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ST. JOHN PROPERTIES STARTS TWO NEW SPECULATIVE BUILDINGS AT ASHBURN CROSSING IN LOUDOUN COUNTY

Emerging demand in numerous sectors including data center support, healthcare, service providers, community users as well as expansion needs among existing tenants, provide confidence for development strategy

ASHBURN, VA (May 24, 2016) – St. John Properties, Inc. has initiated construction on two speculative R&D/office/flex buildings, totaling more than 90,000 square feet of space in Ashburn, Virginia. The buildings represent the first phase of development activities for Ashburn Crossing, an 81-acre mixed-use business community that will bring more than one million square feet of new commercial office and amenity space to Loudoun County upon final buildout. Ashburn Crossing is located at the intersection of Loudoun County Parkway and Gloucester Parkway at the epicenter of Loudoun County’s “Data Center Alley” with the world’s largest concentration of data centers, where up to 70 percent of the world’s Internet traffic flows through each day. By fall 2016, on-going road construction will connect Gloucester Parkway directly to Route 28 and Nokes Boulevard, adding a critical east-west connector to the region.

“Ashburn Crossing is surrounded by world-class employers, amenities and residences and we plan to become a major contributor to the momentum in the fastest growing county in the nation,” stated Matt Holbrook, Regional Partner for St. John Properties. “We see numerous drivers that will continue long-term demand in the Loudoun County marketplace, including the technology, medical/healthcare, and service sectors and we look forward to further expanding our portfolio here. Existing customers have also expressed the need for expansion space, so we are extremely confident proceeding with this development strategy.”

The first two buildings of Ashburn Crossing will be brick and glass with frontage on Loudoun County Parkway, offering 18 foot clear ceiling heights, suites from 2,560 to 45,120 square feet of space, and free parking at the rate of four spaces per 1,000 square feet. Both have been designed to exceed Leadership in Energy and Environmental Design (LEED®) Gold certification for environmental sustainability. In addition to traditional “green” features like high-efficiency HVAC, windows/roofing, and plumbing systems, Ashburn Crossing will

employ an innovative approach to landscape irrigation by using safe, non-potable reclaimed water supplied directly from Loudoun Water.

“It is a testament to the strength of Loudoun’s economy that St. John Properties has the confidence to build two new spec properties in our county,” stated Buddy Rizer, executive director of Economic Development for Loudoun County, Virginia. “St. John Properties has a stellar reputation for delivering high-quality business environments, and we look forward to working with them on attracting more high-performing companies to their properties in Loudoun.”

Ashburn Crossing is situated where Data Center Alley meets the entertainment/dining/shopping district of One Loudoun, Top Golf, I-Fly, Dulles Town Center and Redskins Park. From Ashburn Crossing, Loudoun and Gloucester Parkways provide direct access to VA Routes 7 and 28 and the Dulles Toll Road/Greenway and it is less than three miles to both the Loudoun Gateway and Ashburn Silver Line Metro Stations that will be constructed. Washington-Dulles International Airport is five miles south from Ashburn Crossing and Tysons/Capital Beltway is 14 miles east. Ashburn Crossing is situated between two of St. John Properties existing business communities: Ashburn Tech Park (445,000 square feet of space located 1.5 miles southwest) and Loudoun Tech Center (125,000 square feet of space located two miles due east). In the last several years, St. John Properties also sold properties for data centers by Sabey and Amazon.

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