



PROGRESS WAY



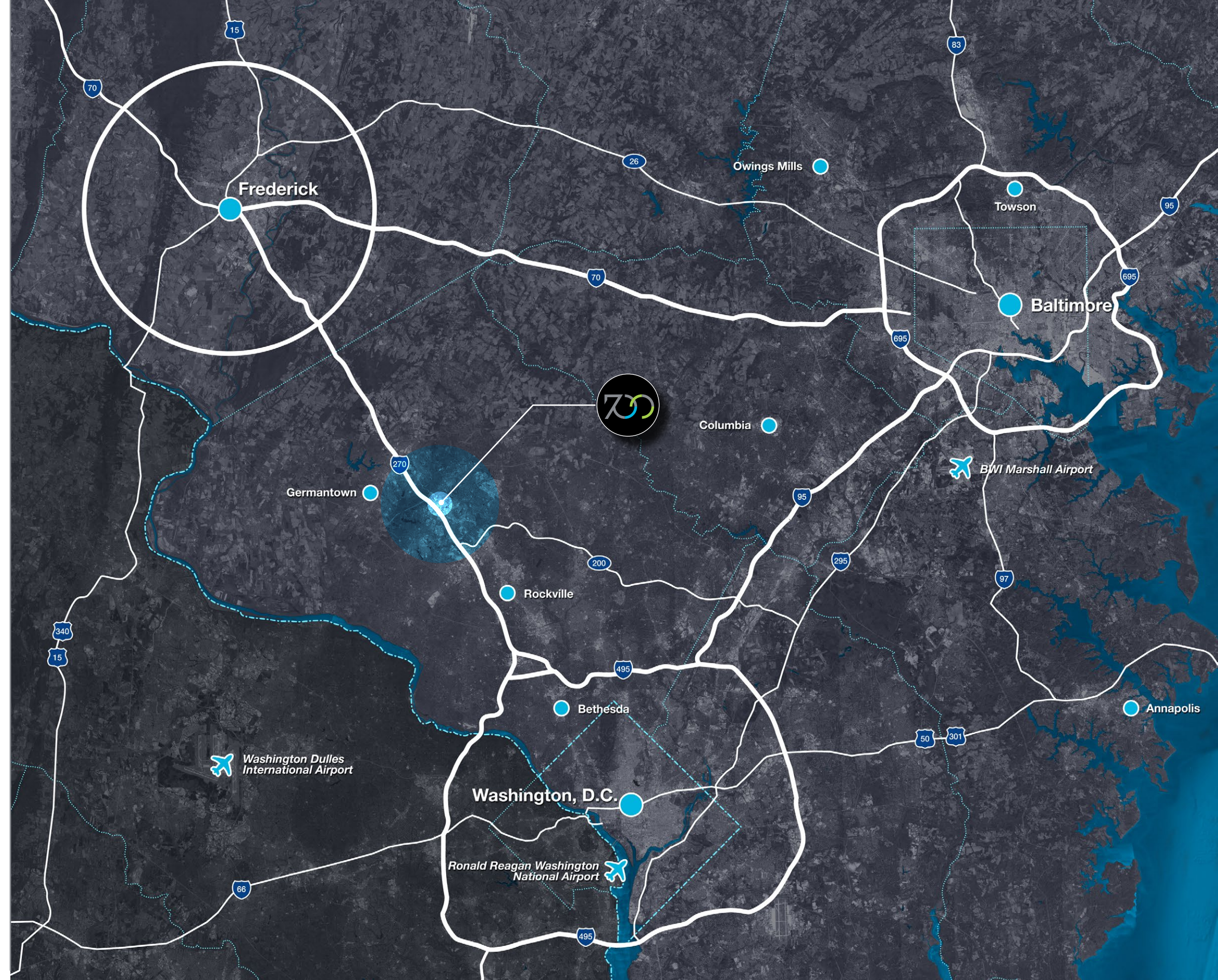
PREPARED BY

MATAN



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AERIAL MAP

→
NEW I-270
INTERCHANGE



SITE PLAN

MARYLAND 55

Frederick Ave.

MARYLAND 124

Montgomery Village Ave.

INTERSTATE 270

FUTURE DEVELOPMENT



FUTURE DEVELOPMENT



750 Progress Way
Building 1
197,645 SF

700 Progress Way
Building 2
197,645 SF
LEASED



PROPERTY FACTS

Address

750 Progress Way
Gaithersburg, MD 20879

Zoning

MXD

Building Size

197,645 SF (Up to 247,500 SF with mezzanine)

Ceiling Height

32' clear

Column Spacing

50' x 52'

Dock Doors

50

Fire Suppression

100% sprinkler coverage

Outdoor Amenity Area

2 employee amenity areas and linear park

Utilities

Water

WSSC - 8" domestic incoming water line

Sewer

WSSC - 8" sewer line

Power

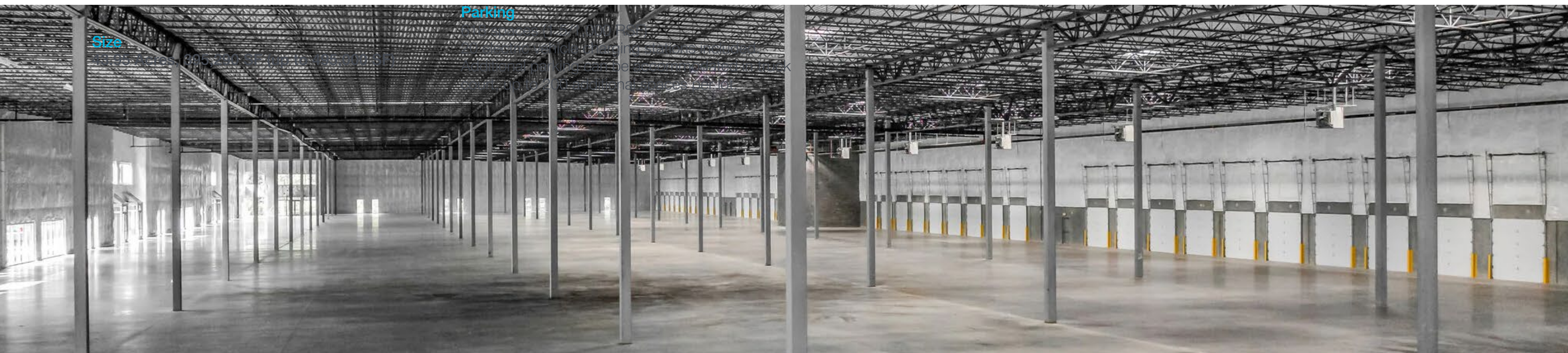
Pepco - 3,500 AMPS 480/277 3P 4W

Fiber

Redundant - Verizon, Comcast

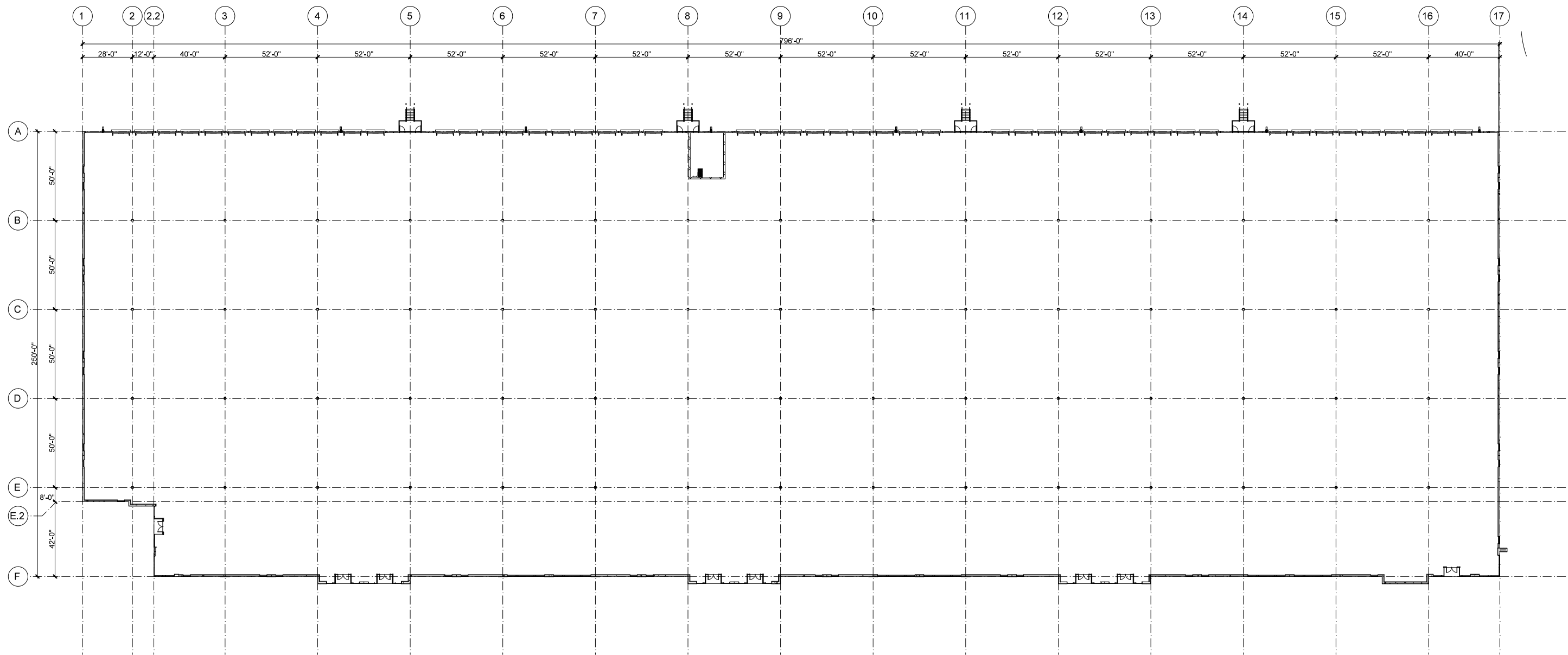
Gas

Washington Gas - 4" gas line



FLOOR PLAN

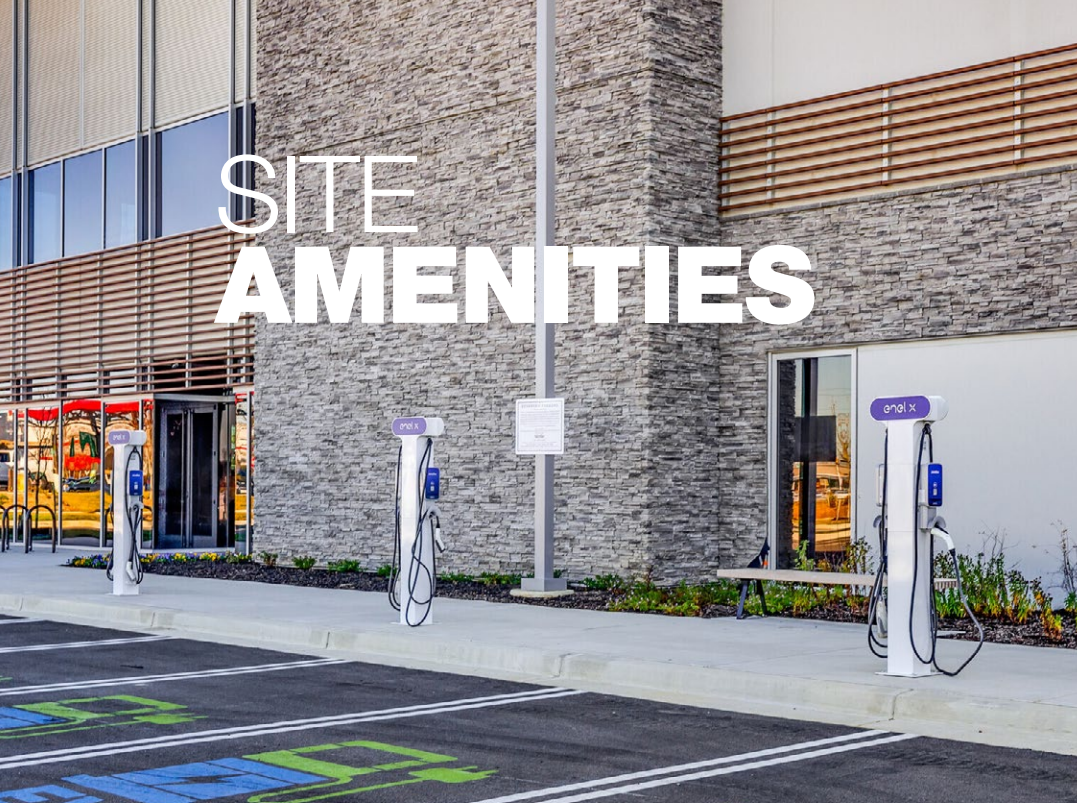
197,645 SF



AERIAL



SITE AMENITIES



Electric Vehicle Charging



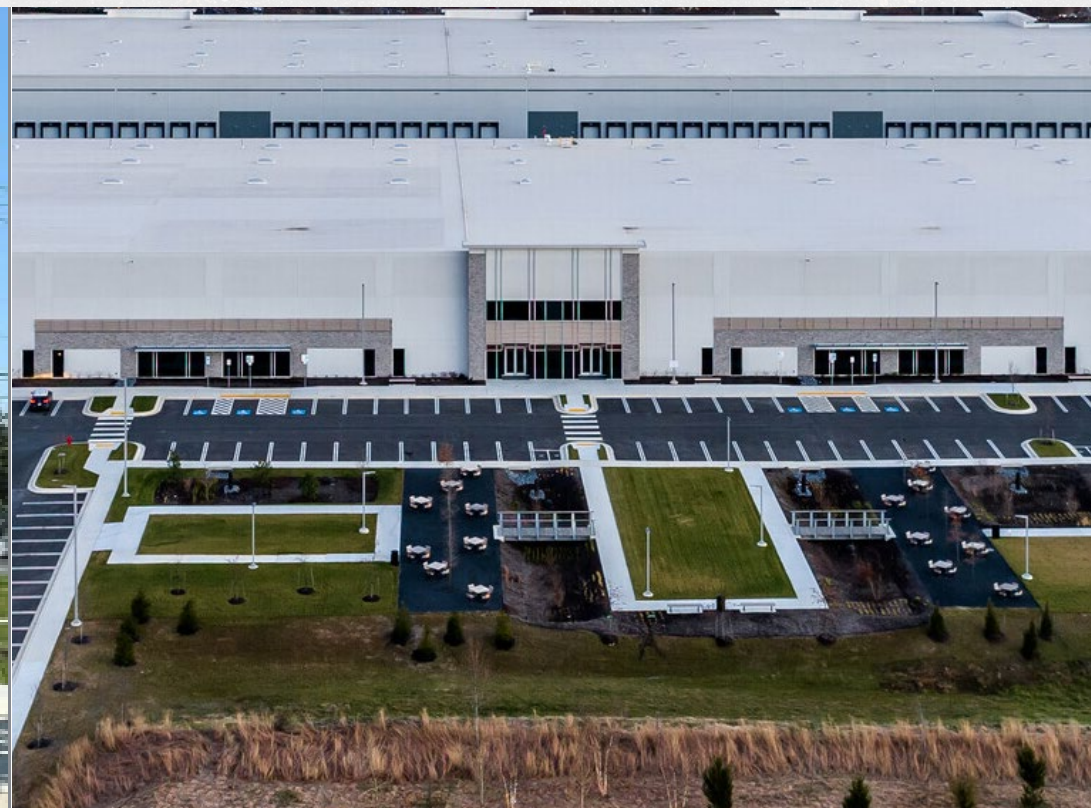
Employee Amenity Area



Employee Amenity Area



Gateway / Public Art



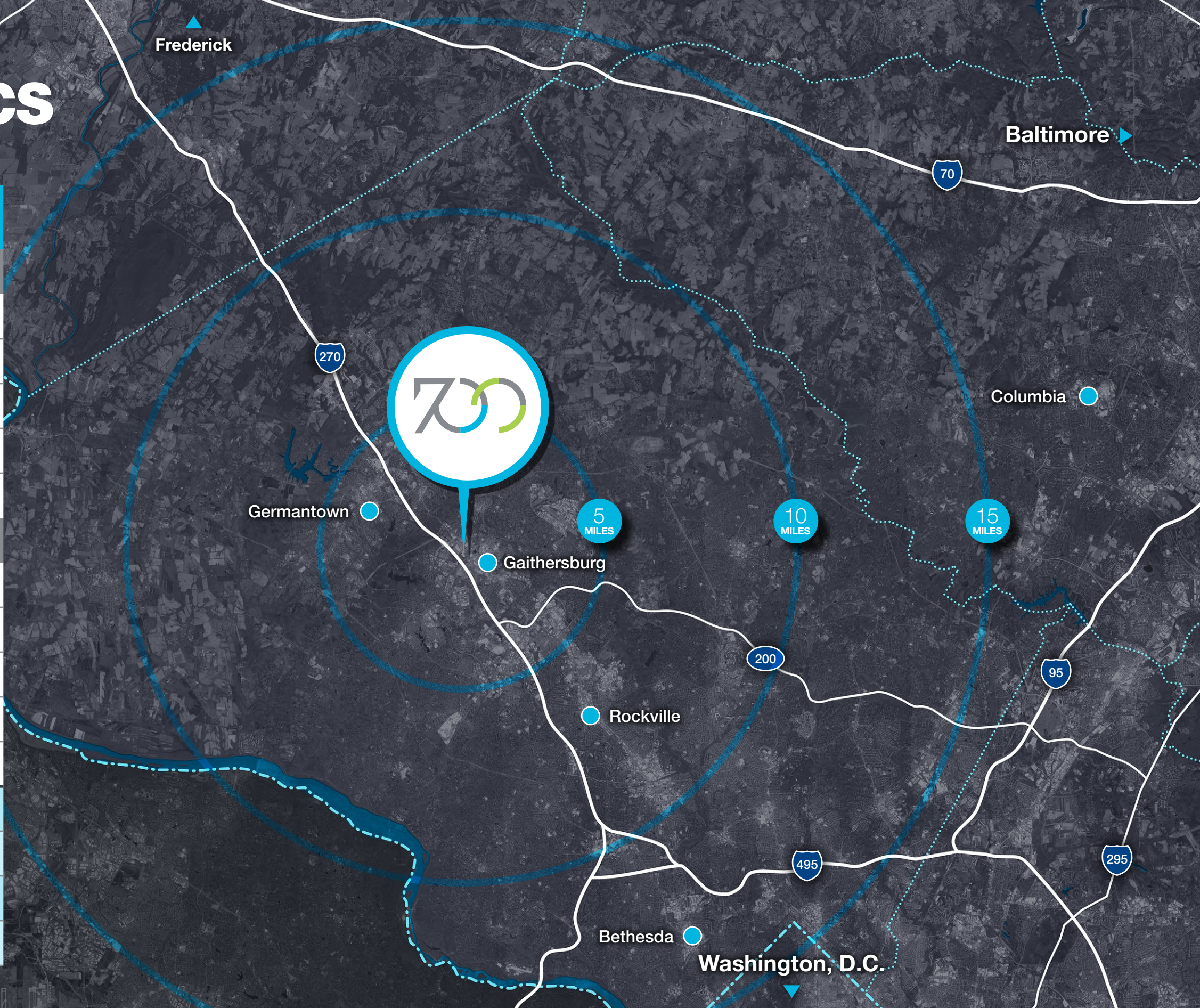
Employee Amenity Area Aerial



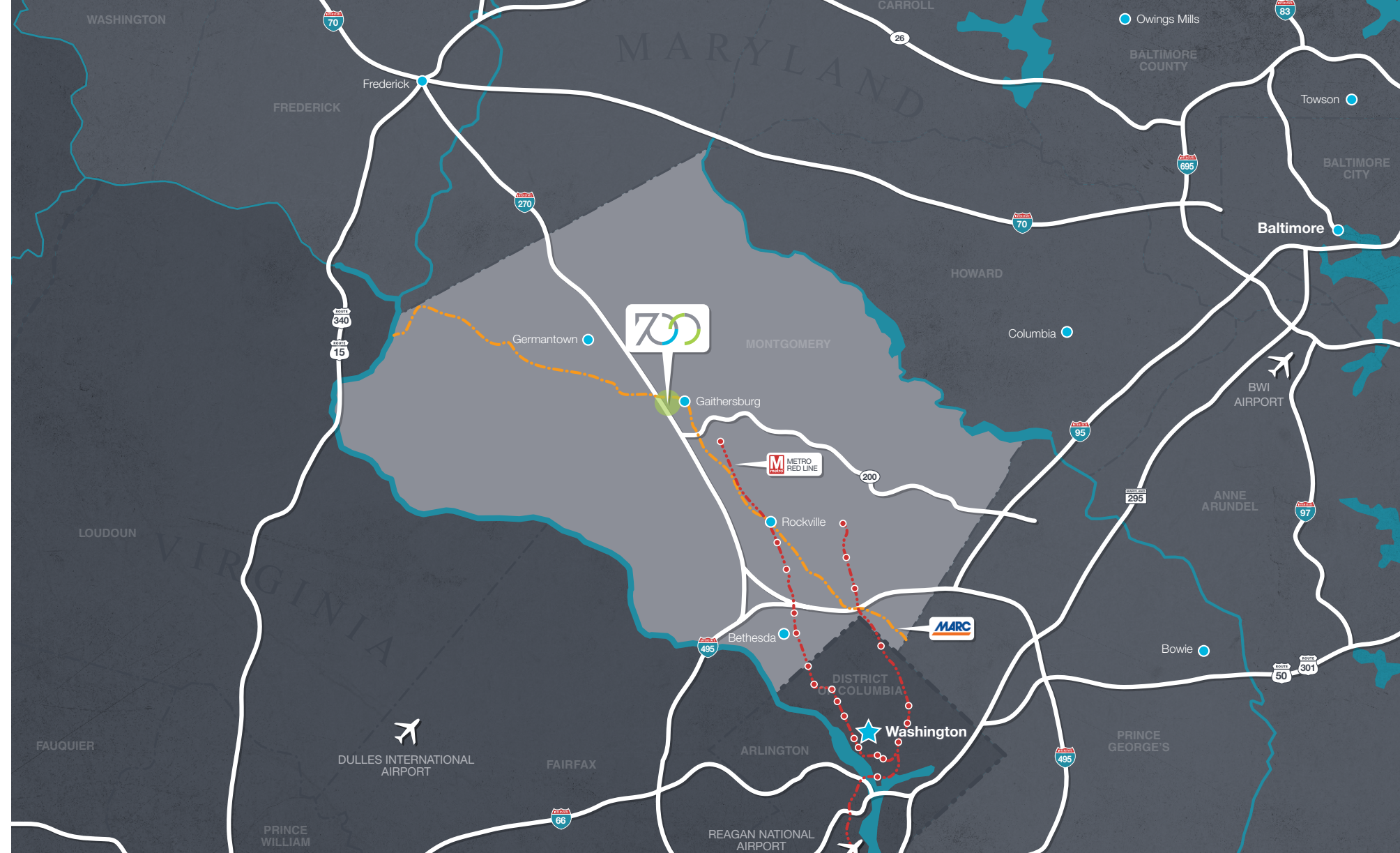
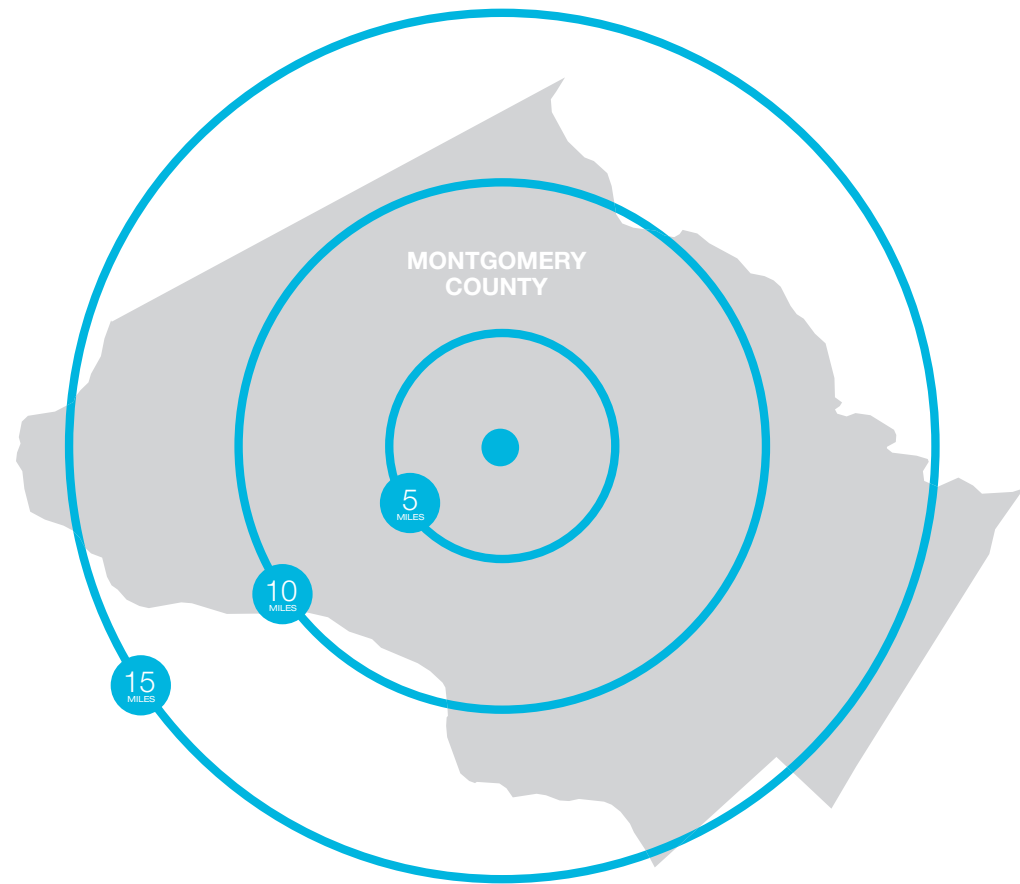
On-site retail

DEMOGRAPHICS

700 Progress Way Gaithersburg, MD	0-5 Miles	0-10 Miles	0-15 Miles
Population			
2017 Population	301,666	601,368	1,149,065
2022 Population	318,719	635,205	1,214,415
2000-2010 Annual Rate	1.68%	1.41%	1.22%
2010-2017 Annual Rate	1.03%	1.19%	1.07%
2017-2022 Annual Rate	1.11%	1.10%	1.11%
Households			
2017 Total Households	111,774	223,990	434,973
2022 Total Households	111,774	223,990	434,973
2000-2010 Annual Rate	1.60%	1.37%	1.12%
2010-2017 Annual Rate	0.89%	1.03%	0.96%
2017-2022 Annual Rate	1.06%	1.02%	1.0%
2017 Average Household Income	\$120,739	\$136,314	\$149,971
2017-2022 Annual Rate	2.34%	2.18%	2.03%
2017 Median Household Income	\$97,368	\$103,673	\$109,913
2017-2022 Annual Rate	1.56%	1.46%	1.48%



TRANSPORTATION & WORKFORCE



Workforce by Commuting Times	
	Population
25 Minutes	14,731
30 Minutes	16,220
35 Minutes	20,658
40 Minutes	21,622
45 Minutes	23,875

Workforce by Miles from Gaithersburg	
	Population
1.5 Miles	25,052
20 Miles	1,652,471
25 Miles	2,515,077
30 Miles	3,168,405

Regional Statistics			
Location	Population	Workforce	Median Household Income
Maryland	6,120,651	3,217,655	\$81,440
Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	6,249,043	3,410,686	\$102,025
Prince William County, VA	446,094	123,292	\$92,104
Gaithersburg, MD	71,880	39,249	\$85,988

Distances to Major Cities	
	Miles
Washington, D.C.	14
Frederick	25
Baltimore	45
Annapolis	50
Richmond	125
Philadelphia	144
New York City	230

Source notes:

- Data was collected using Esri software
- Workforce by commuting time is from the U.S. Census Bureau's 2013-2017 American Community Survey
- All other data points are Esri forecasts for 2019 from the U.S. Census Bureau

STRATEGIC LOCATION

Proximity to major cities

- Just 22 Miles to Downtown DC & Downtown Fredrick / 26 Miles to Northern VA
- 40 Miles to Baltimore
- 141 Miles to Philadelphia
- 227 Miles to NY

3 Easily Accessible Airports

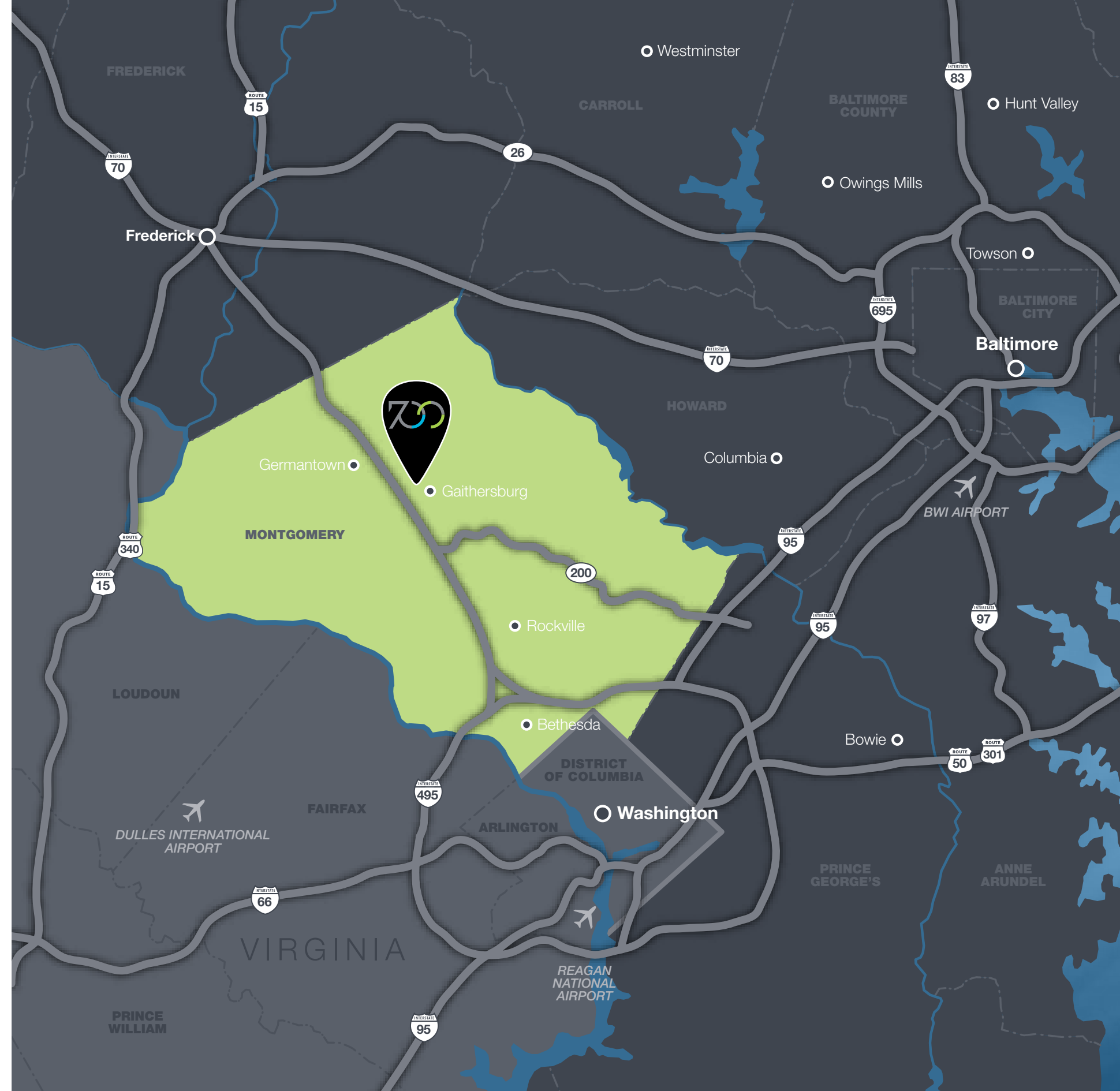
- IAD - Dulles (32 Miles – 38 min.)
- DCA - Raegan (27 Miles – 37 min.)
- BWI (42 Miles – 48 min.)

Strong Transportation Network

- Extensive highways, rail lines, metro system (91 stations throughout the metro area, 112 miles of route, 612k daily ridership)
- Less than a mile from the MARC Train Station
- Located along I-270 (off of exit 11) and Route 355, which offers direct access to DC & surrounding suburbs via the capital beltway
- Recent addition of the ICC links I-270 to I-95

Gaithersburg

- #1 Most Educated City in America
- #2 Strongest Local Economy in the US
- Top 5 Best City to Live in the Country



MATAN COMPANIES

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

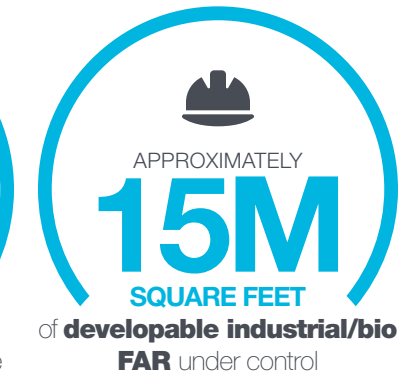
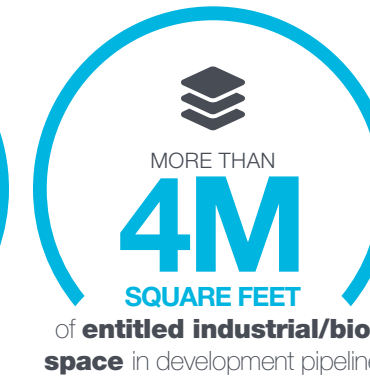
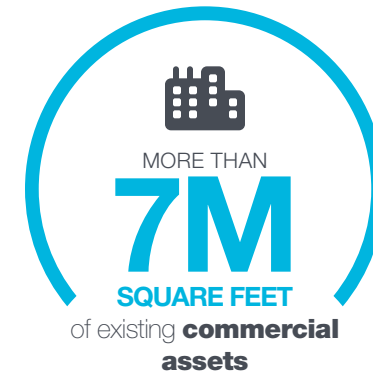
Maximizing returns starts with enhancing value. Matan's asset managers strategically evaluate each investment property from real estate and capital market perspectives—identifying new efficiencies, finding innovative revenue opportunities, and mitigating risk.

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

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

+



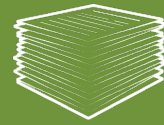
253.6 TONS
DIVERTED

=



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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