



GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

INVESTMENT OFFERING: LIFE SCIENCES FACILITY



7495 NEW HORIZON WAY, FREDERICK, MD

JOHN ROE - JOHN@GOLDCOMMERCIAL.NET - 410.960.9554

JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522

THIS PROPERTY OFFERING IS SUBJECT TO CHANGE WITHOUT NOTICE, ALL INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED.





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COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

LEASED WITH *MAJOR BIOTECH COMPANIES*



***75,000 SF* LIFE SCIENCES
FACILITY DESIGNED FOR
RESEARCH, DEVELOPMENT,
AND INNOVATION**

**SITUATED ON *4.5+ ACRES*
WITH AMPLE PARKING,
ENSURING CONVENIENCE FOR
EMPLOYEES AND VISITORS**

- Home to strong, excellent credit tenants with long-term leases, providing stability and long-term investment value.
- Zoned for commercial & R&D use, making it ideal for biotech, pharmaceutical, and technology companies.
- Complete recent renovation
- Situated in a Federal Opportunity Zone, offering potential tax incentives for investors and businesses.
- Positioned for continued growth in one of the nation's top emerging life sciences markets.

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TENANT ROSTER AND FINANCIALS

TENANT ROSTER

1. CARTESIAN THERAPEUTIC

Clinical stage company pioneering mRNA cell therapies for the treatment of autoimmune diseases.

Square Footage: 35,489 RSF

<https://www.cartesiantherapeutics.com/>

2. THERADAPTIVE

Protein engineering technology to improve regenerative medicine applications.

Square Footage: 28,909 RSF

<https://www.theradaptive.com/>

3. OXFORD BIODYNAMICS

Development and commercialization of precision medicine tests for life-changing diseases.

Square Footage: 7,772 RSF

<https://www.oxfordbiodynamics.com/>

Lease Type: Triple Net

FINANCIAL INFORMATION

Scheduled Net Operating Income:

2025: \$2,017,718

2026: \$2,616,297

2027: \$2,887,371

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TENANT LEASE INFORMATION

TENANT	SUITE	SF	SF/TENANT	START	END
OXFORD BIODYNAMICS, INC.	110	7,772		APRIL 2023	JUNE 2030
			7,772		
CARTESIAN	120	6,439		MARCH 2025	APRIL 2031
	130	8,326		MAY 2024	APRIL 2031
	140	6,174		MAY 2024	APRIL 2031
	150	4,699		MAY 2024	APRIL 2031
	210	2,009		JAN 2024	APRIL 2031
	220	3,293		MAY 2024	APRIL 2031
	230	4,549		MAY 2024	APRIL 2031
			35,489		
THERADAPTIVE	200	2,524		APRIL 2026	APRIL 2035
	240	5,243		APRIL 2024	APRIL 2035
	250	4,868		APRIL 2024	APRIL 2035
	260	13,685		APRIL 2025	APRIL 2035
	270	2,589		APRIL 2026	APRIL 2035
			28,909		
TOTAL			72,170		

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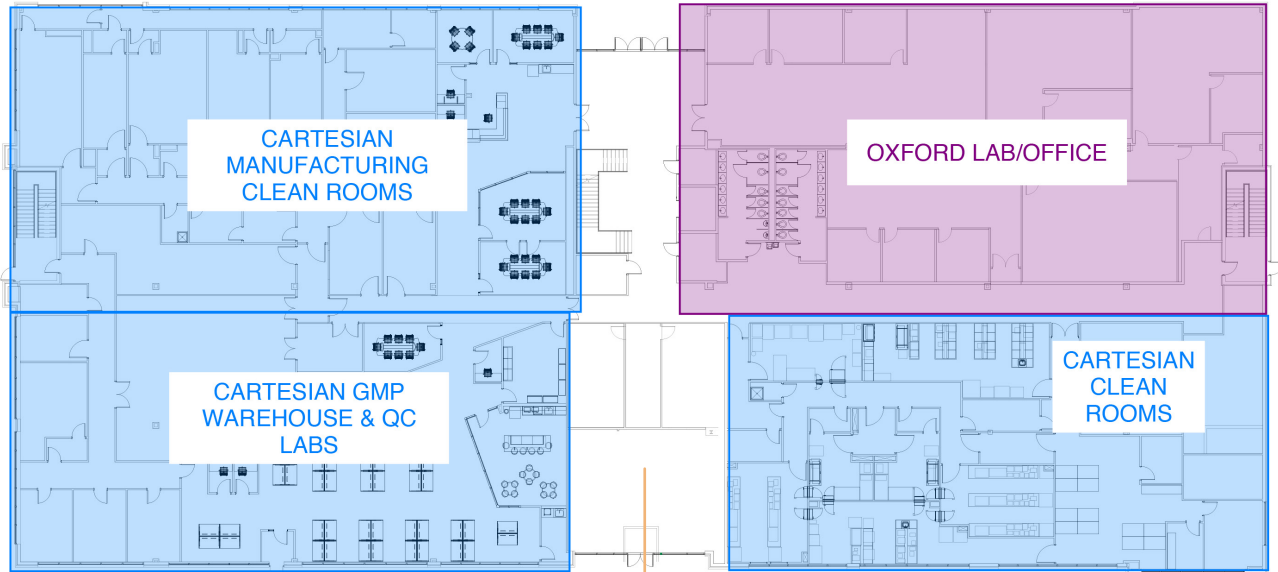
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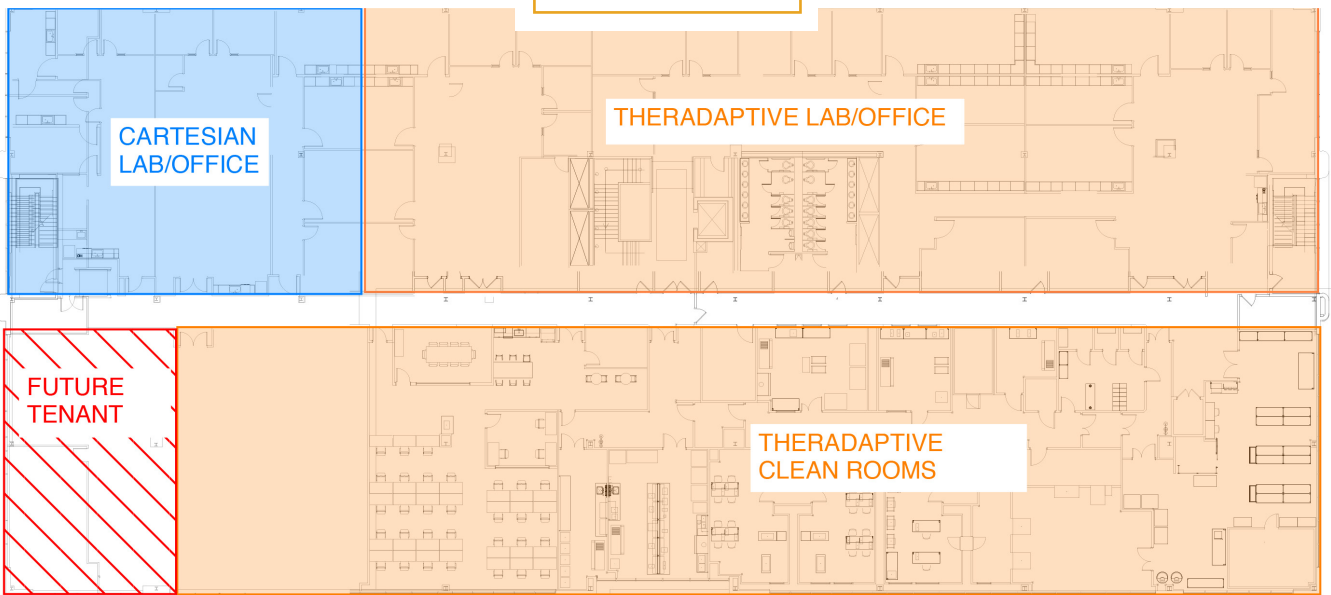
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COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

BUILDING LAYOUT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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STRATEGIC LOCATION IN THRIVING LIFE SCIENCES HUB



**FRANCIS SCOTT
KEY MALL**

*CLOSE TO FRANCIS SCOTT
KEY MALL, RESTAURANTS,
AND RETAIL AMENITIES,
ENHANCING EMPLOYEE
CONVENIENCE.*

**7495 NEW
HORIZON**

*LOCATED IN FREDERICK'S
RAPIDLY GROWING LIFE
SCIENCES CORRIDOR,
A KEY BIOTECH AND
R&D CLUSTER.*

*EXCELLENT ACCESS TO
I-270, ROUTE 355, AND
ROUTE 85, OFFERING
SEAMLESS CONNECTIVITY
TO THE D.C.-BALTIMORE
REGION.*

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