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BIOCERNA SIGNS 7,721 SQUARE FOOT LEASE FOR LABORATORY AND OFFICE SPACE AT 8161 MAPLE LAWN BOULEVARD IN HOWARD COUNTY

Company relocating from Gaithersburg section of Montgomery County

BALTIMORE (April 11, 2016) – **Biocerna, LLC** has signed a lease with St. John Properties, Inc. for 7,721 square feet of laboratory and office space within 8161 Maple Lawn Boulevard, a four-story, 110,000 square foot Class “A” office building located within Maple Lawn, a 600-acre mixed-use business community in Howard County, Maryland. The company, which conducts clinical laboratory testing including clinical chemistry, genetic testing and next-generation sequencing, is relocating from the Gaithersburg section of Montgomery County. Brandon Jenkins, Leasing Representative for St. John Properties, represented the landlord in this transaction.

8161 Maple Lawn Boulevard consists of a white pre-cast concrete and glass exterior and expansive, column-free 27,500 square foot floor plates. The project features highly-efficient HVAC units, motion sensor light fixtures, double pane insulated glass, white TPO roofing membranes and high-efficiency plumbing fixtures. Low VOC paint and adhesives were 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 located throughout neighboring counties and stretching into the Northern Virginia sub-markets continue to be attracted to the amenities and upscale corporate environment that exists at Maple Lawn,” stated Richard Williamson, Senior Vice President, Leasing for St. John Properties. “Biocerna represents the most recent example of this on-going trend, and this highly-regarded company is a major win for the business community and Howard County.”

More than 1.8 million square feet of commercial office space is permitted within Maple Lawn’s commercial districts, in addition to a residential component that can support more than 1,300 housing units. A full-service hotel with conference center is also part of the development program. St. John Properties and

Greenebaum Enterprises formed a joint venture partnership several years ago to develop, lease and manage commercial office and R&D space within Maple Lawn.

Located at the intersection of MD Route 29 and MD Route 216 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, 20 minutes from BWI Airport, 22 miles from Baltimore and 30 miles from downtown Washington, D.C.

Maple Lawn is a mixed-use community that currently contains more than one million square feet of commercial office space, research and development/flex space, plus medical buildings and retail uses in a “Main Street-style” environment. Companies that maintain operations in Maple Lawn include Regus, NewDay USA, Raytheon, and Cisco. 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, Inc., founded in 1971, owns and has developed more than 17 million square feet of R&D/flex, office, retail and warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah and Wisconsin. For more information about the company, visit www.sjpi.com.