

THE EDGE



AN ENTREPRENEURIAL COMMUNITY CAMPUS
FOR LIFE SCIENCES & TECHNOLOGY

321 BALLENGER CENTER DRIVE | FREDERICK MD



R&D AND GMP READY SUITES FOR LEASE



PROJECT HIGHLIGHTS



Brand new move in ready R&D Lab space available - BSL2



Located in the city of Frederick & in a Federal Opportunity Zone



Lab and GMP ready infrastructure; freight elevator, back up generator, common utility room, loading dock, etc.



Close proximity to Ft. Detrick Bioscience Campus & I-270 Tech Corridor



Immediate access to I-70 & I-270





INNOVATION CENTER



4,500 SF OF COMMUNITY SPACE



COMMUNAL PANTRY

THE EDGE AT 321

Offering tenants access to FITCI's amenities and collaborative spaces including conferencing, outdoor pavilion space, and community center.



- Community of Life Science & Tech Entrepreneurs - physically and virtually
- Suite of Expertise:
 - GMP Compliance Solutions, Advisory Services, Calibration Services, Cleanroom Certifications, Testing: Antiviral, Antibacterial & More testing, Business Advisory Services
- Business Advisory with a 93% success rate
- CEO Roundtables and Advisor Boards
- Access to funding opportunities
- Advertising & business promotion (press releases, social media, special events, etc.)
- Networking, business events, connections, and referrals
- Online Portal for the community with access to clients, advisors, business partners, resources & education.
- On-demand Accelerator Program
- Business Plan review & advice plus state-of-the-art labs, offices, suites & conference rooms at multiple locations

OUR COMPETITIVE ADVANTAGES



LARGEST

Incubator in MD for 3 consecutive years



160+ MILLION

in funding raised by our startups



500

Community leaders within our business resources



\$84 MILLION

FITCI's ecosystem adding \$84M to local economy



93%

of our startups become successful businesses



97%

FITCI's current member retention rate



500% GROWTH

in client base since 2016, 80% from referrals



SGAB

the only incubator with built-in advisory board

Strategically located in a premier biotech cluster and houses some of the most advanced biological research programs





LOCAL AMENITIES & ACCESS

DOWNTOWN FREDERICK

Brewer's Alley Restaurant, Firestone's Culinary Tavern, Glory Donuts, Hootch and Banter, Starbucks, The Perfect Blend Cafe, White Rabbit Gastropub, Black Hog BBQ, Taco Daddy, Lazy Fish Sushi, Isabellas Taverna

WESTVIEW PROMENADE

Manalu Italian, Kittiwat Thai Kitchen, Chipotle, Cafe Rio, Texas Roadhouse, Chilli's, Krispy Kreme, Dunkin' Donuts, UPS Store, Matsuke Sushi & Steak, Silver Diner, MOD Pizza

FRANCIS SCOTT KEY MALL

Panera, CAVA, Olive Garden, Staples, TJ Maxx, Chick-fil-A, UNO Pizzeria, Macy's

FREDERICK COUNTY SQUARE

Chipotle, Outback Steakhouse, Miyako Japanese, Red Lobster, Wawa, Mountain View Diner, Tulip Grill

FREDERICK CROSSING

Mariachi, Longhorn Steakhouse, Sonic, Best Buy, The Common Market, Ross, Arby's

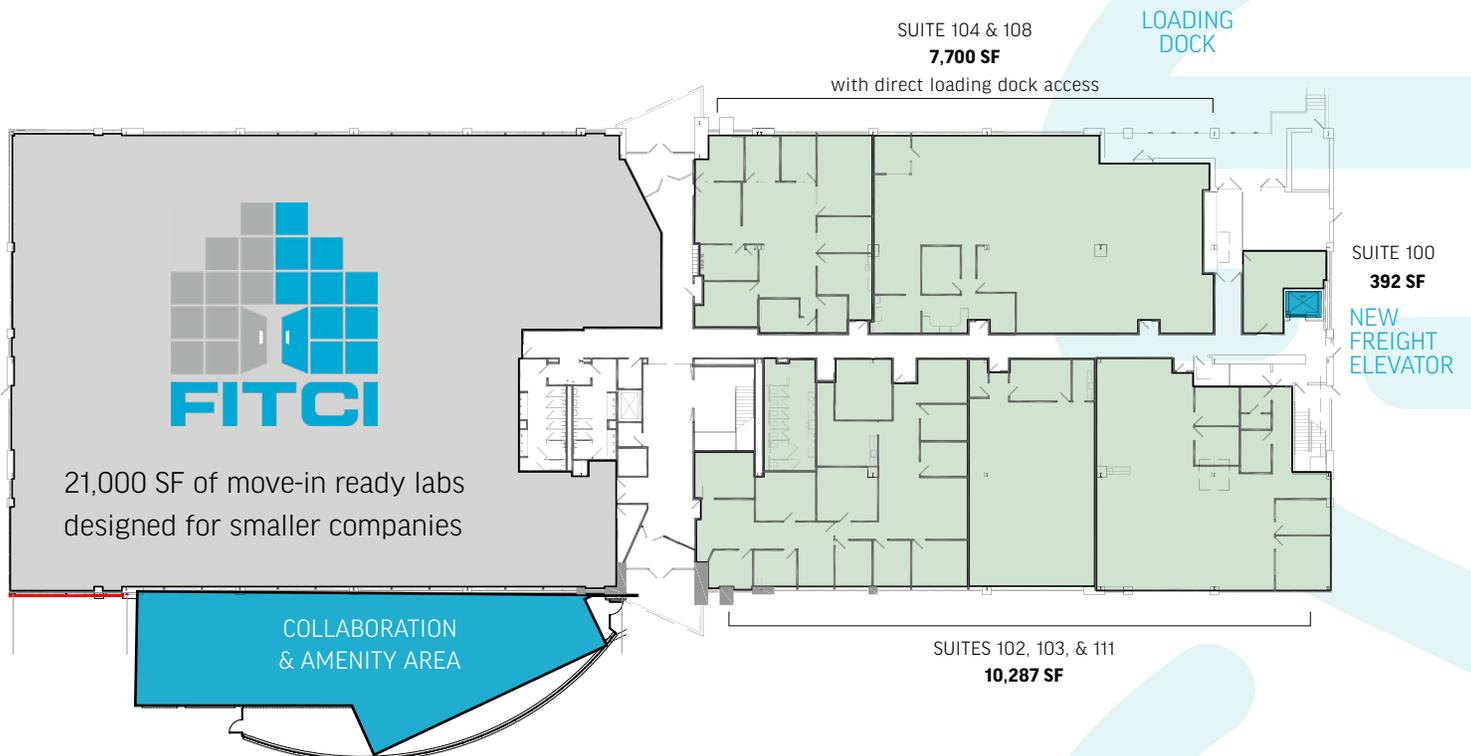
BASE BUILDING OVERVIEW

TOTAL RBA	82,576 SF
YEAR BUILT	2003
SLAB HEIGHT	First Floor - 14'-4" Second Floor - 15' 10"
AMPLE PARKING	Free, surface
FLOOR LOADS	100+ lbs/SF
GENERATOR	New 350KW generator
STRUCTURE	Steel reinforced concrete frame
TYPICAL FLOOR PLATE	41,288 SF
FREIGHT ELEVATOR	New 4,000 lb service elevator
SHARED LAB AMENITIES PER FLOOR	Brand new ice maker, glassware wash and autoclave
BUILDING AMENITIES	Loading dock, shared conference, tenant coffee bar
UTILITIES	Water: 2" cold water service Sanitary: 4" service Gas: 2.0 PSI natural gas service Fiber: Comcast, Verizon Power: 3000 Amps/480 volt electrical service Fire Suppression: 6" fire service and fully addressable fire alarm system

The Edge at 321 offers availabilities ranging from a lab bench up to 20,199 SF of contiguous lab-ready space.

1ST FLOOR - 18,916 + CONTIGUOUS RSF

Suite 100	392 SF
Suite 102, 103, & 111	10,287 SF
Suite 104 & 108	7,700 SF



2ND FLOOR - 20,199 + CONTIGUOUS RSF

Suite 200 & 202	9,854 SF
Suite 201 & 205	3,358 SF – 10,598 SF BRAND NEW SPEC
Suite 210	4,007 SF
Suite 245	3,324 SF



SUITE 205
7,240 SF
Brand New Spec Lab
SCAN QR CODE FOR VIRTUAL TOUR



SUITE 201
3,358 SF
Brand New Spec Lab
SCAN QR CODE FOR VIRTUAL TOUR

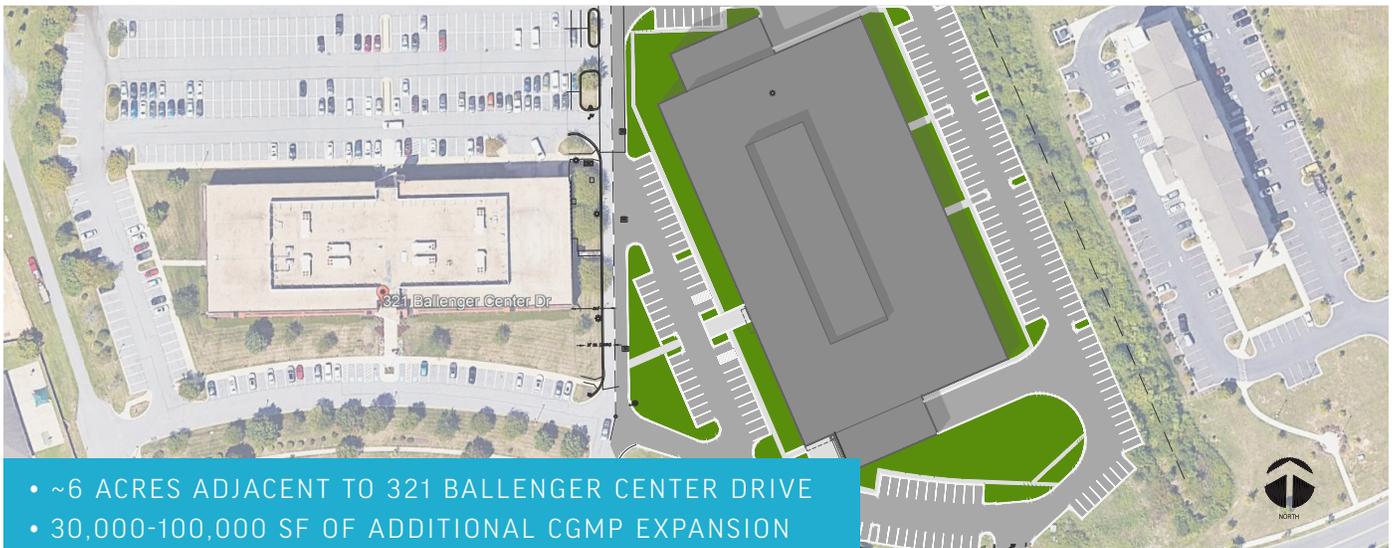




CONCEPT 1



CONCEPT 2



- ~6 ACRES ADJACENT TO 321 BALLENGER CENTER DRIVE
- 30,000-100,000 SF OF ADDITIONAL CGMP EXPANSION

FREDERICK

ECONOMIC DEVELOPMENT



FEDERAL OPPORTUNITY ZONE

HOME TO:

- Fort Detrick
- Frederick National Laboratory for Cancer Research
- Frederick Municipal Airport
- Hood College & Frederick Community College, MT State, Marep University
- 75+ City Parks
- AstraZeneca Biopharma
- Lonza
- RoosterBio
- Charles River Laboratories
- Columbia Biosciences
- Akonni Biosystems
- BioElectronics
- Kite Pharma
- Kemp Proteins
- Bio Factura
- Leidos
- Thermo Fisher Scientific



NOW LEASING:

Move in ready GMP Ready lab space

- Private labs and shared lab benches
- Office space
- Conference rooms
- Community Center



EVERYTHING YOU NEED TO GROW AND SCALE YOUR BUSINESS UNDER ONE ROOF

JOIN OUR ECOSYSTEM AND BENEFIT FROM THE SERVICES OF COMPANIES INCLUDING:



A Pace Life sciences company
- provides high-quality compliance, regulatory, and validation services to the biotechnology and pharmaceutical community (Cleanroom Testing & Certification, Validation Services, Environmental Monitoring, and Lab Relocations)



Provides a comprehensive array of pharmaceutical development solutions to the research community including the Federal Government. From product development planning to NDA or BLA submission, our flexible service model leverages a network of highly skilled research and research support professionals from across the US



ResInnova LABORATORIES

Implements the most current international testing standards and developing custom testing as needed



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