



8800 REDSTONE GATEWAY

Redstone Gateway // Huntsville, AL 35806

REDSTONE GATEWAY COMMERCIAL CAMPUS



PROPERTIES

- 1 1000 Redstone Gateway
- 2 1100 Redstone Gateway
- 3 1200 Redstone Gateway
- 4 7200–7400 Redstone Gateway
- 5 2100 Rideout Road –
3 restaurants + conference center

UNDER CONSTRUCTION

- 6 4000 Market Street – single-story office
43,000 SF
- 7 4100 Market Street – single-story office
36,000 SF
- 8 8800 Redstone Gateway – single-story office
76,000 SF

CONTROLLED LAND

- 9 414 acres // 3,928,000 developable SF

8800 REDSTONE GATEWAY

- > 76,000 SF single-story Class A development
- > **Expected completion:**
3Q19
- > **Pre-leasing:**
COPT is in advanced negotiations to lease
100% of the building to two defense contractors





THREE GREAT OPTIONS FOR BUILD-TO-SUIT CAMPUSES

- **I-565 Campus**
Prime visibility from I-565
- **Lakeview Campus**
Overlooking serene six-acre lake
- **Rideout Road Campus**
Visible to all entering Redstone Arsenal through Gate 9*

**Gate 9 is the main entry into Redstone Arsenal*

ADVANTAGES OF JOINING THE GROWING COMMUNITY AT REDSTONE GATEWAY

Redstone Gateway offers the best proximity to the U.S. Government customers at Redstone Arsenal, plus superior signage and visibility, and walkable amenities.

Consolidate operations into a new, efficient campus or headquarters building with optimal visibility from I-565 or Rideout Road (the main entryway into the Arsenal), and/or with an inspiring view of the existing six-acre lake.

COPT has begun adding convenience-oriented amenities to Redstone Gateway. Upon completion, the commercial campus of the park will contain 200,000 SF of convenience retail, restaurants and hotels, as well as a walking path around the lake. The 4.6 million SF park will also include 1.2 million SF of secured campus inside the gate.

Park and building uses include Class A office, R&D, light manufacturing, assembly, integration, warehouse, single and multi-tenanted options, data center, retail, restaurants, and hospitality.



ABOUT REDSTONE GATEWAY

- > 468-acre mixed-use technology park
- > Located north of Gate 9 along Rideout Road (main entryway to Redstone Arsenal)
- > 4.6 million SF development capacity, including 1.2 million SF of development on the secure parcel located inside Gate 9
- > Walkable food and convenience retail amenities

Redstone Gateway is a 4.6 million SF office and technology park that provides its tenants with unmatched proximity and visibility to their federal customers on Redstone Arsenal.

Located directly off I-565 at Rideout Road en route to the main entryway to Redstone Arsenal, Redstone Gateway offers its tenants prime signage and branding visibility to the 30,000 vehicles traveling through Gate 9 each day.



ADVANTAGES OF LOCATING AT REDSTONE GATEWAY

- > Superior proximity and visibility to federal customers at Redstone Arsenal
- > Great flexibility in meeting signage/branding needs
- > Enhances employee recruitment and retention
- > Walkable, park-like setting with amenities
- > Access to Redstone Gateway's Conference Center (120-person capacity)
- > LEED Certified construction

REDSTONE GATEWAY AMENITIES



FUTURE ONSITE AMENITIES

On completion, the commercial campus of Redstone Gateway will contain 200,000 SF of amenities, including convenience retail, restaurants and hotels, as well as a walking path around the existing six-acre lake.

Pad site opportunities are available for free-standing restaurant or retail use.

NEARBY AMENITIES

Redstone Gateway is immediately across I-565 from Bridge Street Town Centre, a mixed-use lifestyle center featuring 70 upscale shops and full service restaurants, Westin and Element Huntsville hotels, and the 14-screen Cinemark Theatre.

Redstone Gateway is just a short drive from U.S. Space & Rocket Center, including U.S. Space Camp (less than five minutes); downtown Huntsville (less than 10 minutes); and Huntsville International Airport (12 minutes).



REDSTONE GATEWAY CONFERENCE & DINING CENTER



ROCKET CITY TAVERN



FIERO MEXICAN GRILL

FAQs:

Please direct media inquiries to Stephanie Krewson-Kelly
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Q: Who owns Redstone Gateway?

A: Corporate Office Properties Trust (NYSE: OFC) (“COPT”) owns Redstone Gateway in a joint venture with Jim Wilson & Associates. The joint venture leases the land pursuant to an Enhanced use Lease (“EUL”) from the Garrison at Redstone Arsenal.

Q: How does the development compare with MidCity and Town Madison? What sets it apart from those two developments?

A: Redstone Gateway’s first differentiator is its proximity to the missions on Redstone Arsenal. Second, in addition to the commercial campus outside of Redstone Arsenal’s Gate 9, Redstone Gateway’s master plan includes a secure campus behind the gate to accommodate the more security conscious requirements of U.S. government and defense contractor tenants. Last, we designed Redstone Gateway to be pedestrian-friendly, with centralized retail and food amenities that are within walking distance from existing and planned office facilities. We are also designing a path around the existing six-acre lake that will provide another option for people to walk and exercise.

Q: How many acres does the development sit on?

A: Our Enhanced Use Lease (EUL) with the Army consists of 468 acres.

Q: How many square feet of commercial space will be at the development?

A: The master plan for the site includes up to 4.6 million SF of office and R&D properties, as well as supporting retail, food, and hospitality amenities. Of this total, 1.2 million SF will be in a secure campus to the south of Gate 9, on the east side of Rideout Road.

Q: How many restaurants will be in the development? What are the names of the confirmed restaurants?

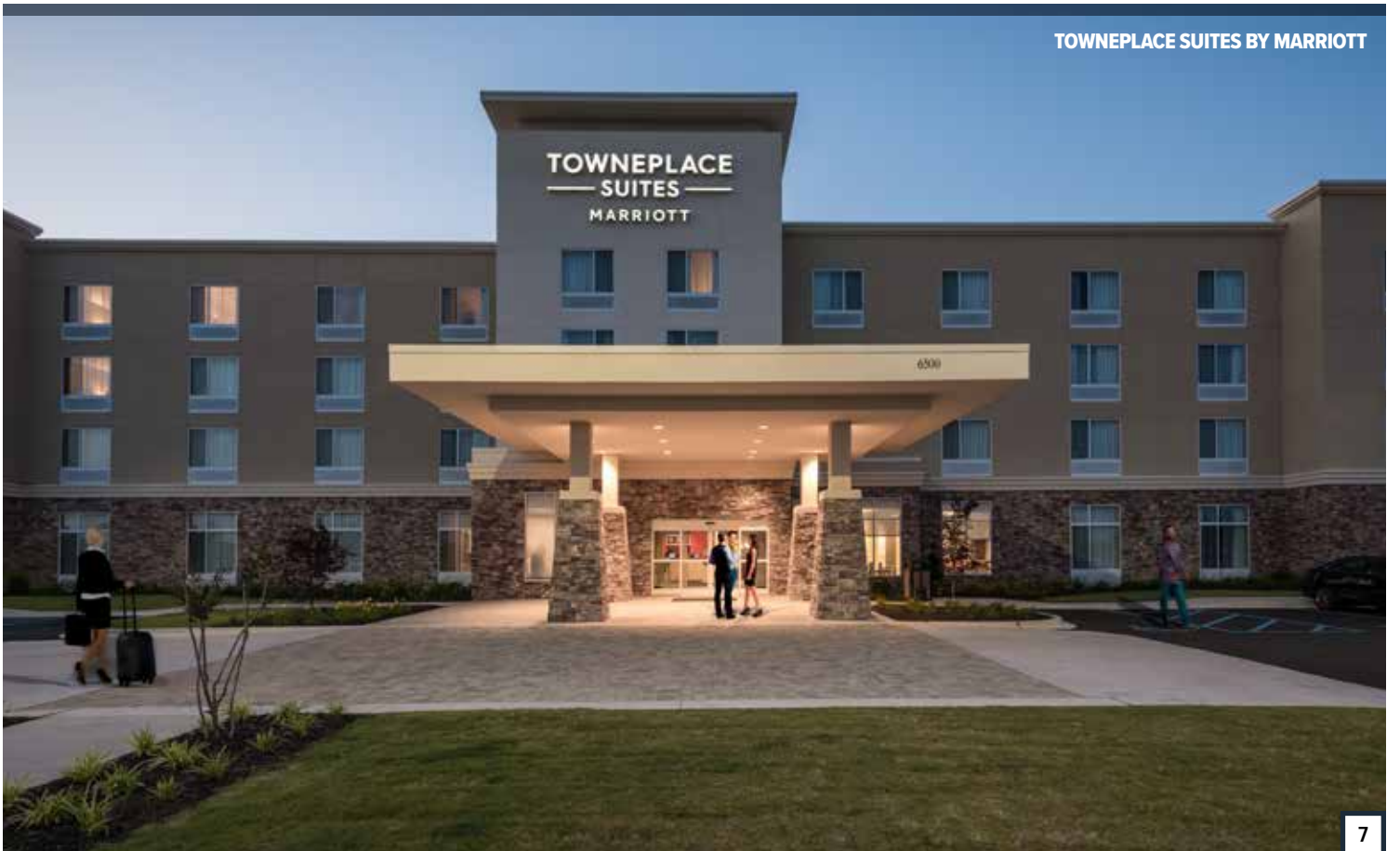
A: Three restaurants currently serve tenants at Redstone Gateway and the broader community:

- > **Rocket City Tavern**, a full service restaurant and bar featuring local microbrews, popular wines and signature cocktails. Rocket City Tavern offers private dining, as well as al fresco dining within the bar area.
- > **Fiero Mexican Grill**, a fast-casual restaurant featuring fresh, hand-made Tex-Mex cuisine. Its signature offerings are its authentic Mexican Street Tacos on homemade corn or flour tortillas.
- > **Dipwich**, a fast-casual restaurant featuring French Dip Sandwiches. Options include Italian Beef, Chicken, and Brisket.

The existing retail building at 2100 Rideout Road encompasses 19,200 SF. Redstone Gateway’s master plan ultimately calls for construction of another 100,000 SF of retail and food amenities.

THE SHOPS AT REDSTONE GATEWAY







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COPT (Corporate Office Properties Trust, NYSE: OFC) is a real estate investment trust that develops, owns and manages Class A office properties and data centers, primarily serving the U.S. Government, Defense Information Technology, and Cybersecurity industries. COPT owns properties in MD, VA, AL, TX, and DC. For more information, visit www.copt.com