Inspirion 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
- 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



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

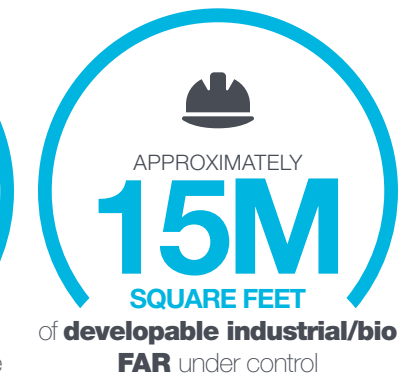
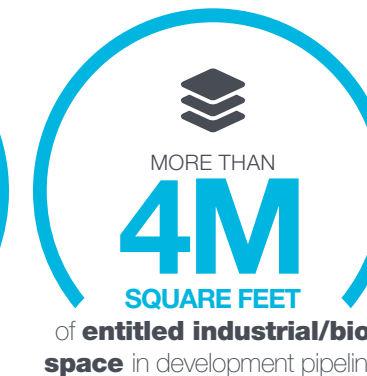
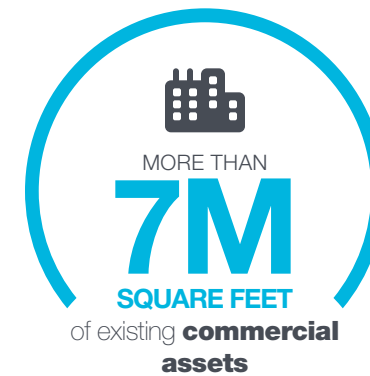
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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 7 million square feet of existing commercial assets
- Approximately 1 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

Wedgewood West

6-Building Research & Industrial Park

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

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

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

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

+



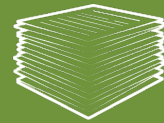
253.6 TONS
DIVERTED

=



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

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MATAN

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