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CLUBHOUSE KIDS OPENING NEW PRESCHOOL AND ALL-DAY CHILD CARE CENTER AT RIVERSIDE TECH PARK IN NOVEMBER

Approximately 15 employees expected to work in the new location at 8420 Gas House Pike

FREDERICK, MD (November 3, 2020) – **Clubhouse Kids**, which provides before and after school care and educational programming to Frederick-area children, is opening its first non-school location at Riverside Tech Park, a 60-acre business community located near MD Routes 26 and 15/340. Owners Aimee and Chris Dunn signed a lease with St. John Properties, Inc. for 11,500 square feet of space at 8420 Gas House Pike and expect to open the site in early November. Danny Foit, Leasing Representative for St. John Properties, represented the landlord in this transaction and Tony Checchia of Verita Commercial Real Estate represented the client.

Clubhouse Kids currently offers preschool and all-day child care services for children ranging from kindergarten through the eighth grade at three Frederick-area schools including Carroll Creek Montessori Public Charter School, Frederick Classical Charter School and Monocacy Valley Montessori Public Charter School. According to co-owner Aimee Dunn, the challenges presented by COVID-19 with the unavailability of schools to accommodate its programs helped accelerate the search for space in a professional environment.

“Our eyes were opened when we were suddenly shut down due to the unavailability of school environments and realized, at that point, that we needed a stable space to satisfy the needs of our families and their children,” explained Aimee Dunn. “We were also in the early stages of searching for an expanded space to accommodate more equipment and learning areas, so the timing worked out perfectly. Our new facility at Riverside Tech Park provides us with extreme flexibility to execute our educational and recreational programming, while providing a central location in Frederick that is accessible and visible from several major highways.”

The new space at 8420 Gas House Pike is equipped with 16-foot ceilings that will allow for the creation of a clubhouse atmosphere including bouncing apparatus and stand-alone equipment that encourages healthy exercise, as well as a learning hub to support the needs of students engaged in virtual learning. According to Dunn, an expanded

facility was also needed to accommodate a younger demographic starting at six weeks of age. Approximately 15 employees, all credentialed by the Maryland State Department of Education, are expected to work at the new facility.

“Because we offer bus transportation for students attending four local schools, we were additionally interested in a site located near our Frederick Classical Charter School facility,” Dunn added. “With the large variety of retail amenities situated nearby, including Wegmans Food Markets and numerous restaurants, it will be convenient for families to shop for dinner after retrieving their children from this location.”

“The need for quality before and after-school care has only been heightened during the pandemic, as the normal routines of families remain disrupted,” explained Matt Holbrook, Regional Partner, Virginia and Central Maryland for St. John Properties. “Families place a high priority on dependable and high-quality child care and educational programs, and Clubhouse Kids is a premier operator that adds significant value to Riverside Tech Park and the surrounding community.”

Riverside Tech Park is a 12-building business community totaling more than 650,000 square feet of space. Existing tenants include Subaru’s Regional Automotive Performance and Training Facility, Wilcoxon Sensing Technologies, EDCO, and Precision For Medicine, along with retail amenities such as Royal Farms convenience store and Subway restaurant. 8420 Gas House Pike is a single-story, 93,360 square foot flex/R&D building equipped with dock and drive-in loading options.

Last fall, St. John Properties acquired 12.6 acres of land situated adjacent to this business community near Monocacy Boulevard and Progress Drive, and is developing four single-story flex/R&D buildings comprising 146,600 square feet of space.

Riverside Tech Park is located two miles from Interstate 70, three miles from Interstate 270 and Frederick Municipal Airport and approximately 55 miles from Washington, D.C.

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.

