

MATAN COMPANIES

Headquartered in Frederick, Maryland, for over 35 years, Matan Companies is one of the region's premier commercial real estate and development firms. Founded on the principle of providing a comprehensive, full-service approach to all disciplines, Matan has assembled an in-house professional staff with a proven track record. Knowledge of the local market and established history, including certainty of closing, expeditious due diligence and timely settlement dates, has positioned Matan for a strong future.

Highlights:

- Portfolio includes over three million square feet of award winning commercial projects
- Close to four million square feet of entitled space in the development pipeline
- Long and established history in the Washington, DC area
- Family owned and operated for over 35 years
- Full-service approach with in-house property management
- Leading Maryland developer

Leasing

Offering integrated leasing services designed specifically to fit the needs of our individual assets, Matan Leasing has in-depth understanding local marketplace and consistently keeps vacancy rates below market averages. Providing practical real estate solutions and listening to the needs to each of our tenants, the Leasing Team is involved from the initial showing through lease negotiations and beyond with tenant improvement coordination, expansions and lease renewals. A seamless approach to the leasing ensures tenant satisfaction and high tenant retention rates.



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Development

With more than two million square feet of Class-A Office, bioresearch facilities, and warehouse space brought to market, the Development Team has built a reputation for delivering multi-million dollar projects on-time and on-budget, from concept through construction, finishing with superior tenant satisfaction.

Asset Management

Producing superior returns on real estate investments, Managers constantly evaluate each asset from a real estate and capital market perspective to maximize value. Close focus helps ensure maximum return. Asset Management supports the strategic plan for individual properties as well as the entire portfolio. Experience with highly sophisticated financial investors, providing comprehensive reporting, and follow through, sets Matan apart from the traditional real estate investment firm.

Property Management

Maximizing operational efficiencies and creating quality environments for tenants produces the best possible results. In-house Property Managers expertly manage over 3 million square feet of industrial, office and retail space. Matan leads the market utilizing the latest technologies and by continually enhancing service capabilities and systems. From budgeting, financial reporting, tenant improvements and tenant retention, to the day-to-day maintenance, the Property Management consistently delivering superior service and performance; an important aspect of Matan's comprehensive asset management plan.



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*



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*Riverside Five
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*Matan Headquarters
Wedgewood II*