



**FOR IMMEDIATE RELEASE**

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## **ST. JOHN PROPERTIES INITIATES CONSTRUCTION ON NEW BUSINESS COMMUNITY IN ANNE ARUNDEL COUNTY**

*Rt. 100 Tech Park, real estate development company's eighth tech park in immediate BWI Airport area, to contain approximately 120,000 square feet of office, R&D/flex and retail product*

**BALTIMORE, MD** (June 24, 2013) – St. John Properties, Inc. has initiated construction activities on the first building within its new Rt. 100 Tech Park, an 18-acre mixed-use development configured to support more than 120,000 square feet of office, R&D/flex and retail space upon final build-out. Representing the real estate development company's eighth technology park in the immediate BWI Airport marketplace, the project is positioned near the intersection of Dorsey Road and Coca Cola Drive in the Hanover section of Anne Arundel County and is adjacent to MD Route 100 and Arundel Mills Mall and Maryland Live! The project is a joint venture with Hanover Princess LLC principals Michael Stavlas and Jon Zhoulis.

The inaugural building under construction is a single-story 24,190 square foot single-story building featuring sixteen foot ceiling heights, ample glass lines and an adjacent surface parking lot. It is designed to achieve Leadership in Energy and Environmental Design® (LEED) Silver Certification for environmental sustainability. 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.

Located at 1743 Dorsey Road, the building can support a wide variety of office users, including service-oriented companies, medical-related firms and physician practitioners and entrepreneurial-driven entities from 2,380 square feet to 24,190 square feet of space.

Rt.100 Tech Park will also include 48,120 square foot and 42,120 square foot R&D/flex buildings with sixteen foot ceilings and dock and drive-in loading capabilities, with office space designed to suit each tenant's requirements, as well as a 5,195 square foot retail project containing business-related and consumer

amenities to support the employees working in the technology park. Targeted uses for this retail building are fast-casual restaurants, and financial and business services.

“Our company continues to experience strong and sustained leasing activity throughout the Anne Arundel County marketplace, fueled by business expansions near Fort Meade and BWI Airport, and our objective is to stay ahead of the demand for new commercial office space,” said Jerry Wit, Senior Vice President, Marketing for St. John Properties. “The reemergence of the residential housing market, coupled with sustained consumer confidence and expanding opportunities in the healthcare sector, have created optimism among the general business community. St. John Properties is taking advantage of the posture of many commercial office developers that have utilized a wait-and-see approach regarding new office construction.”

Rt. 100 Tech Park is positioned approximately 12 miles from downtown Baltimore, 10 miles from Columbia and 25 miles from Annapolis. More than 134,000 consumers reside within a five-mile radius of the business community, with average household income exceeding \$97,000.

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, Nevada, Virginia and Wisconsin. For more information about the company, visit [www.sjpi.com](http://www.sjpi.com).