



FOR IMMEDIATE RELEASE

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NEARLY 650,000 SQUARE FEET OF NEW SPECULATIVE COMMERCIAL SPACE NOW BEING DEVELOPED IN ST. JOHN PROPERTIES PIPELINE

Activity spans four counties and 10 buildings within Baltimore-Washington, D.C. market, led by four projects in Anne Arundel County totaling nearly 265,000 square feet of space

BALTIMORE (July 18, 2016) – St. John Properties, Inc., a Baltimore-based real estate development and management company, has broken ground and is currently constructing 10 separate buildings comprising almost 650,000 square feet of speculative space situated throughout Anne Arundel, Baltimore, Carroll and Howard Counties. Included in the new development is over 400,000 square feet of new, multi-story Class ‘A’ office space. The development work is led by activity in the Anne Arundel County marketplace which consists of four buildings comprising nearly 265,000 square feet of space. The company has developed and currently manages more than 18 million square feet of R&D/flex, office, retail and warehouse space in eight states across the country.

“This substantial development activity spanning several different sub-markets is spurred by our continued confidence in the Maryland economy, as well as our corporate philosophy to maintain a steady inventory of ready-to-move-in product to respond to new opportunities,” stated Richard Williamson, Senior Vice President of Leasing for St. John Properties. “Activity throughout our portfolio remains brisk, and drivers including the healthcare/medical sector and the technology industry continue to create demand for commercial space. We envision the continuation of this leasing activity in the long-term, and this new development positions our company to take full advantage of existing market dynamics.”

A county-by-county breakdown of the development activity includes:

Anne Arundel County

- Five-story 126,500 square foot office building at I-97 Business Park, Phase III
- Flex//R&D building consisting of 48,120 square feet at BWI Technology Park II

- Two flex/R&D buildings at Route 100 Technology Park containing 48,120 square feet of space and 42,120 square feet of space

Baltimore County

- Three-story 75,000 square foot office building within Greenleigh at Crossroads near White Marsh. Representing the next development phase of Baltimore Crossroads, a 1,000-acre mixed-use business community, Greenleigh at Crossroads will contain 1000 single-family homes and townhomes, 500 multi-family units, three mid-rise Class “A” commercial office buildings containing approximately 300,000 square feet of space; 128,000 square feet of single-story office space; 116,000 square feet of retail amenities; and a 120-room hotel.
- Two flex/R&D buildings at the Dolfield Business Park containing approximately 39,000 square feet of space and 31,000 square feet of space respectively

Carroll County

- Flex/R&D building offering nearly 30,000 square feet of space at Liberty Exchange

Howard County

- Four-story, 100,000 square foot Class “A” office building in Annapolis Junction Town Center, a mixed-use Transit-Oriented Development (TOD) situated adjacent to the Savage Maryland Rail Commuter (MARC) Station. This project represents the office component of the TOD, which upon completion will contain 416 luxury apartment homes, a 150-room hotel, 17,450 square feet of retail space and a 700-space intermodal commuter parking garage serving the MARC Station.
- Four-story 105,000 square foot Class “A” office building in Maple Lawn, a 600-acre mixed-use business community located off MD Route 29 in Fulton. Maple Lawn is a mixed-use community that currently contains more than 1 million square feet of commercial office space, flex/R&D space, plus medical buildings and retail in a “Main Street-style” environment.

Each of the multi-story office buildings will be constructed to satisfy LEED Gold requirements while the flex/R&D buildings will satisfy LEED Silver requirements, as specified by the United States Green Building Council. These buildings feature a high-efficiency HVAC system, high performance energy-efficient windows, sustainable lavatory fixtures, a white thermoplastic polyolefin roofing system, significant open space and wetland/forest preserves, drought-tolerant landscaping and the use of low VOC (volatile organic compounds) paints, carpets and adhesives.

“Our clients continue to demand sustainability and environment-friendly features in their corporate real estate, as they recognize the importance of conserving energy and resources,” Williamson added. “We have responded with strategies that create new standards for conservation, the reuse and disposal of materials and energy usage. St. John Properties remains an industry leader in sustainable building with 39 LEED certified properties.”

St. John Properties, Inc., founded in 1971, has developed and owns more than 18 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.