



FOR IMMEDIATE RELEASE

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ST. JOHN PROPERTIES, INC. INITIATES CONSTRUCTION ON THREE NEW SPECULATIVE BUILDINGS AT BALTIMORE CROSSROADS IN WHITE MARSH AREA, REPRESENTING 89,000 SQUARE FEET OF SPACE

Move reflects continuing demand among new companies seeking office space in eastern Baltimore County, as well as expansion needs demonstrated from existing tenants

BALTIMORE (May 4, 2015) – St. John Properties, Inc. has initiated construction on one R&D/flex office building two additional speculative commercial office buildings, totaling approximately 89,000 square feet of space, at Baltimore Crossroads, a master-planned 1,200 acre mixed-use business community located in the White Marsh section of Baltimore County, Maryland. In the fourth quarter of 2014, St. John Properties leased more than 100,000 square feet of commercial office and R&D/flex office space to eight separate tenants at the business community.

Located along MD Route 43 near Interstate 95, Baltimore Crossroads is configured to support more than five million square feet of commercial office, R&D/flex, warehouse, industrial and retail space, as well as a hotel and a residential component. St. John Properties has constructed 17 buildings totaling more than 500,000 square feet of commercial office, R&D/flex office and retail space at the business community since 2008. More than 2,500 people currently live and work at Baltimore Crossroads.

The new speculative buildings St. John Properties is constructing are 11560 Crossroads Circle, a 23,630 square foot single-story office building; 11570 Crossroads Circle, a 25,600 square foot single-story office building; and 11675 Crossroads Circle, a 40,080 square foot R&D/flex office building. All three will be constructed to achieve LEED-Gold certification. 11675 Crossroad Circle reflects the new and upgraded R&D/flex design building prototype unveiled by St. John Properties, which includes 18 foot clear ceiling heights and an increased glass line.

St. John Properties and Somerset Construction, in conjunction with Elm Street Development Company, have carved out a 200-acre section of the business community to create Greenleigh at Crossroads, a

“new urbanism-style” development with a compact, pedestrian-friendly design with approximately 1,500 new residential units including single-family homes, townhomes, condominiums and apartments; a multi-story office component featuring 500,000 square feet of space; and 100,000 square feet of retail space. The first phase of this section, which utilizes a classic town center design to enable use by pedestrians instead of cars, is expected to break ground in early 2016.

“Continued leasing momentum at Baltimore Crossroads provides us with tremendous confidence to pro-actively increase the product inventory at this business community,” said Richard Williamson, Senior Vice President of Leasing for St. John Properties. “The White Marsh and eastern Baltimore County marketplace is attracting strong interest from numerous audiences, as evidenced by the pending arrival of a new, major retail outlet center, the construction and leasing of several large distribution buildings, the continued increase in residential units and the highway improvements underway along Interstate 95. Our corporate philosophy dictates having available ready-to-move-in office inventory to respond to the dynamics of the market.”

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.