



# PROGRESSLABS

AT CENTER 85



PREPARED BY:

**MATAN**

**PROGRESS LABS AT CENTER 85  
BUILDING 1  
4931 EXECUTIVE COURT SOUTH  
FREDERICK, MD 21702**







# 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, Firebirds, TGI Fridays, Starbucks, Moms, Jos. A. Bank, LOFT

## 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                                      |  |





# 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



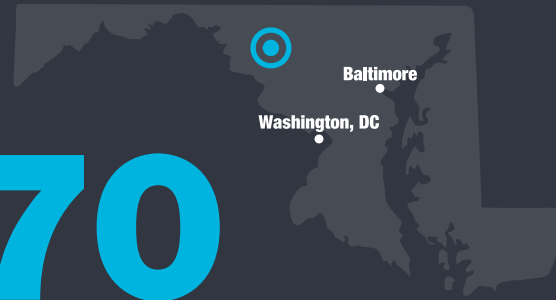
20 miles to DC's METRO rail system

## 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

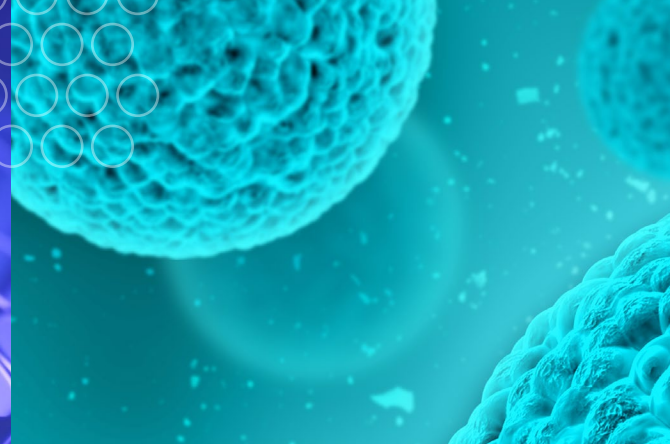
97K  
INCOME

\$97,730 median income

38.7  
MEDIAN AGE

38.7 median age





## QUICK FACTS

# FREDERICK BIOSCIENCE ADVANTAGE

**OVER  
80**

Cutting Edge  
Bioscience  
Companies

**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 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
- Nanova
- 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





# CENTER 85 SITE PLAN





# PROPERTY OVERVIEW

## Name

Progress Labs at Center 85  
Building 1

## Address

4931 Executive Court South

## Asking Rent

\$14.50 PSF NNN

## Zoning

MXD (Mixed Use District)

## Size

116,800 SF

## Ceiling Height / Floor-to-Floor

30' clear

## Column Spacing

40' x 40'  
50' speed bay

## Parking

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

## Dock Doors

31

## 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  
**5000A / 480 V Feed**

Backup generator  
**400kW / 480/277 / 3-Ph**

Generous HVAC Capacity  
**on Indoor Mechanical Mezzanine**

HVAC Chiller  
**3x at 350 tons each**

Compressed Air  
**4@ 730scfm w/ 1,000 gallon receiver**

Hot Water Boilers  
**4@ 960 MBH**



PROGRESSLABS

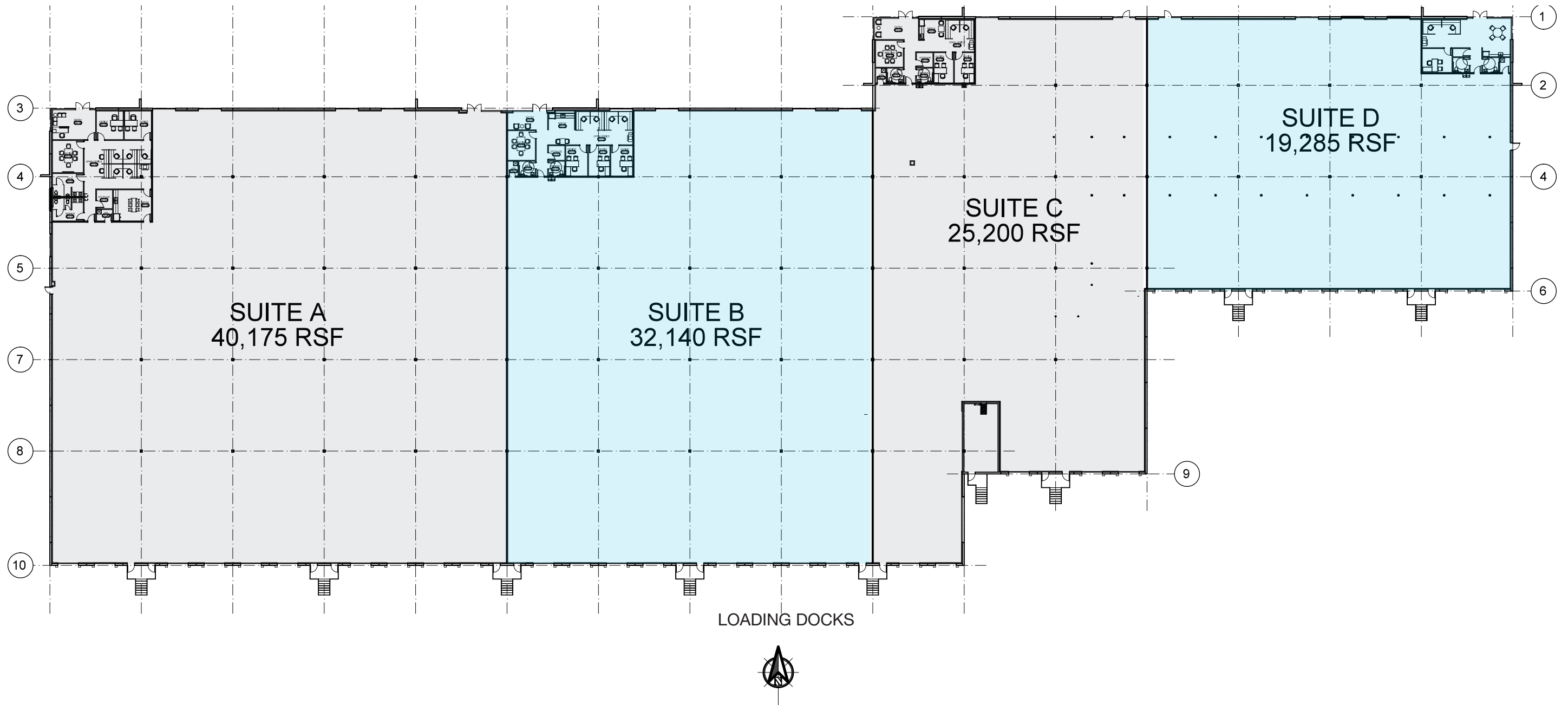
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# BUILDING 1

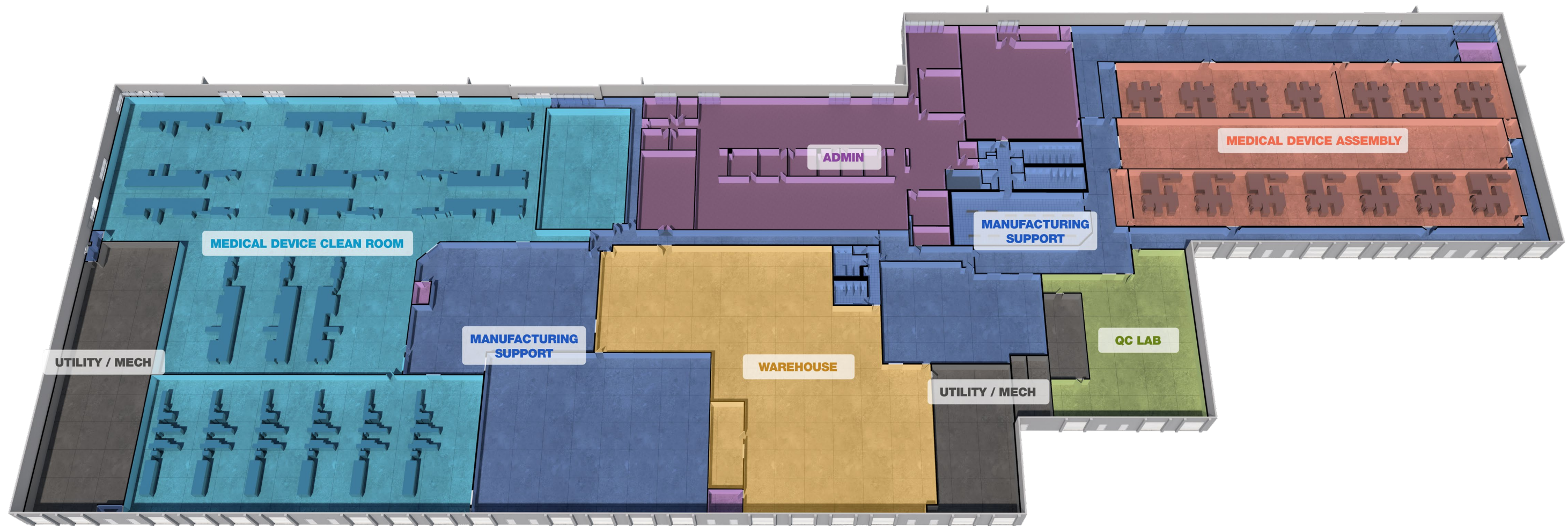
## WAREHOUSE RECONFIGURATION





# CURRENT AS-BUILT FLOOR PLAN

|   |           |
|---|-----------|
|  | 29,600 SF |
|  | 28,000 SF |
|  | 3,900 SF  |
|  | 17,700 SF |
|  | 18,000 SF |
|  | 11,900 SF |
|  | 11,500 SF |



LOADING DOCKS



# BUILDOUT **SUMMARY**

**116,675 SF** Medical Device Buildout with:



**47,600 SF** of Clean Room for device component and final assembly



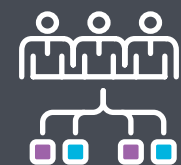
**28,000 SF** of Storage space for raw materials, work-in-progress (WIP) and final product storage



**3,900 SF** of onsite incoming materials and final product release testing



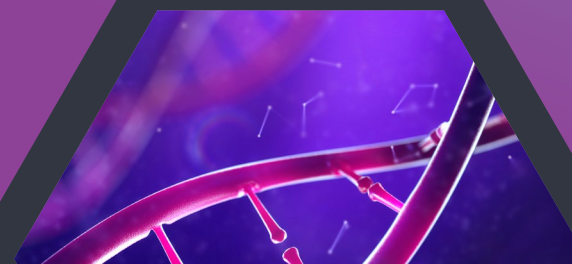
**11,900 SF** of warehouse for incoming materials and final product storage and shipping/receiving



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



**7,765 SF** of indoor mechanical space with hot water boilers, water system, air compressors, and general plant utilities





# BUILDING HIGHLIGHTS



## WORLD-CLASS MEDICAL DEVICE MANUFACTURING FACILITY

strategically located near the Advanced Industries hub of Baltimore, Frederick, and Gaithersburg.

## 116,000 SQUARE FEET

State-of-the art Medical Device Manufacturing Facility.

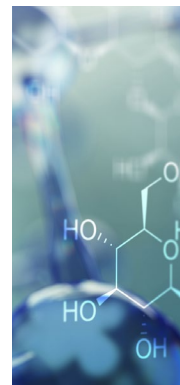
## CAPABLE OF MULTI-PRODUCT MANUFACTURE

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 - 5000A / 480V Feed
- Backup Generator - 400kW / 480/277V / 3-Ph
- Generous HVAC capacity on Indoor Mechanical Mezzanine
- HVAC Chiller - 3x at 350 tons each
- Compressed Air (4@ 730scfm) w/ 1000 gallon receiver
- Hot Water Boilers - 4@ 960 MBH



## ADJACENT PARCELS

with potential footprint up to ~250k ft<sup>2</sup>.

## FACILITY IS ZONED & APPROVED

for medical device, laboratory and biotech manufacturing.

## SCALABLE cGMP PRODUCTION

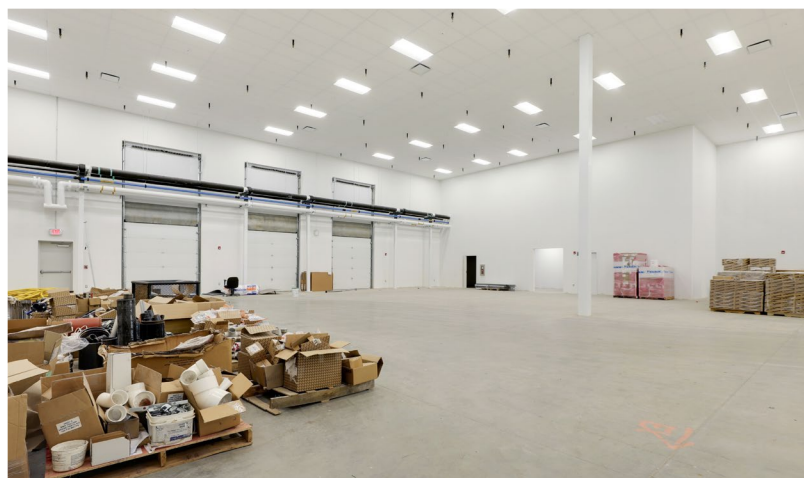
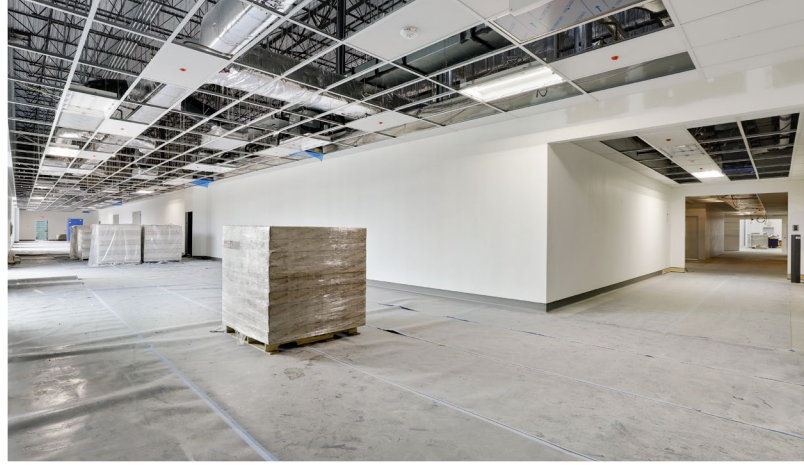
including manufacturing, quality testing and release, engineering, technical services and logistics/supply chain.

## SIGNIFICANT DISTRIBUTION INFRASTRUCTURE

including 18 dock-high rollup doors.



# PHOTOS





# 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

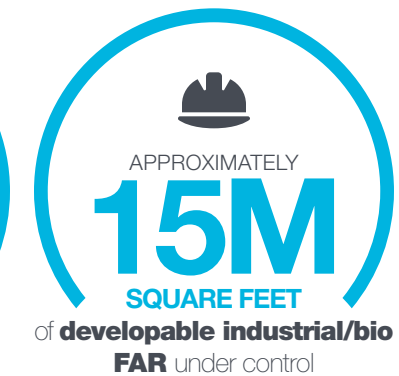
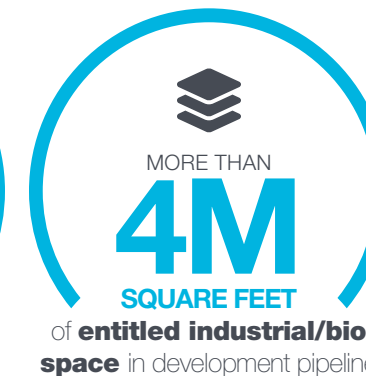
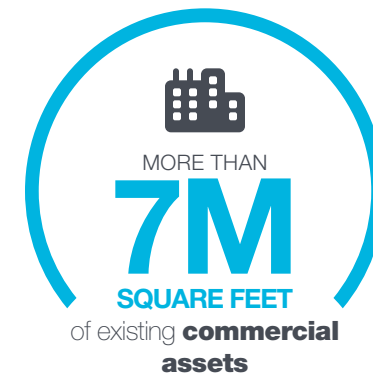
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

## 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 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



**700 Progress Way**  
2-Building, 495,000 SF Research & Industrial Park



**Northlake II**  
5-Building, 655,000 SF Industrial Park

## Wedgewood West

### 6-Building Research & Industrial Park

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



**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

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



**Dulles North**  
High Bay Warehouse, Sterling, VA



**Parkway 66**  
High Bay Warehouse, Manassas, 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



# 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

+



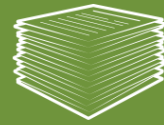
**253.6** TONS  
DIVERTED

=



**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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