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BALTIMORE ORTHODONTIC GROUP SIGNS LEASE WITH ST. JOHN PROPERTIES FOR 5440 SQUARE FEET AT LIBERTY EXCHANGE

Location near intersection of MD Routes 26 and 32 represents dental group's first in Carroll County marketplace and fourth in greater Baltimore metropolitan region

BALTIMORE (February 1, 2012) – The Baltimore Orthodontic Group has signed a lease with St. John Properties, Inc. for 5440 square feet of space within Liberty Exchange, a 215,000 square foot mixed-use business community located near the intersection of MD Routes 32 and 26 (Liberty Road) in Carroll County. This new location represents the fourth in the greater Baltimore metropolitan region for the dental group, which also includes its Smiles for Children affiliate, and first in the Carroll County marketplace. The practice anticipates opening its space in 5961 Exchange Drive by the second quarter of this year.

St. John Properties recently broke ground on a new 25,000 square foot office building that will join the three projects the company delivered last year. Upon completion of this latest project next quarter, St. John Properties will have cumulatively delivered nearly 120,000 square feet of space at Liberty Exchange. This park represents the first venture into the Carroll County marketplace for St. John Properties, which owns more than 13 million square feet of space around the Baltimore-Washington metropolitan area.

The Baltimore Orthodontics Group is owned and operated by four dentists: Drs. Ronald Greenwald, Michael Riger, Kenneth Kyser and Lawrence Wang. The practice provides a full complement of orthodontic treatments to children and adults, including the Invisalign option. Their other offices are located in strategic points surrounding the Baltimore metropolitan region including Catonsville, Ellicott City and the Eastpoint section of Baltimore City.

Last year, Orthopedic Associates of Central Maryland leased more than 12,000 square feet of space within the Liberty Exchange business community.

“Liberty Exchange offers the ideal location for the Baltimore Orthodontics Group to enter the expanding Carroll County marketplace,” stated Jerry Wit, Senior Vice President, Marketing for St. John Properties. “The business community satisfied every important requirement of the practice, including a first-floor office location, immediate proximity to major highways, a rapidly-growing demographic base and a central spot in the County that will allow the group to draw from a large radius of consumers. This represents the second major physician group in the past year to recognize the competitive advantages of leasing space within Liberty Exchange to tap into the Carroll County and surrounding region.”

Upon completion, Liberty Exchange will be a corporate campus comprised of ten buildings offering approximately 165,000 square feet of office and research and development space, plus retail space that will primarily service tenants and employees of the business community. Intended uses for the retail portion include a convenience store and bank on separate pad sites, as well as in-line retail offering a variety of products and services. This internal retail space is expected to alleviate traffic along Liberty Road as employees stay within the park to eat and utilize business amenities and services.

The office and research and development/flex space components of Liberty Exchange have been designed to satisfy requirements for Leadership in Energy and Environmental Design (LEED) certification. LEED features include high-efficiency HVAC (heating, ventilating and air conditioning) systems, high performance windows, sustainable lavatory fixtures, a white thermoplastic polyolefin (TPO) roofing system, significant open space and wetland/forest preserves, drought-tolerant landscaping and the use of VOC (volatile organic compounds) paints, carpets and adhesives.

Liberty Exchange is situated just west of Eldersburg, which last year was named as the 67th “Best Place to Live” in the country, out of a list of 100 compiled by *Money Magazine*. The site is close to several interstates, and is approximately 22 miles from Columbia, MD, 25 miles from downtown Baltimore and 25 miles away from Washington, D.C.

The retail components of the park will feature frontage and roadside visibility from Liberty Road. Nearly 43,000 consumers reside within a five-mile radius of the site, with an average household income exceeding \$103,000.

St. John Properties, Inc., founded in 1971 as 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.