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ST. JOHN PROPERTIES LEASES NEARLY 17,000 SQUARE FEET OF SPACE TO FOUR COMPANIES AT THE CENTER AT MONOCACY IN FREDERICK

Activity includes two companies establishing their initial presence within Frederick marketplace

FREDERICK, MD (December 12, 2011) – St. John Properties, Inc. has announced the signing of four leases representing nearly 17,000 square feet of Research & Development (R&D) and office space in The Center at Monocacy, a 423,000 square foot business community positioned at the intersection of Interstate 270 and MD Route 85 in Frederick, MD. The business park presently consists of nine R&D/office/flex buildings with additional developable land directly along MD Route 85.

The new Center at Monocacy leases include:

Performance Automatic, a company which sells and distributes specialized automotive racing transmissions, leased 7,515 square feet of space at 5119 Pegasus Court. Alan Goldman of Realty Service Company represented the tenant. Performance Automatic relocated from the Montgomery Airpark in Montgomery County.

Anything in Stained Glass relocated its family-owned and operated stained glass resale and distribution company from Cape May, New Jersey into 5,520 square feet of space within 5104 Pegasus Court. Carmen Hilton of Breen Real Estate represented the tenant.

The Frederick County Association of Realtors, an organization that provides educational and training services to the residential real estate brokerage community in the Frederick region, signed a lease for 2,760 square feet of space at 5115 Pegasus Court. Dick Ishler of Turning Point Commercial represented the tenant.

Healthcare Service Partners, a medical office management company, expanded its lease to 4,000 square feet of space at 5103 Pegasus Court. Jonathan Warner of Warner Commercial represented the tenant.

In all four leases transactions, Matt Holbrook and Danny Severn of St. John Properties represented the landlord.

The Center at Monocacy is a 49-acre business community located near the intersections of MD Routes 85 and 355, as well as Interstates 70 and 270. This strategic location positions the park within close proximity to the Baltimore, Washington, D.C. and Northern Virginia metropolitan regions, as well as the Frederick business district.

“The predominant factor in the decisions of these companies to relocate or expand within The Center at Monocacy resides in the outstanding business opportunities that exist in the Frederick marketplace, combined with the premier location near I-270, the corporate environment of our park and nearby amenities,” explained Matt Holbrook, Regional Partner for St. John Properties, Inc. “The Frederick County Association of Realtors was able to significantly modernize and expand its space, while Anything in Stained Glass recognized the business advantages of moving its operations to the area. Frederick County offers an array of quality of life benefits in a suburban environment, commercial office and residential housing prices are generally lower, and the region offers a highly-skilled workforce.”

St. John Properties, Inc., founded in 1971 at MIE Properties, owns and has developed more than 15 million square feet of R&D/flex, office, retail and warehouse space in Maryland, Colorado, Louisiana, Virginia and Wisconsin. For more information about the company, visit www.sjpi.com.