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**COWAN SYSTEMS SIGNS 9,995 SQUARE FOOT LEASE AT
BALTIMORE GATEWAY WITH ST. JOHN PROPERTIES, INC.**

Logistics and shipping company elevates occupancy of 100,000 square foot building to 70%

BALTIMORE (February 16, 2015) – Cowan Systems, Inc., a privately-owned logistics company, has signed a lease with St. John Properties, Inc. for 9,995 square feet of space at Baltimore Gateway, a five-story, 100,000 square foot Class “A” office building overlooking Interstate 95 at 3700 Koppers Street in Baltimore City. The project is now 70% leased by twelve businesses, including Bombardier and Dataprise, Inc. Matt Lenihan of St. John Properties represented the landlord and Bill Miller and Brad Berzins of NAI KLN represented the tenant in this transaction.

Cowan Systems, headquartered on Hollins Ferry Road in Baltimore County, provides supply chain solutions and logistics consulting services to customers across the country. The firm leverages the use of more than 2,000 company-owned trucks, 20 intermodal terminals and more than 15,000 contract carriers in its day-to-day services. Baltimore Gateway will serve as needed expansion space for Cowan’s fast growing subsidiary, Cowan Logistics.

“The ability to design and build-out our space in exactly the manner we wanted was critical in our decision to choose Baltimore Gateway,” explained Dan Evans, President of Cowan Logistics. “We are currently located within close proximity to our new location, and it also was important to remain in the immediate area to minimize disruption to our employees. St. John Properties has done a tremendous job of bringing the building back. It offers the perfect location, visibility and amenities.”

St. John Properties purchased Baltimore Gateway in 2012 and immediately initiated a comprehensive \$8 million top-to-bottom renovation strategy that included a complete modernization of the lobby and common areas, installation of energy-efficient windows, three new high-speed elevators and an all-new HVAC system. The company also added a state-of-the-art fitness center and constructed a new pylon sign with

200 square foot LED message board providing tenants the opportunity to be visible to more than 185,000 vehicles per day passing along Interstate 95. The building, which includes a deli and abundant parking, has an exterior of brick masonry with ribbon glass windows.

“This represents the second Baltimore Gateway lease with a company operating in the transportation sector and continues the strong leasing activity we have achieved at this project within the past year,” said Richard Williamson, Senior Vice President of Leasing for St. John Properties. “St. John Properties was initially attracted to acquiring this building based on its prominent visibility from I-95 and rapid connections to major highways serving the Baltimore metropolitan region. These are the same reasons we are generating interest from tenants that ultimately select Baltimore Gateway, which validates our belief in the project’s strategic positioning and its marketable amenities.”

St. John Properties, Inc., founded in 1971, has developed and owns more than 17 million square feet of R&D/flex, office, retail and warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Utah, Virginia and Wisconsin. For more information about the company, visit www.sjpi.com.