



FOR IMMEDIATE RELEASE

CONTACT: Jay Riley  
(410) 369-1277

## ST. JOHN PROPERTIES TO BREAK GROUND ON 225,000 SQUARE FOOT WAUGH CHAPEL BUSINESS PARK IN ANNE ARUNDEL COUNTY

*Located in Gambrills, the joint venture with Reliable Contracting Company will contain seven flex/R&D buildings, with 100,000 square feet of speculative space set for construction immediately*

**BALTIMORE** (December 12, 2018) – St. John Properties, Inc., in a joint venture partnership with Reliable Contracting Company, has revealed plans for the development of a seven-building mixed-use business community in the Gambrills section of Anne Arundel County that, at final build-out, will support 225,000 square feet of flex/R&D space. Construction will commence immediately on three 33,120 square foot single-story speculative buildings at Waugh Chapel Business Park, with delivery expected to occur in early 2019. The site is located immediately adjacent to Waugh Chapel Town Centre off MD Route 3.

“Anne Arundel County has been among the most prolific commercial real estate markets in our portfolio for the past several years, and we are proceeding with approximately 100,000 square feet of speculative development at Waugh Chapel Business Park with tremendous confidence,” stated Richard Williamson, Senior Vice President, Leasing and Marketing for St. John Properties. “We believe end-users from a wide array of industry sectors will gravitate to this business community based on its location near the nexus of major roadways including MD Routes 3 and 175, and Interstate 97. Waugh Chapel Town Centre, complete with more than 60 stores including Wegmans Food Markets, in addition to luxury apartment units, provides a significant amenity within walking distance.”

St. John Properties and Reliable Contracting intend to initiate construction on 983, 985 and 987 Waugh Chapel Way, which will each contain 33,120 square feet of flex/R&D space. Featuring 18-foot clear ceiling heights and dock or drive-in loading doors, the buildings are designed to satisfy the U.S. Green Building Council’s Leadership in Energy and Environmental Design requirements to conserve natural resources, save energy and reduce operating costs. The next phase of construction activity is expected to begin in 2019.

Waugh Chapel Business Park is positioned approximately 15 miles from Annapolis, 20 miles from Baltimore and Columbia and 24 miles from Washington, D.C. Baltimore-Washington International Airport is 14 miles from the

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

[www.sjpi.com](http://www.sjpi.com)



site. Nearly 55,000 people reside within a three-mile radius from the business community with an average household income exceeding \$132,000.

“Our numerous joint venture partnerships with Reliable Contracting have been extremely positive experiences,” stated Sean Doordan, Senior Vice President, Acquisitions for St. John Properties. “The strong market fundamentals existing at Waugh Chapel Business Park provide us with tremendous optimism in the execution and rapid lease-up of this business community.”

Headquartered in Gambrills, Reliable Contracting Company provides commercial and residential construction services with an emphasis on asphalt paving and road construction, grading and excavating, utility construction, storm water management and trucking. Founded in 1928, the company employs more than 400 people.

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 “2018 Developer of the Year” for the Nation by NAIOP, the Commercial Real Estate Development Association. For more information about the company, visit [www.sjpi.com](http://www.sjpi.com).