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ST. JOHN PROPERTIES AND GREENEBAUM ENTERPRISES INITIATE CONSTRUCTION ON NEW FOUR-STORY, 138,000 SF CLASS “A” OFFICE BUILDING AT MAPLE LAWN

8135 Maple Lawn Boulevard, designed to achieve LEED certification, represents latest project in 1.2 million square foot office portfolio being developed in joint partnership

BALTIMORE, MD (January 15, 2013) – Baltimore-based commercial real estate companies St. John Properties, Inc. and Greenebaum Enterprises, Inc. have initiated construction on 8135 Maple Lawn Boulevard, a four-story, 138,000 square foot Class “A” office building located within Maple Lawn, a 600-acre mixed-use business community located in Howard County, Maryland. Development of this project includes 388,000 square feet of existing office space, as well as the development rights for more than 800,000 of additional square feet of office space.

Located off MD Route 29 in the Washington-Baltimore 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, eventually totaling more than 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. In addition, a residential component will also contain 1,340 residential units. A full-service hotel with conference center is also part of the development program.

Slated for delivery in November 2013, 8135 Maple Lawn Boulevard is designed to achieve Leadership in Energy and Environmental Design® (LEED) certification. The building, with a brick and glass exterior, will feature 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.

“Continued strong leasing momentum at Maple Lawn, as evidenced by the recent signing of ELTA North America and Regus representing more than 25,000 square feet of space, has provided us with the confidence to move forward with this new speculative office building,” stated Jerry Wit, Senior Vice President, Marketing for St. John Properties. “With the continued emergence of economic drivers such as cyber-security initiatives, and the growing demand of companies seeking a presence in the Washington-Baltimore Corridor marketplace, we are extremely confident about the leasing prospects for this new project.”

“Integrated within Maple Lawn is every element essential to users of commercial office space, such as a fully-developed retail component, residential housing options, and access to a diverse, highly-qualified and educated employee base,” explained Michael Greenebaum, Vice President, Greenebaum Enterprises. “Throughout the development of this mixed-use community, we have been careful to address the needs of our tenants and various audiences, and Maple Lawn has continually been refined and improved.”

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, Ranazul Restaurant and Coreworks Fitness Studio.