



MATAN

178,000 - 213,000 SF Lab Ready Space with GMP Manufacturing Capability

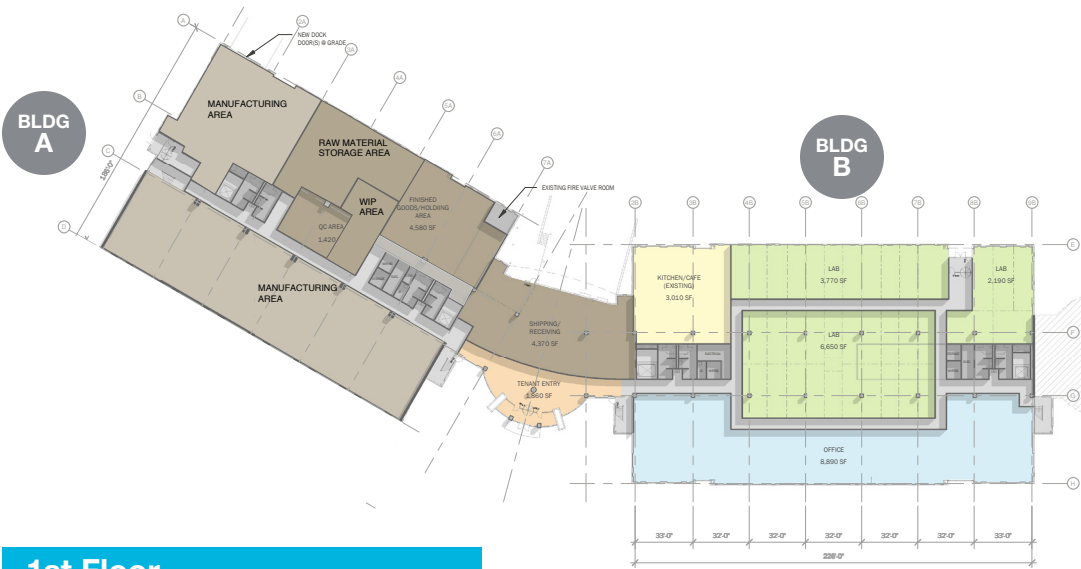


Overview

Riverside in Frederick, MD offers more than 213,000 square feet of existing space in two interconnected buildings. Adjacent to NCI's Frederick National Lab and within four miles of the gates of Fort Detrick, this state-of-the-art asset provides an option to remove the second floor, creating 26' clear height to accommodate GMP Manufacturing, R&D, or a host of other uses. Join the other 80+ cutting edge bioscience companies who call Frederick, MD home.

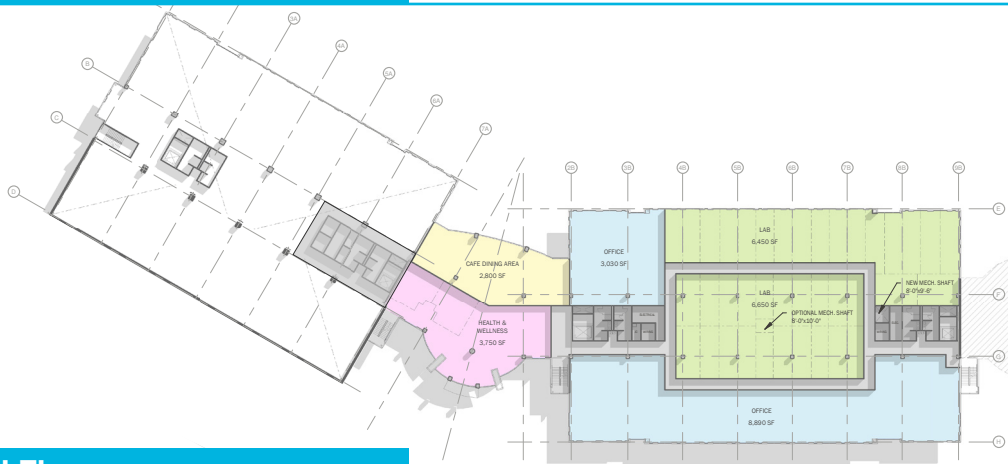
Highlights

- Manufacturing shell can be delivered 6-12 months from start
- 3,500 amps of power per building with separate water, sewer and gas services
- 800 psf floor load for the slab on grade
- Abundant outside storage capacity for tank and back up power needs, with separate loading
- Open office plans ideal for conversion to lab space
- Fully furnished training rooms with work stations throughout
- Fully operational kitchen and café with ample seating
- Many recent common area upgrades
- Outdoor Amenities:
 - Over 5 miles of paved walking trails
 - 4.4/1,000 SF parking spaces with EV charging stations
 - Outdoor pavilions



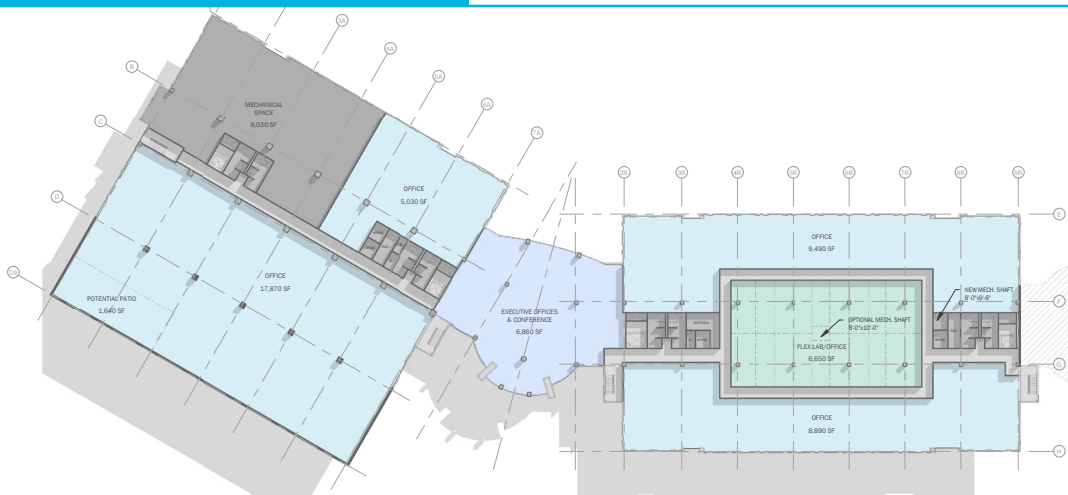
1st Floor

Building A - Existing	
1st Floor	34,024 SF
2nd Floor	34,500 SF
3rd Floor	34,500 SF
Subtotal	103,024 SF



2nd Floor

Building A - GMP Scenerio	
1st Floor	34,024 SF
2nd Floor	Open / Removed
3rd Floor	34,500 SF
Subtotal	68,524 SF



3rd Floor

Building B	
1st Floor	36,668 SF
2nd Floor	36,780 SF
3rd Floor	36,780 SF
Subtotal	110,228 SF
Existing Total	213,252 SF
GMP Total	178,752 SF

**Note: Square footage is approximate, subject to specific tenant improvement needs*

To inquire about this property, contact:



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