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CISCO SYSTEMS, INC. SELECTS MAPLE LAWN IN HOWARD COUNTY FOR 97,128 SQ. FT. HEADQUARTERS

Move will consolidate and expand Sourcefire's Howard County office space presence

BALTIMORE (November 25, 2014) – Cisco Systems, Inc. has signed a lease with St. John Properties, Inc. and Greenebaum Enterprises, Inc. for 97,128 square feet of space at 8135 Maple Lawn Boulevard, a recently-completed four-story, 131,257 square foot Class “A” office building located in the Maple Lawn business community in Howard County, Maryland. Cisco, which acquired Columbia-based Sourcefire Inc. last year, plans to consolidate and expand a number of Sourcefire’s Howard County offices into the new headquarters at 8135 Maple Lawn Boulevard.

Sourcefire employees are expected to move into the building in phases as interior construction is completed, starting in summer 2015. With this Cisco lease the building is now 90% leased. In response to strong demand for Maple Lawn office space, St. John Properties has initiated construction on 8115 Maple Lawn Blvd., a four-story, 138,990 sq. ft. Class “A” office building.

Maple Lawn is a 600-acre mixed-use business community that, upon completion, will consist of more than 1.8 million square feet of commercial office space in the commercial district, a residential component containing more than 1,300 housing units and a full-service hotel with conference center. Approximately 800,000 square feet of commercial office space, research and development/flex space, medical buildings and retail uses in a “Main Street-style” environment currently exists in the community. In addition, more than 1,000 residential units ranging from condominiums to estate homes have been constructed.

Headquartered in San Jose, California, Cisco Systems develops Internet Protocol (IP)-based networking technologies systems, as well as products involved with routing and switching, home networking, security, storage area networking and wireless technology. The company first established operations in Howard County last year with its acquisition of Sourcefire, Inc., a Columbia-based company founded in 2001 involved

with network security hardware and software. More than 350 employees are expected to work in the Maple Lawn Business District building.

“The Cisco lease is a significant win for Howard County and Maple Lawn, as it solidifies the presence of another headquarters company in the region and the accompanying employee base,” explained Lawrence F. Maykrantz, President, St. John Properties. “Companies continue to recognize Maple Lawn as an ideal business location for the Washington-Baltimore corridor, with immediate access to major highways and close proximity to government agencies and research universities. Maple Lawn’s amenities, residential availabilities and overall environment give this mixed-use community a great advantage in attracting quality businesses. This is the latest flight-to-quality decision that we are pleased to see among commercial office space end-users.”

Michael Greenebaum, President of Greenebaum Enterprises, Inc., said, "We are glad to see yet another company embrace the vision we have had for Maple Lawn from the start. We have created a mixed-use community with amenities and employee-friendly features that are especially appealing to major tech companies."

8135 Maple Lawn Boulevard was constructed with a brick and glass exterior and expansive, column-free 35,000 square foot floor plates. The project features high-energy HVAC units, energy-efficient motion sensor light fixtures, double pane insulated glass, white TPO roofing membranes and water-conserving plumbing fixtures. Low VOC paint and adhesives will be utilized in the construction, and storm water runoff will be managed utilizing a state-of-the-art system that minimizes the effect on local waterways.

Companies that maintain operations in Maple Lawn include Regus, NewDay USA, Raytheon, Air Patrol Corporation and ELTA North America. The retail component includes merchants such as Harris Teeter, Looney’s Pub, Maple Lawn Market, Ranazul Restaurant, I.M. Wine, Sidamo Coffee & Tea and Coreworks Fitness Studio. St. John Properties and Greenebaum Enterprises formed a joint venture partnership several years ago to develop, lease and manage 300,000 square feet of commercial office and R&D space within Maple Lawn.

Located off MD Route 29 in Fulton, MD in the Washington-Baltimore corridor section of Howard County, Maple Lawn is located approximately three miles from Interstate 95 and the Inter-County Connector, twenty minutes from BWI Airport, 22 miles from Baltimore and 30 miles from downtown Washington, D.C.

All Maple Lawn buildings are connected via underground conduits which enable tenants with a presence in more than one building to share voice and data systems. The business community includes an on-site fitness center, nearby childcare and numerous dining and shopping amenities.

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.