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ST. JOHN PROPERTIES, INC. REVEALS PLANS FOR NEXT PHASE OF BALTIMORE CROSSROADS INTEGRATING OFFICE AND RESIDENTIAL COMPONENTS

Dubbed "Greenleigh at Crossroads," town center concept incorporates mixture of mid-rise Class "A" office and retail space, combined with residential housing options to reflect emerging opportunities in Baltimore County marketplace

BALTIMORE (April 24, 2013) – St. John Properties, Inc. and Somerset Construction Company have revealed conceptual design plans for the next phase of Baltimore Crossroads, a 1,000-acre mixed-use business community on MD Route 43 near Interstate 95 in the White Marsh section of Baltimore County. Named "Greenleigh at Crossroads," the Town Center concept will incorporate a mixture of mid-rise Class "A" commercial office buildings, retail amenities and a range of housing options that reflects the emerging employment and residential opportunities anticipated in the Baltimore County marketplace. Groundbreaking is slated to commence within the next twelve to eighteen months. Designed by the planning and urban design firm Design Collective, Inc., Greenleigh at Crossroads borrows many of the successful elements incorporated into Maple Lawn, a mixed-use development in Howard County.

Since 2007, St. John Properties has developed nearly 1.2 million square feet of space at Baltimore Crossroads, including 16 buildings representing half a million square feet of commercial office, R&D/flex and retail space by St. John Properties. Approximately 3,000 employees work daily in the business community that contains more than two million square feet of space. Upon final build-out, nearly 10,000 workers are expected.

"Greenleigh at Crossroads represents an integrated approach to the opportunities our research suggests are emerging in Baltimore County, as well as a viable solution to re-energize and enhance the overall character of the community," stated Edward St. John, Chairman of St. John Properties. "We have thoughtfully designed this new section to serve as a dynamic employment generator, create a comprehensive live-work-play environment that satisfies many different needs and to elevate the product mix to the highest level ever achieved in the County."

“Greenleigh at Crossroads sets a new Baltimore County standard for quality development,” explained Baltimore County Executive Kevin Kamenetz. “St. John Properties makes the best use of land and infrastructure resources, with multi-story offices, a variety of homes and open spaces coming together to meet the needs of today’s businesses and residents. Greenleigh will be an important part of eastern Baltimore County’s future.”

Baltimore Crossroads is configured to support more than five million square feet of commercial office, R&D/flex, warehouse and industrial space, as well as two hotels and 450,000 square feet of retail space. Positioned approximately ten miles from downtown Baltimore City, the project features Crossroads Village Center, a 35,000 square foot Main Street-style retail project designed to serve the commercial office and residential components of Baltimore Crossroads, as well as the surrounding White Marsh and Middle River communities.

The Arbors at Baltimore Crossroads, a 365-unit luxury apartment complex developed by Somerset Construction Company, represents the inaugural residential development in the business community. Designed in a “Texas Doughnut” configuration that allows residents to park and live on the same level of the building, the apartments are 95% leased. Approximately twenty-three different apartment designs were built in single, two and three-bedroom formats ranging from 510 to 1,565 square feet of space. Constructed to LEED Gold specifications, a two-story, 1,900 square foot community center is positioned within the apartment complex that contains a fitness center, multi-media center, kitchen and bar, billiards room and adjacent swimming pool.

For additional information about Baltimore Crossroads visit www.BaltimoreCrossroads.com

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, Nevada, Pennsylvania, Virginia and Wisconsin. For more information about the company, visit www.sjpi.com.