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CIS SIGNS 65,000 SQUARE FOOT LEASE WITH ST. JOHN PROPERTIES AT ASHBURN CROSSING

Provider of communications and computing solutions plans to relocate approximately 200 employees to Ashburn Crossing in first quarter 2018

ASHBURN, VA (December 18, 2017) – **CIS Secure Computing, Inc.** has signed a lease with St. John Properties, Inc. for 65,000 square feet of space within Ashburn Crossing, an 81-acre mixed-use business community in Loudoun County, Virginia that will comprise almost 700,000 square feet of commercial and amenity retail space including R&D/office/flex space at final build-out. Upon delivery in the first quarter of 2018, CIS Secure Computing will occupy space in both 21050 and 21100 Ashburn Crossing Drive for this requirement, relocating approximately 200 employees to the new facility. Danny Severn of St. John Properties represented the landlord and Terry Amling of Lincoln Properties represented the tenant in this transaction.

CIS Secure Computing has leased the entire 45,120 square foot, single-story building at 21100 Ashburn Crossing and approximately 75% of the 29,040 square foot, single-story building at 21050 Ashburn Crossing which are positioned adjacent to each other within the business community. 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. In addition to an abundance of new data centers in the area, the adjacent Gloucester Parkway extension was completed last year linking directly to Route 28 and Nokes Boulevard, adding a new east-west thoroughfare to this portion of Loudoun County.

"Attracting CIS Secure Computing to Ashburn Crossing brings a rapidly-growing and highly-regarded company to our business community. With a great collaborative working relationship, it's a win for CIS, for Ashburn Crossing, and for the surrounding area," stated Matt Holbrook, Regional Partner for St. John Properties. "Leasing momentum remains brisk as end-users recognize the value of our flexible commercial space, combined with a strategic location that provides companies with high visibility along Loudoun and Gloucester Parkways,

immediate access to their customers, and abundant retail amenities for their employees. We continue to develop speculative space to address anticipated long-term demand led by drivers in the technology, medical/healthcare, and service industries.”

Both buildings were constructed with brick and glass exteriors and offer 16 to 18 foot clear ceiling heights, suites ranging from 2,560 to 45,120 square feet of space, and free parking at the rate of four spaces per 1,000 square feet. They have also been designed to exceed Leadership in Energy and Environmental Design (LEED®) Gold certification for environmental sustainability to conserve energy and reduce operating costs. In addition to traditional “green” features like high-efficiency HVAC, windows/roofing, and plumbing systems, St. John Properties partnered with Loudoun Water to bring safe non-potable reclaimed water to Ashburn Crossing for irrigation. Although installation costs were higher for St. John, this innovative irrigation system demonstrates St. John Properties’ commitment to energy and resource conservation since irrigation is the second largest category of water use in the U.S. Additionally, use of reclaimed water at Ashburn Crossing will reduce tenants’ irrigation costs by an estimated 77% as compared to standard irrigation systems. Ashburn Crossing is the first R&D, office, or flex park in Loudoun County to install such a system.

“The team at St. John Properties made this very large decision seamless for us and we are excited to make the move,” explained Bill Strang, Chairman and CEO of CIS Secure Computing.

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 several large local properties to data center users.

St. John Properties, Inc., founded in 1971, owns and has developed more than 18.5 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