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## ROSENDIN EXPANDS FOR THIRD TIME WITHIN ST. JOHN PROPERTIES PORTFOLIO WITH NEW 36,000 SF LEASE

*National electrical contractor began relationship in 2013 with 3000 square feet*

**BALTIMORE, MD** (November 25, 2019) – Since entering the Mid-Atlantic marketplace in 2013 with a 3,000 square foot space in Cromwell Business Park, electrical contracting company Rosendin has now expanded its real estate requirement for the third time within the St. John Properties, Inc. portfolio with its most recent 36,000 square foot lease. The San Jose, California-based group expects to move approximately 48 employees to 1747 Dorsey Road, a 48,120 square foot Flex/R&D building located within Route 100 Tech Park in the Hanover section of Anne Arundel County, Maryland. Lacey Johansson, Leasing Representative with St. John Properties, represented the landlord, and Andrew Meeder and Dan Hudak of The MacKenzie Companies represented the tenant in this transaction.

“Given the national scope of the company, our first consideration for real estate is proximity to a major airport, and both our current and future buildings are located less than five minutes from BWI Airport,” explained Bennett Rhodes, Division Manager for Rosendin. “We have been rapidly expanding since our entry into Maryland six years ago and find the business environment throughout Maryland, Delaware, and Pennsylvania extremely robust. St. John Properties has consistently provided us with nearby space through three separate moves, and maintaining a relationship with the same landlord helps simplify the process. It was essential to remain in the same general area to minimize disruption to our employees and customers, and St. John Properties has been able to accommodate our growth and expansion.”

Rosendin, which expects to occupy the space in early 2020, will also add its new East Coast Renewables Group within the requirement, a unit involved in servicing solar power and wind power projects located east of the Mississippi River. According to Rhodes, Rosendin works with several high-profile clients locally, including government contractors in Fort Meade, hospital and laboratory uses associated with John Hopkins Health System, Exelon, and real estate developers working on Harbor East in Baltimore City. The company recently won business in Harrisburg, Pennsylvania, and also remains active in suburban Maryland and Delaware.

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“With a diversity of uses needed for our space, including administrative personnel and sales, in addition to product storage and logistics, the flexibility provided by the presence of office and warehouse space perfectly suits our needs,” Rhodes added. “Each building features loading docks, free parking, and immediate access to major highways such as 295 and I-95 which allows us to easily access projects throughout Maryland. These amenities remain extremely important to us.”

Over the past six years, the company expanded from 3,000 square feet to 7,560 square feet and later 13,320 square feet of space within Cromwell Business Park, before this division office’s relocation to Route 100 Tech Park.

Route 100 Tech Park is a mixed-use business community consisting of approximately 125,000 square feet of Flex/R&D, single-story commercial office and retail space. Situated at the intersection of Dorsey Road and Coca Cola Drive, the park is less than five miles from BWI Airport, 12 miles from Baltimore City and 25 miles from both Annapolis and Washington, D.C.

“Rosendin quickly established itself in the local marketplace by creating differentiation from their competitors with sophisticated technology and strong service, and the company’s rapid growth reflects its continuing success,” stated Sean Doordan, Senior Vice President, Leasing and Acquisitions for St. John Properties. “We were able to accommodate several expansion requirements with the availability of nearby space, a situation we take great pride in based on our portfolio-wide speculative development philosophy. By anticipating the space needs of clients such as Rosendin, we can sustain long-term relationships and present immediate real estate solutions.”

Rosendin maintains 15 offices across the country. The company, which is celebrating its 100th year of operation in 2019, is the largest employee-owned electric contracting company with revenues exceeding \$2 billion. The company has more than 7,000 employees nationally.

St. John Properties, Inc., founded in 1971, owns and has developed more than 20 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).