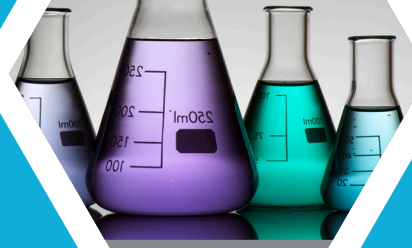


# PROGRESSLABS

AT RIVERSIDE I



**PROGRESS LABS  
AT RIVERSIDE I**  
8484 PROGRESS DRIVE  
FREDERICK, MD 21701



PREPARED BY:

**MATAN**



# RIVERSIDE I SITE PLAN



EXISTING B  
96,400 S





BLDG  
SF

**NEW BUILDING**  
71,413 SF (FOOTPRINT)  
118,600 SF (W/ MEZZANINE)

**RiversideFive**

MATANINC.COM

**MATAN**

# RIVERSIDE I

## PROPERTY OVERVIEW

### Name

Progress Labs at Riverside I

### Address

8484 Progress Drive  
Frederick, MD 21701

### Zoning

MXE (Mixed Use Employment Center)

### Height Limits for Build

60 feet

### Size

14.87 Acres, 215,000 Total (with mezzanine)

### Existing Building

1st Floor:	32,600 SF
2nd Floor:	31,900 SF
3rd Floor:	31,900 SF
<b>Subtotal:</b>	<b>96,400 SF</b>

### New Building

1st Floor:	71,985 SF
2nd Floor:	5,522 SF
Mezzanine:	41,093 SF
<b>Subtotal:</b>	<b>118,600 SF</b>

### Ceiling Height / Floor-to-Floor

13'4" (existing bldg), 33' clear (new bldg)



### Column Spacing

32' x 49' (existing bldg), 40' x 40' (new bldg)

### Parking

948 spaces (4.4/1,000 RSF)

10 electric vehicle charging stations included

### Dock Doors

4

### Fire Suppression

100% sprinkler coverage

### Outdoor Equipment & Service Yard

Up to 11,500 SF secure

### Outdoor Amenity Area

5,800 SF private

### Utilities

#### Water

City of Frederick - 6" domestic water line

#### Sewer

City of Frederick - 8" connection split into two services per building

#### Power

Potomac Edison - 3,500 AMPS  
480/277V 3P 4W for each building

#### Fiber

Redundant - Comcast, FiberLight, Dark Fiber

#### Gas

Washington Gas - 2" gas line with 40.0 PSI





# SCHEDULE

DESCRIPTION	DATES
Commence Construction	7/1/2021
Early TI Start	8/15//2022
Substantial Completion	10/15/2022





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