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ST. JOHN PROPERTIES EARNS LEED GOLD CERTIFICATION FOR TWO FLEX/R&D BUILDINGS WITHIN ASHBURN TECH PARK

LEED features for Core & Shell include high-efficiency HVAC and white roofing systems

ASHBURN, VA (October 31, 2016) – St. John Properties, Inc. has earned Leadership in Energy and Environment Design (LEED) Gold certification for Core & Shell from the United States Green Building Council (USGBC) for 44190 and 44200 Waxpool Road, two 54,120 square foot flex/R&D buildings located within the Ashburn Tech Park in Ashburn, Virginia. Since initiating its LEED program in 2009, forty buildings, comprising more than 2.1 million square feet of space have earned either Gold or Silver LEED certification throughout the St. John Properties portfolio. Eighteen of this total are flex/R&D buildings like 44190 and 44200 Waxpool Road.

Features that support this certification include the incorporation of a high-efficiency HVAC system, high-performance windows, sustainable laboratory fixtures, a white thermoplastic polyolefin roofing system (TPO), drought-resistant landscaping and significant open spaces.

According to the United States Green Building Council, projects earn LEED ratings according to national standards that relate to the “performance, health, durability, affordability and creation of environmentally-sound buildings.” The system examines and rates key building areas including interior space layout, interior finishes, lighting and mechanical distribution. The process further encourages “future tenants to capitalize on green strategies implemented by the developer” to ensure the consistency of this LEED rating. Buildings earn USGBC certification in defined categories that include: Existing Building, Commercial Interior, Core & Shell and New Construction.

“Designing and constructing buildings that achieve LEED certification is extremely important to our company and our tenants, as end-users place increased emphasis on leasing space that satisfies these sustainable requirements,” explained Matt Holbrook, Regional Partner for St. John Properties, Inc. “As compared

with older, non-sustainable buildings in the marketplace, our LEED-certified buildings significantly reduce our clients' operating costs thanks to building systems that conserve expensive resources like electricity, natural gas, and water. With regard to environmental stewardship, St. John Properties continues to devote significant resources to retain our position as a recognized thought-innovator and leader in this movement. Our commitment is only possible with feedback from our clients and researching new green strategies that save energy and improve the interior environment.”

Located off Waxpool Road (VA Route 625) and the Dulles Greenway, Ashburn Tech Park currently consists of eight research and development /office/flex buildings comprising more than 440,000 square feet of space. The Park is in close proximity to Washington Dulles International Airport, the Dulles Toll Road and the growing population of eastern Loudoun County, Virginia. The research and development buildings offer tenant spaces that are thirty feet wide with 16 to 18 foot high ceilings and feature dock or drive-in rear loading options. Free surface parking is available and services these buildings. A few miles north of Ashburn Tech Park, St. John Properties has started the construction of Ashburn Crossing, an 81-acre mixed-use business community along Loudoun Co and Gloucester Parkways that has also been designed to achieve LEED certification for environmental sustainability.

St. John Properties, Inc., founded in 1971, owns and has developed more than 18 million square feet of flex/R&D, 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.