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CONTACT: Al Cunniff
(410) 369-1277

ST. JOHN PROPERTIES BEGINS CONSTRUCTION ON NEW RETAIL COMPONENT AT WINDSOR OFFICE PARK IN BALTIMORE COUNTY

9,500 square foot space designed to complement existing business community and service corporate neighbors, including Social Security Administration, Northrop Grumman Systems and Federal Bureau of Investigation

BALTIMORE, MD (July 6, 2015) – St. John Properties, Inc. has begun construction on 9,500 square feet of additional retail space within its Windsor Office Park, a project located in the Windsor Mill section of Baltimore County at the intersection of N. Rolling Road and Windsor Boulevard. The speculative inline space, which will be available for occupancy in late 2015, is adjacent to an existing Wawa and features direct visibility and access from N. Rolling Road.

Retail spaces beginning at 1,300 square feet of space are available for lease at the project, located at 2835 N. Rolling Road. St. John Properties is targeting a variety of uses, including fast-casual restaurants, consumer and business services such as cell phone and shipping stores, and small boutiques for this new retail space. The project is designed to complement the existing business community in the Windsor Mill/Woodlawn corridor, as well as corporate neighbors, including the Social Security Administration, Northrup Grumman Systems, the Center for Medicare and Medicaid Services and the Baltimore office of the Federal Bureau of Investigation.

In addition to the 63,000 square foot Windsor Office Park, St. John Properties owns and manages the adjacent Windsor Corporate Park, which contains nearly 400,000 square feet of space. Within the immediate vicinity are a number of other business parks and user-occupied buildings that provide a large daytime population. Mature residential areas are also located within close proximity, adding evening and weekend consumer opportunities.

“The submarket immediately surrounding Windsor Office Park remains under-retailed as employees working in surrounding business parks continue to seek new restaurant and shopping amenities that they can access during their lunch time,” explained Bill Holzman, Vice President of Retail Leasing at St. John

Properties. “The free-standing Wawa is an extremely high-performing retail operation, and we believe the market can support additional retail, especially in the fast-casual category. The one-two punch of daytime and evening consumer traffic that this location offers is rare, provides a healthy built-in audience.”

More than 306,000 people reside within a five-mile radius of Windsor Office Park, with an average household income exceeding \$76,000.

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, Utah, Virginia and Wisconsin. For more information about the company, visit www.sjpi.com.