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RACKTOP SYSTEMS SIGNS 4,500 SQUARE FOOT LEASE WITH ST. JOHN PROPERTIES AT MAPLE LAWN IN HOWARD COUNTY

High-technology company, relocating from Columbia, expected to quadruple their workforce.

BALTIMORE, MD (January 30, 2013) – RackTop Systems has signed a lease with St. John Properties, Inc. for 4,500 square feet of space at 11840 West Market Place, a 42,620 square foot single-story building in Maple Lawn Corporate Center park in Maple Lawn, a 600-acre mixed-use business community in Howard County. The Baltimore-based commercial real estate company is developing the community in a joint venture partnership with Greenebaum Enterprises, Inc., including 388,000 square feet of existing office space, plus the development rights for more than 800,000 square feet of office space. RackTop Systems expects to increase its production by more than 8-fold in the new location.

RackTop Systems develops foundational information technology appliances, with a focus on designing easy-to-use and economical computing solutions for businesses and organizations. The company manufactures enterprise storage and virtualization solutions that power private and public clouds around the world. RackTop Systems, which has relocated its corporate headquarters from the Columbia area, is utilizing this space for product integration, manufacturing and software development.

“Maple Lawn offers the perfect combination of business and retail amenities, combined with a strategic location near two major metropolitan areas that will enable us to attract talented employees,” stated Eric Bednash, CEO of RackTop Systems. “We are providing convenience for our customers and partners to collaborate in our space, as well as an upgraded business lifestyle for our employees, who can take advantage of the community’s restaurants, retail and residential opportunities.”

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, as well as a residential component that can support more than 1,300 units. A full-service hotel with conference center is also part of the development program.

11840 West Market Place, with a brick and glass exterior, features 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® (LEED) 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.

“RackTop Systems’ decision mirrors the long-term trend of numerous local and regional firms that have relocated from Columbia to Maple Lawn, including Just Health Shops, OmniTI and Studio Dans,” explained Jerry Wit, Senior Vice President, Marketing for St. John Properties. “Each organization expressed the strong desire to identify a building with flexible office space, and contained within a multi-faceted business environment that provides multiple amenities and advantages for its employees and customers.”

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 office, R&D/flex, retail and warehouse space in Maryland, Colorado, Louisiana, Pennsylvania, Virginia and Wisconsin. For more information about the company, visit www.sjpi.com.