



CASE STUDY:

BUILDING IN BIOTECH

GUT REHABILITATION OF OFFICE SPACE SET TO BECOME BIOTECH HEADQUARTERS

PROJECT OVERVIEW

PROPERTY TYPE:

Biomedical / Life Science Facility

INSTALLED MEASURES:

Lighting, HVAC, and building envelope improvements



\$2,400,000

Approved PACE Financing



20 Years

Loan Term



Greenworks Lending
Lender



**PG Mechanical, LLC,
First Citizens Bank
& Trust, MD Energy
Advisors**
Partners

THE CHALLENGE:

VaLogic LLC acquired the property in March 2021, and immediately sought to optimize it for the company's core industry base: biotech. To ensure safety and provide a full range of optimum commercial space for the target demographic, VaLogic needed to finance lighting, HVAC, and building envelope improvements.

THE SOLUTION:

VaLogic turned to C-PACE in order to finance the measures necessary to render 7495 New Horizon a top-quality biotech space. C-PACE offered below rate alternative financing and provided the necessary capital upfront, with a repayment term of twenty years, enabling a property that will be both highly efficient and appealing to the region's large and growing biotech industry.



MID-ATLANTIC
PACE
ALLIANCE
pacealliance.org



To learn more about MD PACE:

md-pace.com

info@md-pace.com

ABOUT MD-PACE

MD-PACE is a statewide partnership between PACE Financial Servicing and the Maryland Clean Energy Center to build a statewide commercial Property Assessed Clean Energy (C-PACE) program.