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ST. JOHN PROPERTIES SIGNS TWO HEALTH AND MEDICAL-RELATED TENANTS AT LIBERTY EXCHANGE TOTALING MORE THAN 8,000 SQUARE FEET OF SPACE

Liberty Pediatrics and Therapeutic Kneads Wellness Center expected to open this summer at 5963 Exchange Drive in Eldersburg section of Carroll County

BALTIMORE (June 22, 2015) – St. John Properties, Inc. has attracted two new health and medical-related companies totaling more than 8,000 square feet of space to Liberty Exchange, a mixed-use business community situated near the intersection of MD Routes 32 and 26 (Liberty Road) in the Eldersburg section of Carroll County. The commercial real estate company has constructed five buildings totaling more than 143,000 square feet of space at the business park, which represents the first venture in the Carroll County marketplace for the Baltimore-based firm.

Liberty Pediatrics, a three-physician practice founded in 2005 that treats infants and young children, has leased 5,440 square feet of space at 5963 Exchange Drive, a 24,480 square foot commercial office building located within Liberty Exchange. The doctors’ office, which is relocating from the Eldersburg area, also contains three nurse practitioners, serving the medical needs of more than 6000 patients. Therapeutic Kneads Wellness Center, which offers therapeutic massage, reflexology, energy work, nutritional counseling and acupuncture is relocating into 2720 square feet of space at 5963 Exchange Drive. Both groups are expected to open this summer at Liberty Exchange.

The tenants join Orthopaedic Associates of Central Maryland, an 11-physician practice composed of orthopedic surgeons, podiatrists, physical medicine and rehabilitation therapists, plus Fusion Dental and Johns Hopkins’ Signature OB/GYN as other health related tenants at Liberty Exchange.

“Liberty Exchange satisfied our requirement for the additional space we needed to expand our practice,” stated Patti Hittle of Liberty Pediatrics. “The positioning of the traffic light at the entrance of the

business community was a key component in our decision, as we believe this will contribute to patient safety. We also loved that the space is clean and new.”

Expansion was also a driving factor for Therapeutic Kneads Wellness Center. According to owner Joy Loraw, “our center is growing rapidly and it was critical to move to a larger space to accommodate the expanding patient load. The new space enabled us to build our office to exact specifications, while also designing an environment that would be attractive and acceptable to the community,” she explained.

Will McCullough of St. John Properties represented the landlord in both transactions and Dennis Boyle of Lee and Associates represented Liberty Pediatrics.

5963 Liberty Exchange is a single-story office building featuring 10-foot ceiling heights, ample glass line and free surface parking. The single-story building will be configured to support a wide variety of office users, including service-oriented companies, medical-related firms and physician practitioners and entrepreneurial-driven entities. The project can be subdivided to space sizes as small as 1,360 square feet.

Each building at Liberty Exchange is designed to satisfy requirements for Leadership in Energy and Environmental Design (LEED) certification. 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.

“Healthcare and medically-related users have embraced Liberty Exchange, given the availability of first-floor office locations, direct visibility and proximity from nearby roadways, and a central position in the County that provides easy access,” Richard Williamson, Senior Vice President, Leasing for St. John Properties. “Each of the healthcare tenants we have attracted is highly professional and financially-strong with a rapidly-expanding patient base that brings value to our business community and the local marketplace.”

Upon completion, Liberty Exchange will be a corporate campus comprised of nine buildings offering approximately 225,000 square feet of office and R&D/flex space, plus retail space that will primarily serve tenants and employees of the business community. Intended uses for the retail portion include a convenience store and bank on separate pad sites, as well as in-line retail offering a variety of products and services. This internal retail space is expected to alleviate traffic along Liberty Road as employees stay within the park to eat and utilize business amenities and services.

The retail component of the park features frontage and roadside visibility from Liberty Road. More than 44,000 consumers reside within a five-mile radius of the site, with an average annual household income exceeding \$119,000.

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