



# BUILD TO SUIT UP TO 1,000,000 SF

4317 BUCKEYSTOWN PIKE, FREDERICK, MARYLAND

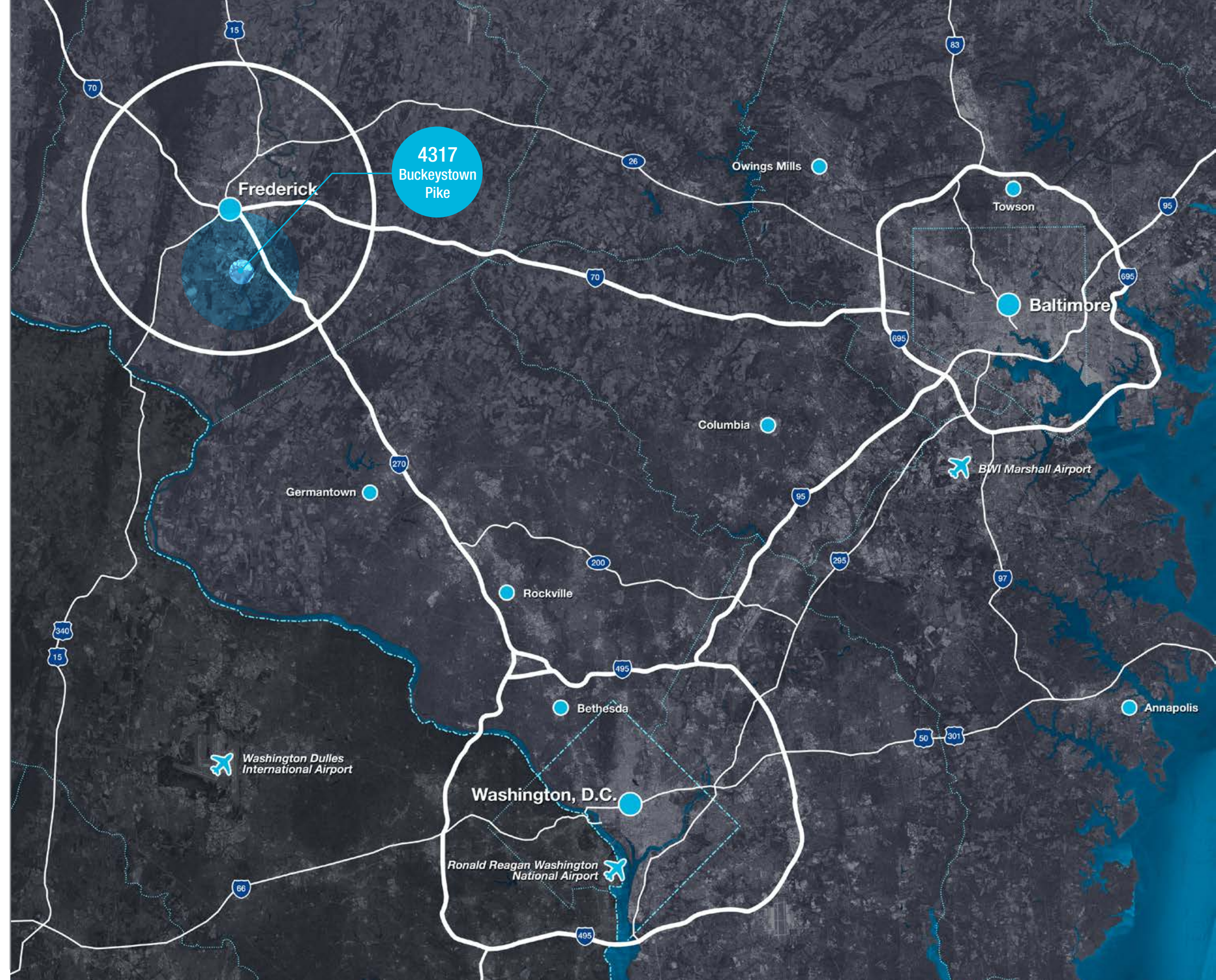


PREPARED BY:



# TABLE OF CONTENTS

- Regional Map
- Area Map
- Site Plan
- Schedule
- Matan Companies
- Matan Development Highlights



# 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, Macaroni Grill, TGI Fridays, Starbucks, Moms

## Westview Village

### 60,000 SF - Mixed-Use Neighborhood Retail

Cafe Rio, Five Guys, Sushi Densha, Cici's Pizza

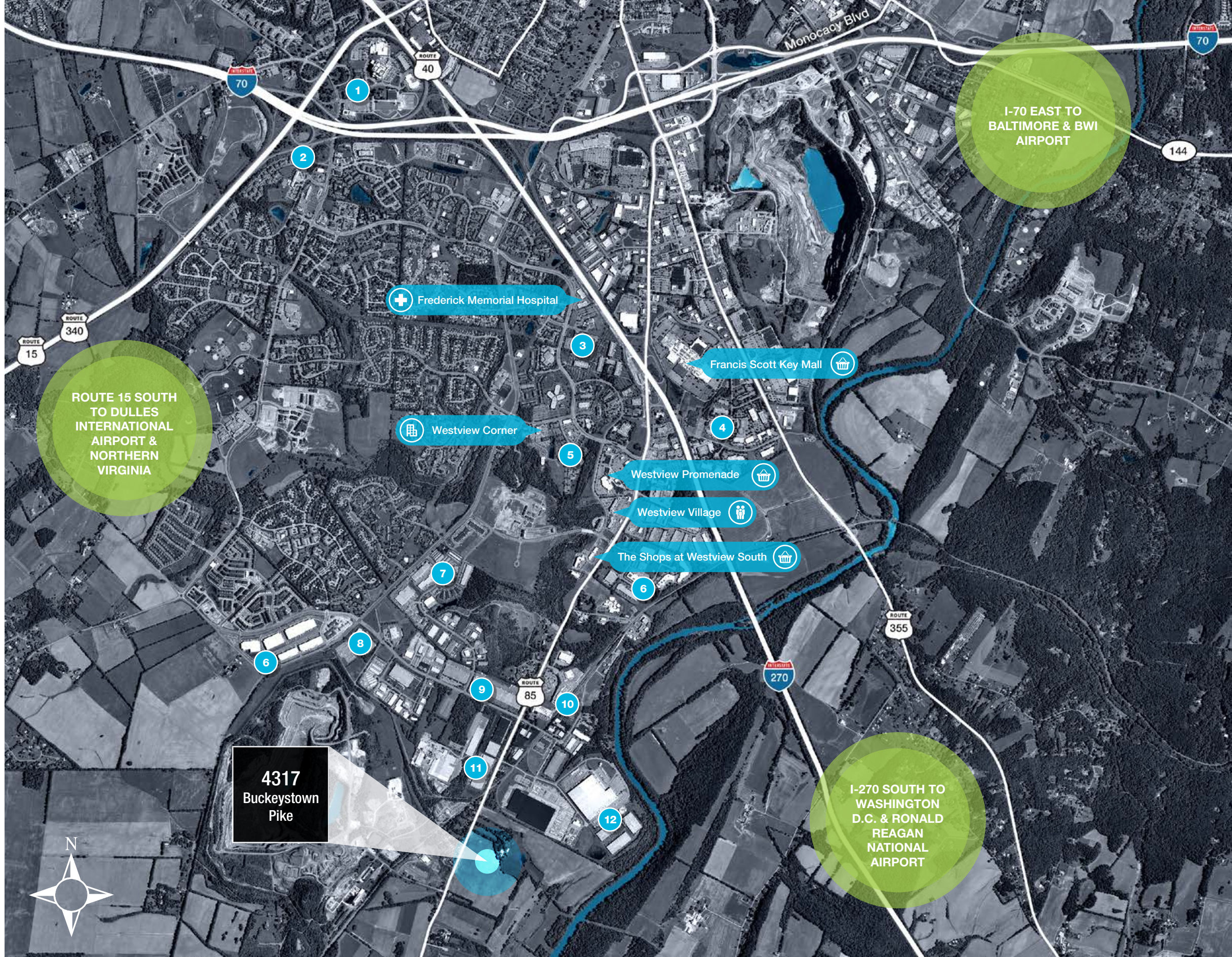
## Westview Corner

### 22,000 SF - Shopping Center

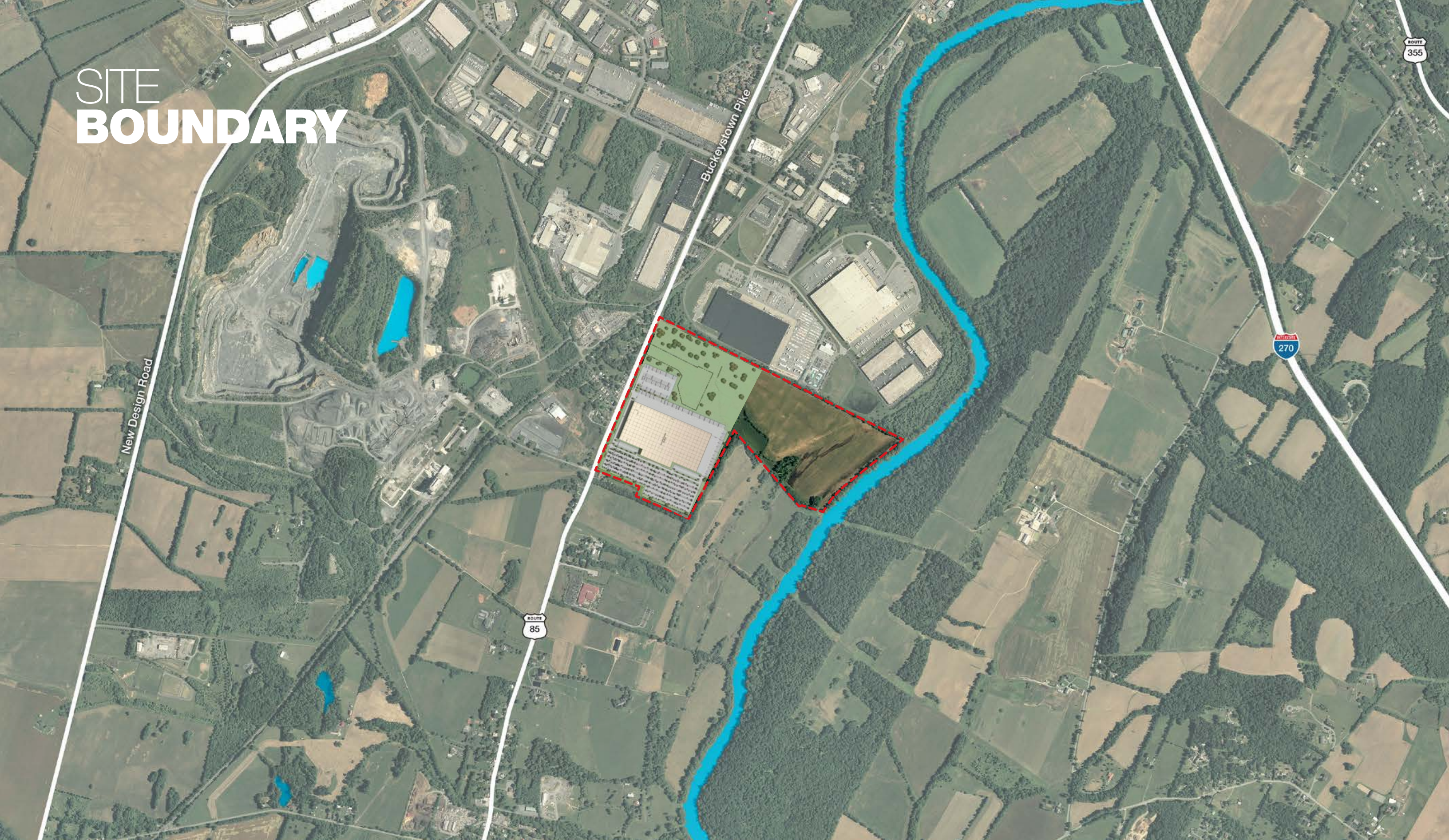
Smoothie King, Jimmy Johns, FedEx Office, Baltimore Tea & Coffee

## 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                                      |  |



# SITE BOUNDARY



# SITE PLAN



# BUCKEYSTOWN PIKE SCHEDULE

TASK DESCRIPTION	DURATIONS
Site Plan Approval	2 months from lease execution
Improvement Plan Approval	2 months from site plan approval
Construction	12 months
TI's Commence	In month 10 of construction





**CORE SERVICES :** LEASING / DEVELOPMENT / ASSET MANAGEMENT / PROPERTY MANAGEMENT

**HIGHLIGHTS**

# MATAN COMPANY OVERVIEW

## 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.

## DEVELOPMENT

With over 4 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.

## 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.



- Private commercial real estate investment firm
- Headquartered in Frederick, Maryland
- Family owned and operated since 1976
- Long and established history in the Washington, D.C. region
- Over 6.5 million square feet of existing commercial assets
- Over \$2 billion dollars of asset value
- 4 million square feet of entitled space in development pipeline
- 1,300 multi-family units across multiple markets
- Asset mix includes office, industrial, lab, retail, multi-family and land development
- Full-service approach with in-house property management



# DEVELOPMENT HIGHLIGHTS

## NCI-Frederick National Laboratory for Cancer Research

### Riverside Research Park

- 332,088 Square Feet
- Laboratory, cGMP Manufacturing, Class A Office
- 32 Acre campus within 177 acre research park
- 15-month project delivered December, 2010

## Wells Fargo Home Mortgage

### Mid-Atlantic Regional Headquarters

- 310,000 Square Feet
- Class A Office build-to-suit
- 39 Acre campus within Riverside Corporate Park
- 18-month project (delivered in phases from March to May 2007)

## Riverside Five

### Redefining Class A Office Space in Frederick

- 126,151 Square Feet
- Class A Office
- 9.65 Acre site with 4.5 acre amenity park
- 12-month project delivered November, 2008

## NIAID/VCR Vaccine Pilot Plant

### Operated by SAIC-Frederick

- 129,600 Square Feet
- Research Facility and Vaccine Pilot Plant (secure)
- 15 Acre Wedgewood IV campus
- Project delivered March 2005

## Federal Emergency Management Agency

### Wedgewood South – High Bay Warehouse

- 225,000 Square Feet
- High Bay Warehouse build-to-suit (Secure)
- 26 Acre Wedgewood South campus
- Project delivered in January 2006



**NCI-Frederick National Laboratory**  
Riverside Research Park



**NIAID/VCR Vaccine Pilot Plant**  
Operated by SAIC-Frederick



**Wells Fargo Home Mortgage**  
Mid-Atlantic Regional Headquarters



**Federal Emergency Management Agency**  
Wedgewood South – High Bay Warehouse



**Riverside Five**  
Redefining Class A Office Space in Frederick



**Matan Headquarters**  
Wedgewood II





 (301) 694-9200

 [MATANINC.COM](https://www.mataninc.com)

**James Matan**  
james@mataninc.com  
(301) 815-9961

M  
A  
T  
A  
N