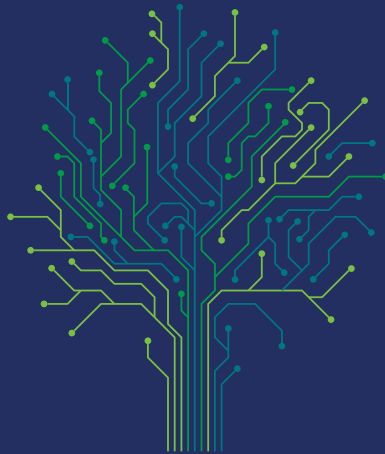


BREAKING GROUND SUMMER 2022



**THE LABS AT JEFFERSON
TECHNOLOGY PARK**

**FREDERICK, MD
LIFE SCIENCE CAMPUS**

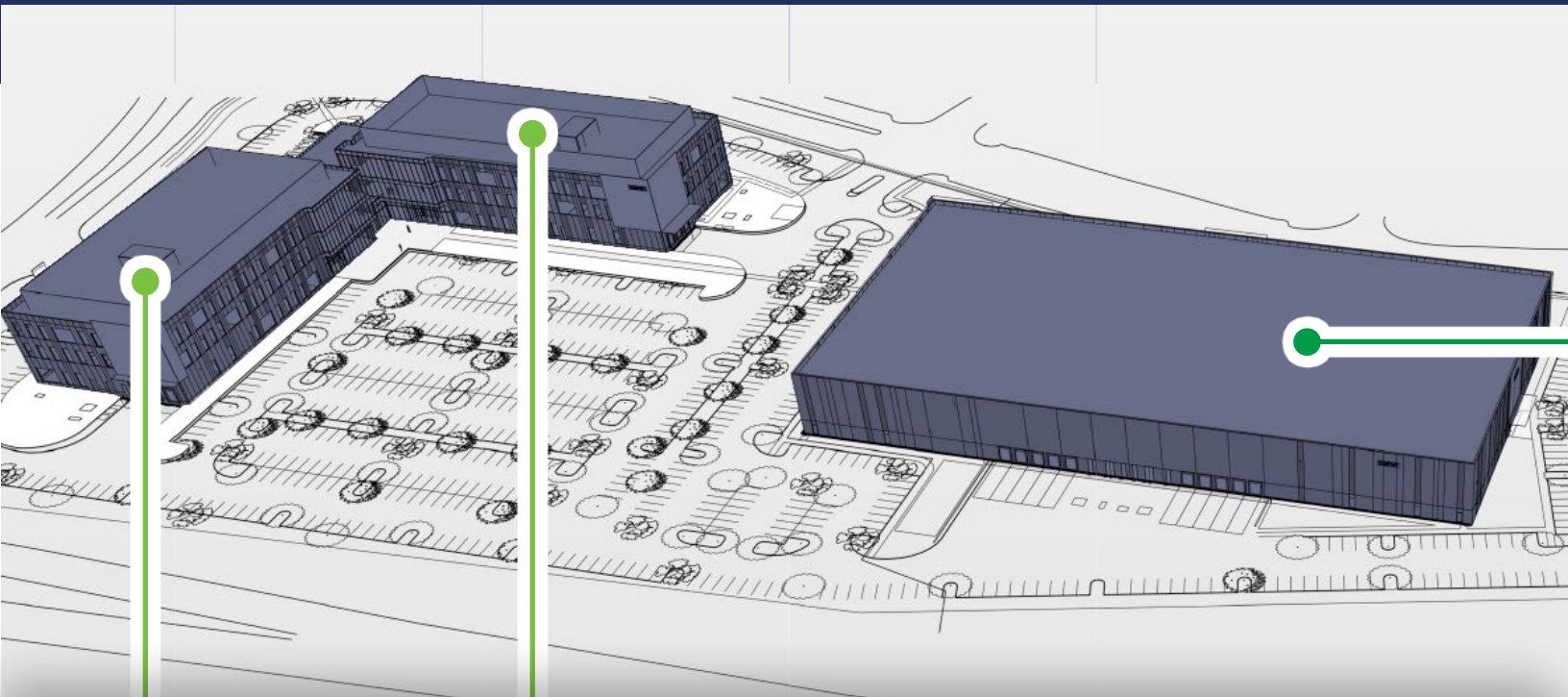


TrammellCrowCompany

CBRE

NEXT GENERATION INNOVATION AND CREATION ECOSYSTEM

Purposefully Designed and Developed to
Address Critical Speed To Market



TWO 100,000 SF PURPOSE BUILT R&D LABORATORY BUILDINGS



Interconnected by a
10,000 SF amenity hub



Four sides of light and air
allowing for **daylighting**
of interior spaces



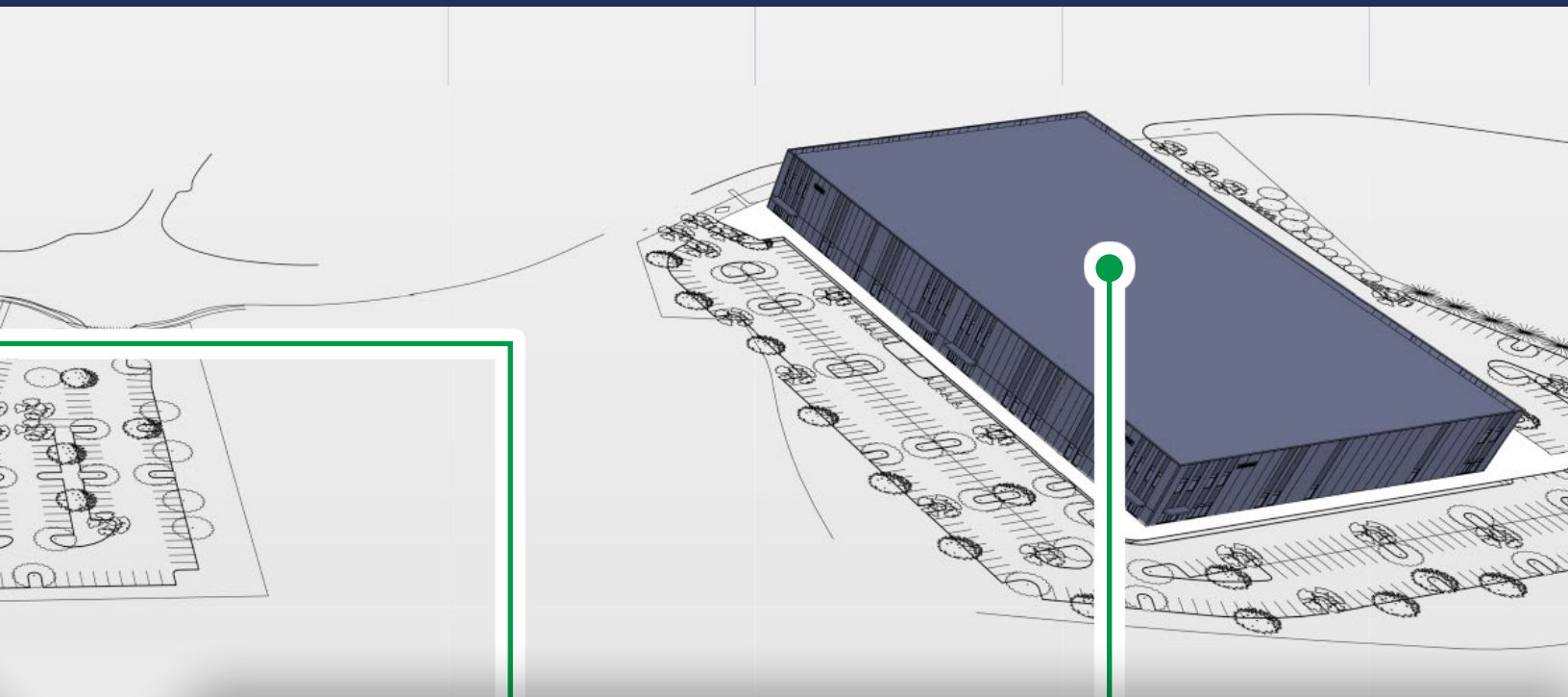
Flexible 34,300 sf floor plate
with best-in-class 33-by 45-
foot grid allowing for nearly
column free workspace



**Deck-to-deck
ceiling heights**
→ 1st floor – 18'
→ 2nd and 3rd floor – 16'

CBRE is pleased to announce The Labs at Jefferson Technology Park, a state-of-the-art, comprehensive life science campus located in Frederick, MD - the northern anchor of "DNA Alley". Scheduled to break ground in summer 2022, the campus will be delivering in spring of 2023.

At completion, Jefferson Tech Park will deliver the Frederick market a much needed life science ecosystem that will foster innovation, collaboration, and discovery. This best-in-class campus will include R&D laboratory space capable of meeting the full spectrum of Bio Safety Levels (BSL) categorical designations along with Good Manufacturing Practice (GMP) clean room production space. The campus will feature a comprehensive offering of on campus amenities intended to create a one-of-a-kind user experience - enjoyed by employees, their families, and visitors. Jefferson Tech Park will be the premier biodiscovery campus in Frederick promoting integrated research and biomanufacturing in one dynamic setting.



TWO 145,000 SF GMP CLEAN ROOM PRODUCTION FACILITIES



36' clear
ceiling heights



Market-leading 48' x 50'
column spacing



10 Truck truck drops
per facility

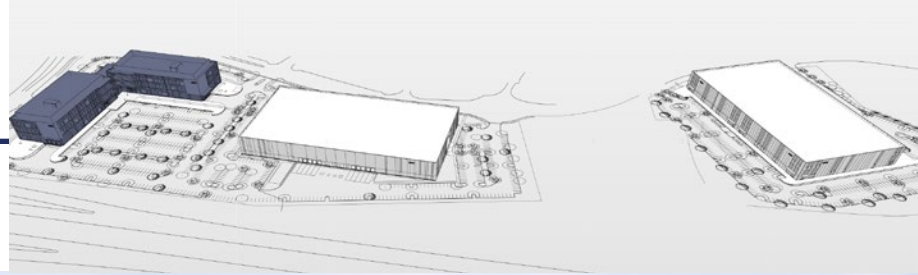


Direct access to
downtown Frederick

RENDERINGS

TWO PURPOSE BUILT LAB AND R&D BUILDINGS

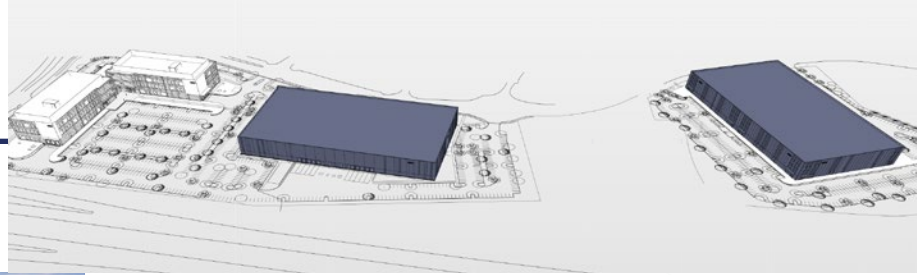




RENDERINGS

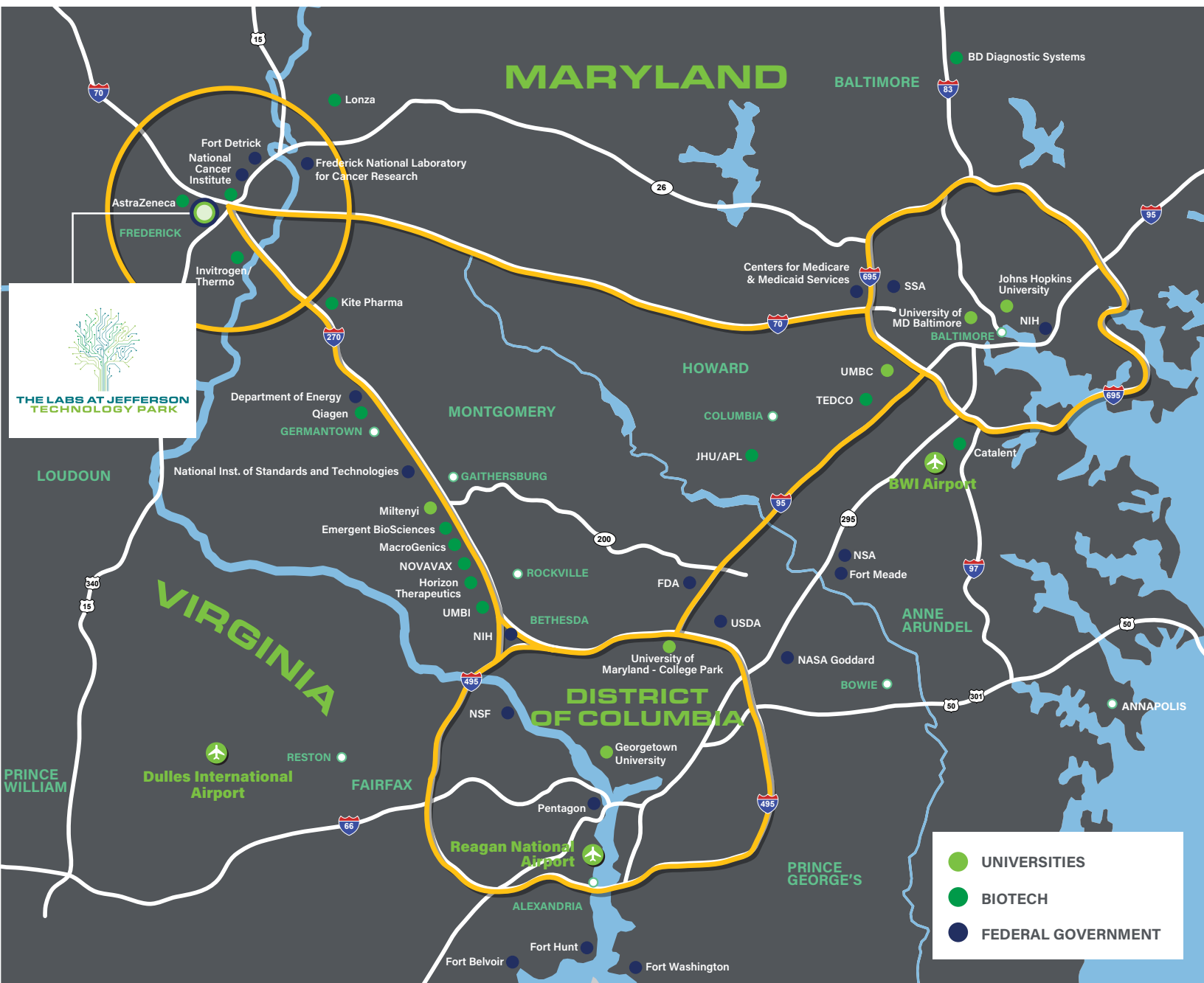
TWO BIOMANUFACTURING BUILDINGS





MARYLAND LIFE SCIENCE OVERVIEW

QUICK PROXIMITY TO FREDERICK'S AMENITY RICH DOWNTOWN



MARYLAND LIFE SCIENCE MARKET

THE BIO HEALTH CAPITAL REGION

Maryland ranks #4 in CBRE's Life Sciences cluster rankings based on four key factors:



OVERALL MARKET SIZE

Maryland's total life science footprint is the 3rd largest in the U.S. when factoring in government-owned facilities. This critical mass provides the ecosystem needed to continue organic growth.

12.5M SF

30M SF including government facilities



DEMOGRAPHICS

Maryland ranks #4 in overall life science employment and has the 2ND highest proportion of R&D jobs. Additionally, the state boasts a top education system which is needed to fuel the future talent pipeline.

65K

Existing employment base (66% within high-growth Biotech R&D space)

5 Top 100 Science Universities

Including Johns Hopkins University ranking #1 in life science doctorates



NIH FUNDING

Maryland has benefited from the presence of the National Institutes of Health, which is headquartered in Montgomery County.

\$2B

3rd highest allocation amongst all nationwide Life Science clusters



VC FUNDING

Private capital recognizes Maryland as a dynamic Life Science node, and the funding provided to companies in the region proves it.

40% Increase

since 2018 (2ND highest growth rate amongst all clusters)

MARYLAND LIFE SCIENCE OVERVIEW



Maryland ranks **#4** in overall Life Sciences employment base

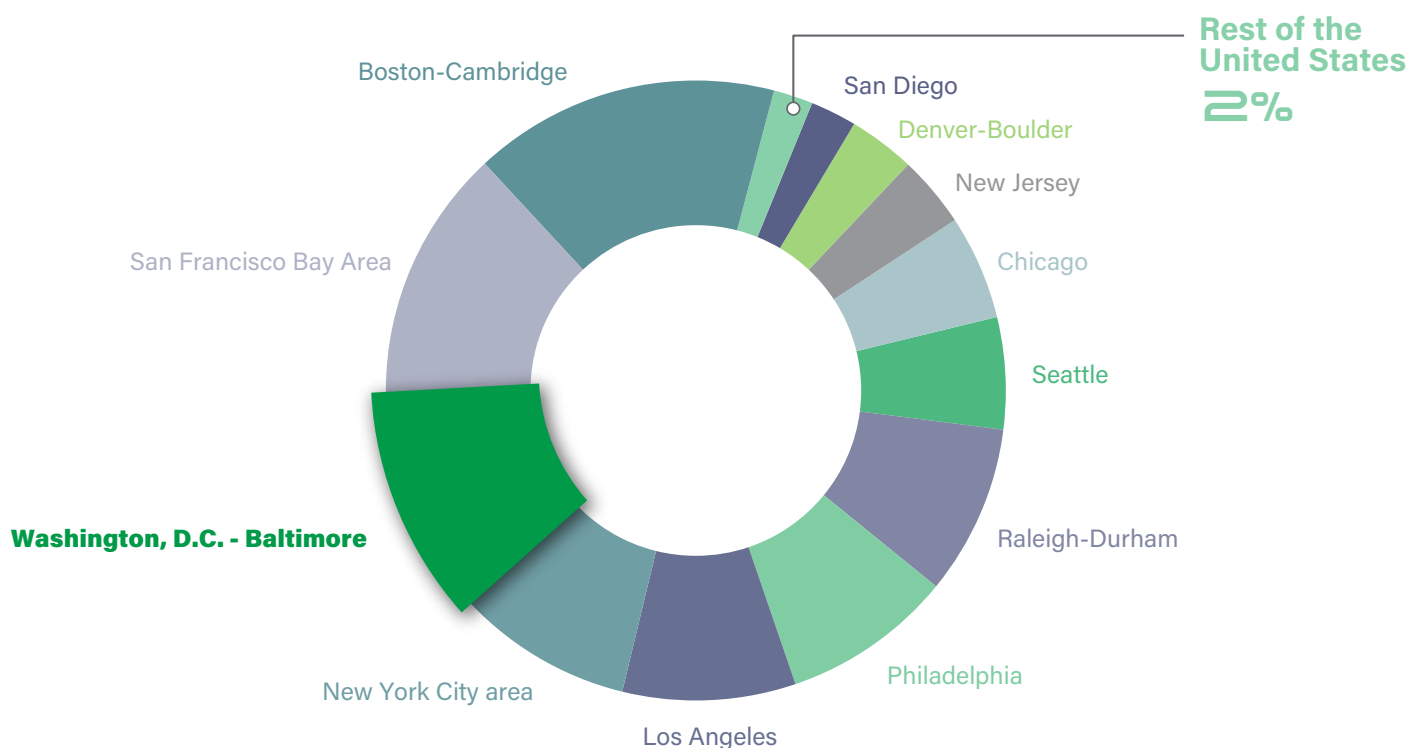


Maryland also has the **2ND** highest proportion of R&D jobs



Maryland's labor analytics uniquely meet both highly specialized 'research' as well as 'GMP production'

SHARE OF LIFE SCIENCES 'SPECIALTY' PHDS BY MARKET



Source: CBRE Research, Degrees in Cell/Cellular Biology and Anatomical Sciences, Microbiological Sciences and Immunology, Genetics, Biomathematics Bioinformatics and Computational Biology, Biotechnology, Biochemistry Biophysics and Molecular Biology, Biomedical/Medical Engineering, Biochemical Engineering, Biological/Biosystems Engineering.

FREDERICK OVERVIEW

FREDERICK THE NORTHERN ANCHOR



#1 in Maryland

in NIH Research and Development
contract awards



#1 in Maryland

in concentration of
employed doctoral scientists



#1 in Maryland

gross number of biomed professional
and technical workers in the U.S.



\$1 billion+

of capital invested in the past
36 months

CLUSTER SIZE

2 Million + SF

TOTAL (22% OF MD MARKET)



STRATEGICALLY LOCATED WITHIN DNA ALLEY





DRIVE TIMES

-  **20-MINUTES**
GERMANTOWN
-  **25-MINUTES**
GAITHERSBURG
-  **30-MINUTES**
SHADY GROVE
-  **35-MINUTES**
PARKLAWN

FREDERICK LABOR ANALYTICS



2ND largest city in Maryland

(Median Age of 36 years)

City of Frederick - **72,000 people**
Frederick County - **252,000 people**



#1 in the U.S. for number of
Professional and Technical Workers



#1 in the U.S. Concentration of
employed Doctoral Scientists



Over 80 Cutting Edge
Bioscience Companies



2nd largest

Cluster of Bioscience
Companies in Maryland



Over 3k

Bioscience Jobs
in Frederick



Over \$1 B

of Capital Investment in
the Past 36 Months



Equidistant

to Washington, DC and
Baltimore, MD (40-mi)



1-hour drive

Time to all Three Major Airports
(BWI, DCA, and IAD)



Transit rail accessibility

to Washington, DC via MARC Train



TOP-FLIGHT SCHOOL SYSTEM

3.27

Average AP Exam Score

→ Maryland: 3.03

→ Global: 2.84

1,058

Average SAT Score

→ Maryland: 1,041

→ National: 1,039

23

Career Oriented Programs (including Biomedical Sciences) via Frederick County Public School's Career & Technology Center

TOP 25 PLACES TO LIVE PER BY LIVABILITY.COM



Art Galleries



Breweries



Distilleries



Farmers Markets



Restaurants



Theaters

BIO COMPANIES IN FREDERICK

Frederick
National Laboratory
For Cancer Research

ThermoFisher
SCIENTIFIC

AstraZeneca



 **leidos**

Lonza



SITE OVERVIEW

EXCELLENT ACCESS

5 MINUTES TO DOWNTOWN FREDERICK





AstraZeneca

180

15

70

Inover Dr

**Purposefully designed
and developed to
adapt to a wide
range of bio and
pharmaceutical uses**

DEMAND DRIVERS

“LABOR, LABOR, LABOR”

- U.S. Army Medical Research Inst. 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)
- National Cancer Institute

NATIONAL CANCER
INSTITUTE

FORT DETRICK

THE LABS AT JEFFERSON
TECHNOLOGY PARK

TWO, HIGH-PROFILE, FEDERALLY OWNED AND OPERATED RESEARCH FACILITIES CALL FREDERICK HOME:

NATIONAL CANCER INSTITUTE'S ADVANCED TECHNOLOGY RESEARCH FACILITY



- A public to private partnership with Leidos Biomedical Research Inc., on behalf of the U.S. Government
- 10-year \$5.2 billion cost plus fee contract
- 3,500 employees

FORT DETRICK



- One of the world's cutting-edge laboratories for research into toxins and antitoxins
- Where the U.S. Military is developing defenses against every type of disease and plague, from crop fungus to Ebola to COVID-19
- Over 10,000 military personnel, federal employees, and government contractors assigned to the garrison

INTENTIONALLY DESIGNED

FOR MISSION-CRITICAL LAB, OFFICE OR BIOMANUFACTURING USE

OFFICE AND LAB

- ✓ **219,500 GSF**
- ✓ **100 LBS PER SF LIVE LOAD CAPACITY**
- ✓ **3 STORIES OF NEW GROUND UP CONSTRUCTION FOR LAB AND OFFICE**
- ✓ **18'-0" - GROUND-LEVEL FLOOR TO FLOOR HEIGHTS**
- ✓ **34,300 GSF - LARGE, FLEXIBLE FLOORPLATES WITH LARGE FREIGHT ELEVATOR AND LOADING DOCK**
- ✓ **16'-0" - LEVELS 2 & 3 FLOOR-TO-FLOOR HEIGHTS**



Construction Type and Use

Type IIA non-combustible building for commercial business and research use

Fire Protection

Automatic fire protection system per NFPA 13 and 14

Load Capacity

100 lbs./sf

Roof Access

Service elevator and stair

Parking

Up to 3.0 spaces per 1,000 RSF

HVAC

Buildings are able to support 60% lab / 40% office tenant fit-out DOAS/VRF HVAC system

Electrical System

277/480V, 3-phase service

Emergency Power

Available

Natural Gas

Available

Sustainable Design

Fitwel certifications and targeting USGBC LEED Certification

Electric Charging Stations

Available for low-emission vehicles

Passenger Elevators

Three 3500-lb.-capacity elevators with 200 fpm rated speed

Service Elevator

One 5000-lb.-capacity elevator with 150 fpm rated speed

Loading Dock

3 interior truck bay; dumpster and recycling available

Security

Comprehensive and Customizable

Card Access

Main entrance; optional at elevator for single-floor tenant



INTENTIONALLY DESIGNED

FOR MISSION-CRITICAL LAB, OFFICE OR BIOMANUFACTURING USE

BIOMANUFACTURING

- ✓ **290,000 TOTAL SF** (145,000 SF BUILDINGS)
- ✓ **NEW GROUND-UP CONSTRUCTION FOR BIOMANUFACTURING**
- ✓ **10 TRUCK DROPS**
- ✓ **36'-0" GROUND LEVEL CLEAR HEIGHT TO STRUCTURE**
- ✓ **100 LBS PER SF LIVE LOAD CAPACITY**



Construction Type and Use

Type IIB non-combustible building for commercial business and research use

Fire Protection

Automatic fire protection system per NFPA 13

Ceiling Height

36' Clear

Load Capacity

100 lbs./sf

Parking

Up to 2.0 spaces per 1,000 RSF

Electrical System

277/480V, 3-phase service

Emergency Power

Available

Natural Gas

Available

Sustainable Design

Fitwel certifications and targeting USGBC LEED Certification

Electric Charging Stations

Available for low-emission vehicles

Security

Comprehensive and Customizable

Card Access

Building entries



INTENTIONALLY DESIGNED

FOR MISSION-CRITICAL LAB, OFFICE OR BIOMANUFACTURING USE

BUILDING AMENITIES WILL BE CENTRALIZED IN A SHARED AMENITY HUB LOCATED BETWEEN THE TWO LABORATORY BUILDINGS. ADDITIONAL HIGHLIGHTED FEATURES INCLUDE:



FRONT OF HOUSE SPACES

- Co-working space
- Conferencing facilities
- Gym and locker rooms
- Building café



BACK OF HOUSE SPACES

- On-site building management
- Shipping and receiving space
- Hazardous material storage





CAMPUS AMENITIES

- Abundant green space
- Outdoor seating and gather areas
- Fitness and walking trails



PARKING / LOADING

- Parking Ratio
 - Lab: 3.0 per 1,000 sf
 - GMP: 2.0 per 1,000 sf
- 10 loading docks per GMP facility

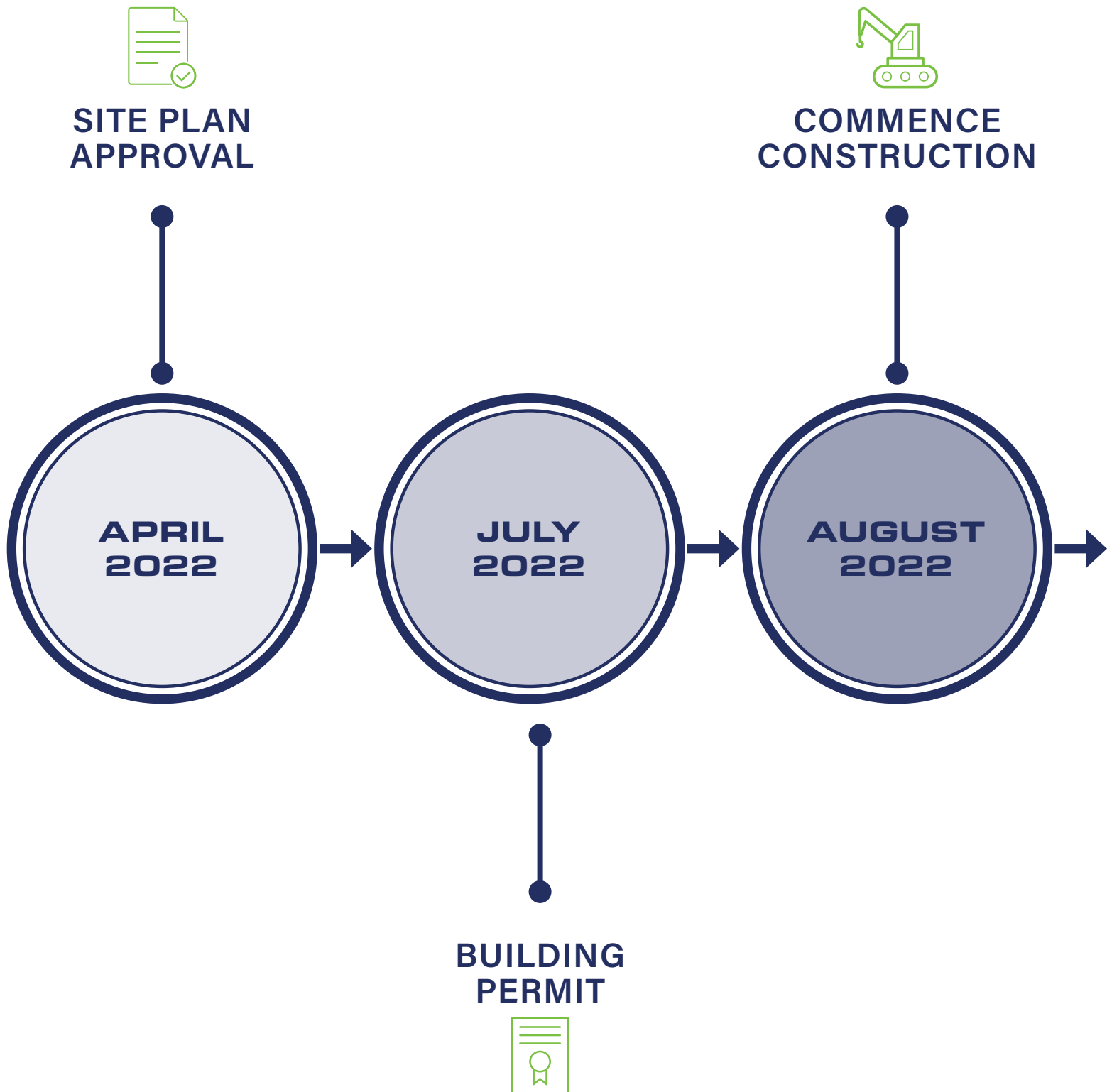


UTILITIES TO BE PROVIDED

- Water
- Sewer
- Power
- Fiber
- Gas



PROJECT TIMELINE





**SUBSTANTIAL
COMPLETION**



EARLY TI START

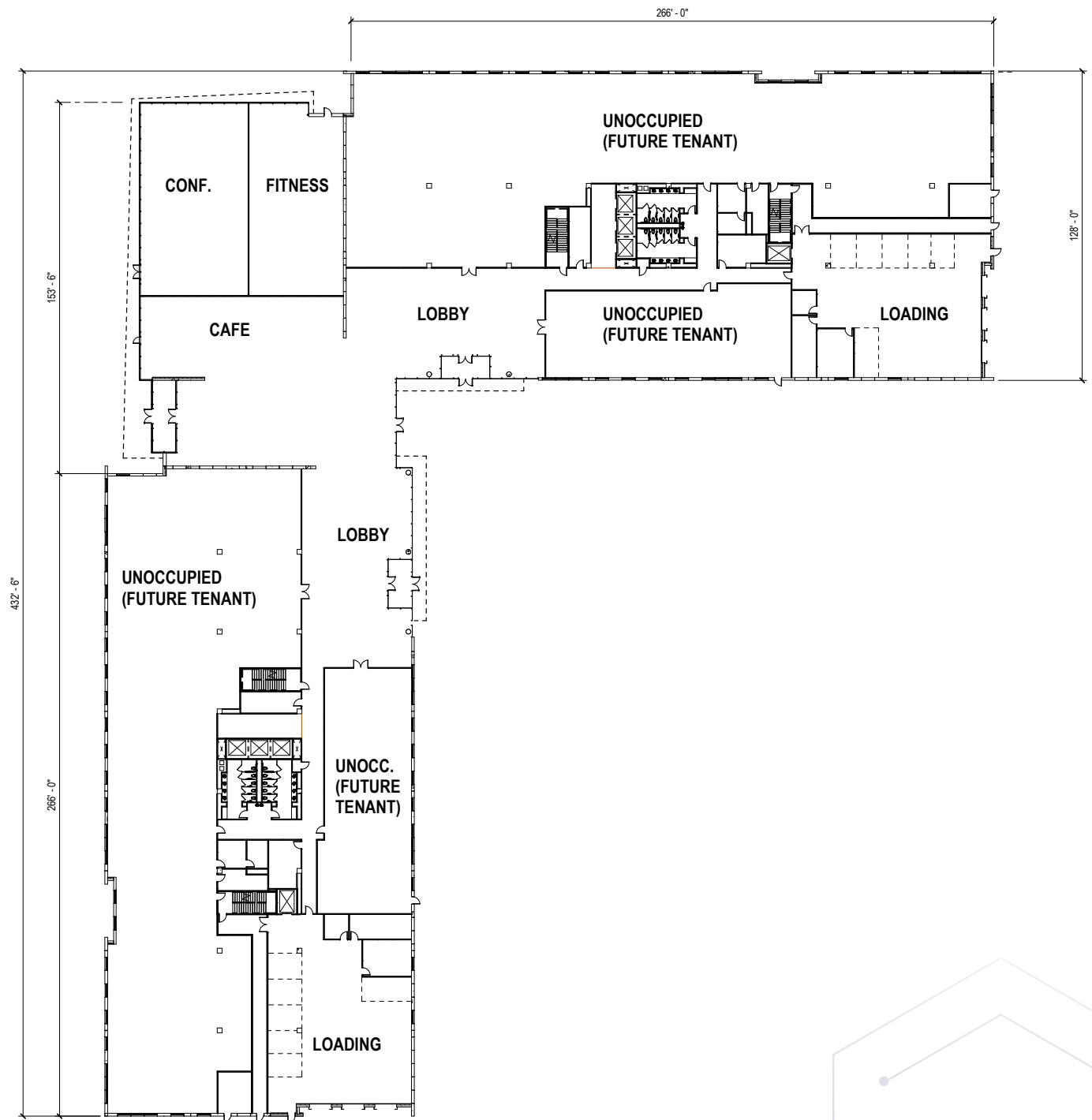


**TENANT
MOVE-IN**

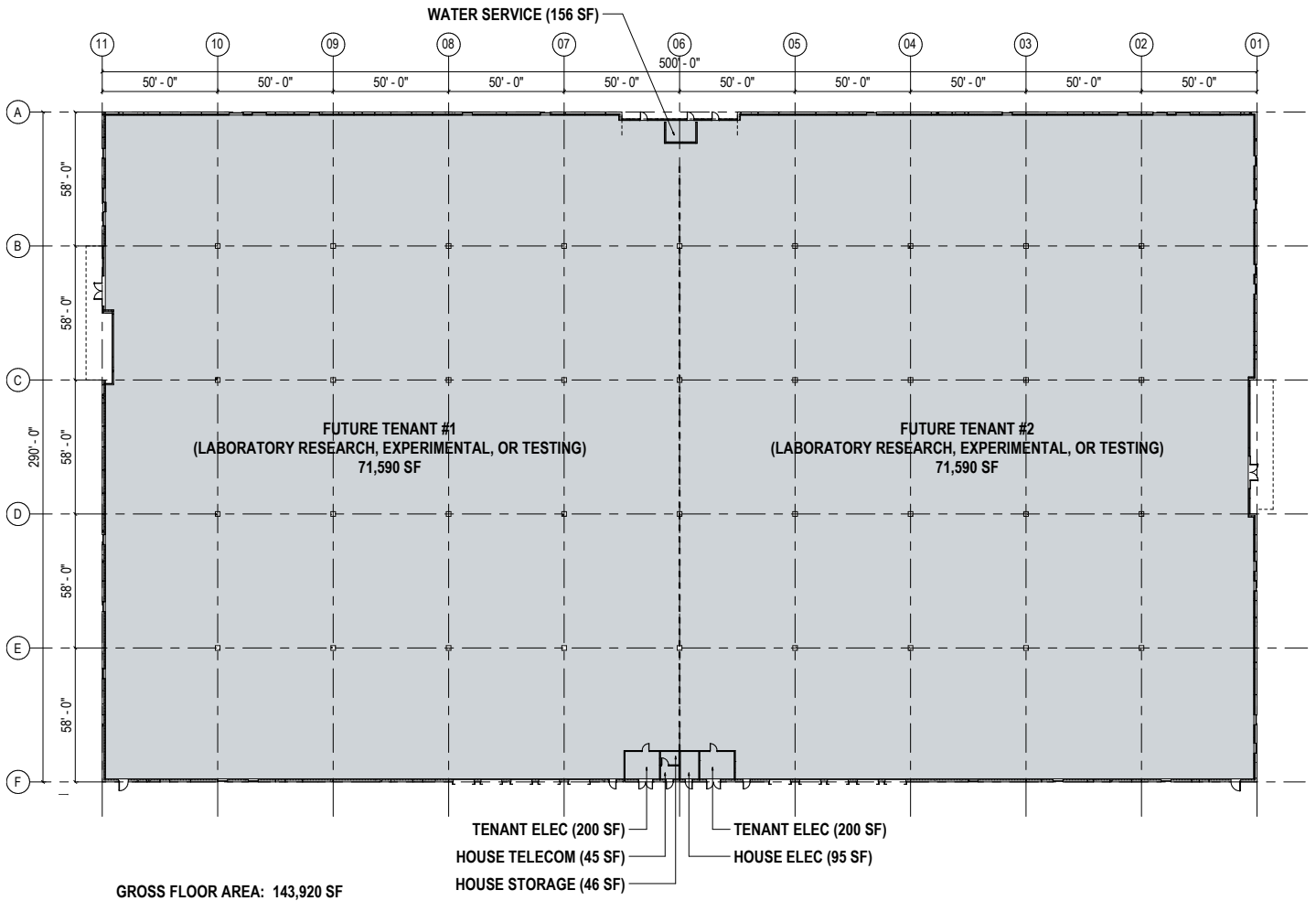


FLOOR PLANS

OFFICE AND LAB



BIOMANUFACTURING



OWNERSHIP OVERVIEW

TCC AND PRINCIPAL HAVE A RICH RELATIONSHIP WITH 39 PROJECTS TOTALING \$3.7B

TrammellCrowCompany

Trammell Crow Company ("TCC"), founded in 1948, is one of the nation's leading developers and investors in commercial real estate. TCC has developed or acquired 2,800 buildings valued at nearly \$70 billion and over 625 million square feet. As of December 31, 2021, Trammell Crow Company had \$18.5 billion of projects in process and \$9.3 billion in its pipeline. It employs more than 650 professionals in the United States and Europe.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in 26 major cities throughout the United States and Europe. The company serves users of and investors in office, industrial, healthcare, multi-family residential, through its operating subsidiary High Street Residential, and mixed-use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet the needs of its clients, including build-to-suit and incentive-based fee development services.

TCC is a wholly owned and independently operated subsidiary of CBRE (NYSE: CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, and the world's largest commercial real estate services and investment firm (based on 2021 revenue). Locally, TCC has been active in the Washington, DC region for more than 50 years. For more information visit www.TrammellCrow.com.

TCC LIFE SCIENCE EXPERIENCE

Over the last decade, TCC has developed over \$3.8 billion of Laboratories, Life Sciences, and Healthcare real estate, totaling more than 15 million square feet. From master planning to development and ownership, our comprehensive and creative lab, life sciences and healthcare real estate services provide our clients with valuable solutions.

TCC develops purpose-built life science facilities to provide best-in-class space for life science tenants ranging from research and development to contract manufacturing in the markets it serves. Leveraging its understanding of the unique dynamics of a thriving life science ecosystem, Trammell Crow Company's amenity rich Class A lab and office buildings are designed to provide opportunities for collaboration and to foster discovery and innovation. TCC not only brings the life science specialty but also local market intelligence to work with local authority figures, first-class consultants, and well-endowed general contractors to provided well executed projects that deliver on-time and on-budget.

With the ever-changing technological advances in medical research, TCC understands that Life Science is about research, safety, education, and innovative design – this requires maximum adaptability and flexibility. Trammell Crow Company is an established leader at executing design techniques aimed at minimizing costs and maximizing value so that our partners can always stay ahead of the curve. Seamless communication among our offices and life science experts around the globe benefits each project ensuring our teams are up to date on the most current and ever-changing unique needs of these specialized users.

TCC's Washington, DC office currently has a contractual in-development pipeline of close to 2.0 million square feet providing potential users with ample flexibility and growth opportunities.



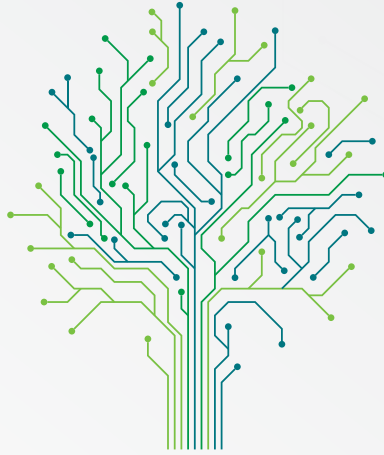


Founded in 1879, Principal (Nasdaq-listed “PFG”) was founded with the vision of helping people progress toward financial security.

As of 12/31/2021, Principal held \$590 billion in Assets Under Management through Principal’s dedicated investment group, Principal Global Investors. Principal Real Estate Investors is the dedicated real estate investment arm of Principal Global Investors, with \$105 billion in Real Estate Assets Under Management as of 12/31/2021. Principal Real Estate Investors is a Top-10 Global Real Estate Manager, with over 550 clients from 29 countries worldwide, with investments in all 4 RE investment quadrants – public, private, debt and equity markets.

Over the past decade, Principal Real Estate Investors has transacted on over \$115 billion in real estate equity and debt investments and is recognized globally as a leader in sustainable investing.





THE LABS AT JEFFERSON TECHNOLOGY PARK

**FREDERICK, MD
LIFE SCIENCE CAMPUS**

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