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**ST. JOHN PROPERTIES BREAKS GROUND ON FINAL R&D/FLEX  
OFFICE BUILDING AT MAPLE LAWN IN HOWARD COUNTY**

*Single-story 11850 West Market Place to consist of 42,620 square feet of space*

**BALTIMORE, MD** (September 28, 2012) – St. John Properties, Inc. has broken ground on 11850 West Market Place, a 42,620 square foot single-story building that represents the company’s final R&D/flex office product constructed in its Maple Lawn Corporate Center park in Maple Lawn, a 600-acre mixed-use business community in Howard County. Earlier this month, St. John Properties initiated construction on 8135 Maple Lawn Boulevard, a four-story, 138,000 square foot Class “A” office building contained within Maple Lawn’s Business District. The Baltimore-based commercial real estate company is developing the community in a joint venture partnership with Greenebaum Enterprises, Inc. that includes 388,000 square feet of existing office space, as well as the development rights for more than 800,000 square feet of office space.

Located off MD Route 29 in the Baltimore-Washington corridor section of Howard County, Maple Lawn is a mixed-use community that contains commercial office space, research and development/flex space, medical buildings, restaurants and retail uses in a “Main Street-style” environment, as well as a residential component that can support more than 1300 units. A full-service hotel with conference center is also part of the development program.

11850 West Market Place, with a brick and glass exterior, will feature 16-foot ceiling heights, suite sizes beginning at 2,520 square feet of space and rear loading docks. The building is designed to achieve Leadership in Energy and Environmental Design® certification featuring high-energy HVAC units, energy-efficient motion sensor light fixtures, double pane insulated glass, white TPO roofing membrane, dual-flush toilets and waterless urinals and the use of low VOC paint and adhesives. Storm water runoff is managed utilizing a state-of-the-art system that minimizes the effect on local waterways.

“We continue to experience an extremely high demand for flexible office space among users looking for a strategic position within the Baltimore-Washington, D.C. corridor region,” stated Jerry Wit, Senior Vice President, Marketing for St. John Properties. “This latest project, which represents our final R&D/flex product in Maple Lawn, is perfectly suited for professional service companies, satellite offices or light manufacturing and production organizations seeking to tap into the momentum of this strong marketplace. The leasing pace for each of our Maple Lawn R&D/flex buildings has exceeded our expectations.”

The joint venture between St. John Properties and Greenebaum Enterprises provides St. John the rights to co-own, lease and manage up to 15 buildings on 60 acres of land at Maple Lawn totaling over 1.2 million square feet of office, R&D/flex and retail space. A maximum of just over 1.8 million square feet of space is permitted in Maple Lawn's commercial districts.

Maple Lawn is located approximately three miles from Interstate 95, 19 minutes from BWI Airport, 22 miles from Baltimore and 28 miles from Washington, D.C. The retail component includes merchants such as Harris Teeter, Maple Lawn Market, Venegas Prime Filet and Ranazul Restaurant.

St. John Properties, Inc., founded in 1971, owns and has developed nearly 17 million square feet of R&D/flex, office, retail and warehouse space in Maryland, Colorado, Louisiana, Pennsylvania, Virginia and Wisconsin. For more information about the company, visit [www.sjpi.com](http://www.sjpi.com).