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CONTACT: Jay Riley
(410) 369-1277

**CHESAPEAKE VETERINARY REFERRAL CENTER COMPLETES
28,000 SQUARE FOOT BUILDING IN JOINT VENTURE WITH ST. JOHN PROPERTIES**

*Specialty veterinary hospital and surgery center expands from former 11,000 square foot building
to brand new facility at 808 Bestgate Road in Annapolis*

BALTIMORE, MD (November 19, 2018) – Chesapeake Veterinary Referral Center (CVRC), through a joint venture partnership with St. John Properties, Inc., has taken occupancy of a recently-completed 28,000 square foot facility located at 808 Bestgate Road in the Annapolis area of Anne Arundel County. CVRC, a specialty veterinary hospital and emergency center offering seven medical and rehabilitation disciplines for dogs and cats, recently expanded from its former 11,000 square foot building nearby. More than 40 veterinarians and 125 employees will work from the new single-story building beginning in early December. Richard Williamson, Senior Vice President of Leasing and Marketing and Sean Doordan, Senior Vice President of Acquisitions for St. John Properties represented the company in this transaction.

“After adding several specialty areas to our practice group in Annapolis, as well as hiring additional staff members to accommodate patient demand in the Anne Arundel County region, it became necessary to dramatically expand our existing operation,” explained Dr. Krista Evans, one of the founders and owners of CVRC, which also operates full-service locations in Towson and Columbia. “The construction estimate to enlarge our existing building was cost-prohibitive, so we proceeded with our next option to build a new structure that satisfied our exact specifications. After interviewing several developers, we chose St. John Properties based on their familiarity with the local area and overall experience in Anne Arundel County, as well as the chemistry we felt with their team.”

CVRC relocated to its current facility in 1999 with the four original practices of internal medicine, surgery, cardiology and emergency clinic. Over the past 18 years, CVRC has added several additional speciality practices including oncology, neurology, ophthalmology, and rehabilitation. The expansion of the facility will allow the addition of two more specialty practices, radiology and radiation therapy. The new building is equipped with a CAT scan machine, an MRI scanner with easier patient access, a hyperbaric oxygen chamber, an underwater treadmill for hydrotherapy, and a dedicated OR suite for non invasive procedures.

2560 Lord Baltimore Dr Ofc 410 788 0100
Baltimore MD 21244 Fax 410 788 0851

www.sjpi.com



“We have been involved with five new construction or expansion projects since our founding in 1992, and this process was the most efficient and problem-free,” Dr. Evans explained. “St. John Properties’ in-house team of design and construction professionals added value-engineering to the final product, while also navigating through the County permitting and construction process in a timely manner. We interacted extremely well together and communication was always direct and clear.”

“CVRC is among the most well-respected and successful veterinary speciality practices in the state and they draw patients from an extremely large radius, including Delaware, Virginia and Pennsylvania,” stated Richard Williamson, Senior Vice President of Leasing and Marketing for St. John Properties. “The owners had a strong vision for this new facility and we were able to deliver the facility to meet their budget and construction timetable. The new building is state-of-the-art and large enough to serve their needs for the foreseeable future.”

In the next several months, St. John Properties plans to raze the former facility and initiate construction on 810 Bestgate Road, a four-story, 100,000 square foot Class “A” medical office building that is located adjacent to the new veterinary practice. The two-building business community is positioned within close proximity to Anne Arundel Medical Center, US Route 50/301 and Interstate 97, with the downtown business district of Annapolis approximately one mile away.

St. John Properties, Inc., founded in 1971, owns and has developed more than 19 million square feet of Flex/R&D, Office, Retail and Warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah and Wisconsin. The company was named the national “2018 Developer of the Year” by NAIOP, the Commercial Real Estate Development Association. For more information about the company visit www.sjpi.com