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**VSC FIRE & SECURITY, INC. LEASES 20,000 SQUARE FEET OF SPACE WITH ST. JOHN PROPERTIES, INC. AT BWI TECH PARK IN ANNE ARUNDEL COUNTY**

*Fire sprinkler and protection contractor relocating 100 employees in early 2021*

**BALTIMORE, MD** (December 22, 2020) – **VSC Fire & Security, Inc.** has signed a lease with St. John Properties, Inc. for 20,207 square feet of space at 805 Pinnacle Drive. The single-story building consists of 62,160 square feet of flex/R&D space, and is located in BWI Tech Park near the BWI Airport in Linthicum, Maryland. The company intends to relocate approximately 35 office and 65 field employees from the Jessup area of Howard County to Anne Arundel County in early 2021. Angelo Munafo of St. John Properties represented the landlord and Scott Skogmo of Chesapeake Real Estate Group represented the client in this transaction.

VSC Fire & Security is a commercial fire sprinkler and security system contractor that currently operates 15 locations throughout the eastern and southeastern sections of the United States. Founded more than 60 years ago and headquartered in Ashland, Virginia, the company delivers fire protection, life safety and security solutions to commercial and residential customers. The new location at BWI Tech Park will service customers throughout the central Maryland region and into the northern part of Washington, D.C.

“Sustained business growth and an inefficient space layout at our existing location were the primary drivers for our search for new office space,” explained Peter Anderson, Division Manager for VSC Fire & Security. “805 Pinnacle Drive provided us with the opportunity to start with a clean slate and design a customized working environment that was conducive to employee collaboration and cohesiveness. The majority of our staff will have work stations next to windows and natural light, which will promote productivity and employee wellbeing. The 18-foot ceiling heights will be extremely beneficial for storage and the location adjacent to MD 295 will shorten the distance to clients situated throughout Maryland and DC. The large selection of dining options within close proximity to BWI Tech Park and the opportunity for building signage were also determining factors in our decision.”

Situated at the intersection of West Nursery Road and the Baltimore-Washington Parkway (MD Route 295), 805 Pinnacle Drive was designed to achieve LEED certification and features 18-foot ceiling heights, dock and drive-in loading capabilities, and a free surface parking lot. The building has prominent roadside visibility from MD Route 295 and is located approximately four miles from Baltimore Washington International Airport. A number of

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business amenities are located within the immediate vicinity to BWI Tech Park including full-service hotels with conference facilities, fast-casual and sit-down restaurant options, and additional service retail. Downtown Baltimore is within eight miles, Annapolis is just over 20 miles away, and Washington, D.C. is approximately 30 miles from the business community.

“VSC Fire & Security provides essential fire protection products and services and is a recognized leader in their industry,” explained Sean Doordan, Senior Vice President of Leasing and Acquisitions for St. John Properties. “The company was attracted by the opportunity to shape a first-generation space to meet its unique workspace requirements, while also providing the flexibility to support administrative office, equipment storage and repair services operations. VSC Fire & Security was operating within a tight window to move its offices, and the immediate availability of suitable space in 805 Pinnacle Drive was a significant element in their choice. Our mission of developing commercial space on a speculative basis to satisfy the needs of current and future clients continues to place us in an advantageous position throughout the marketplace.”

VSC Fire & Security will join technology company JACS Solutions, which recently relocated into 15,000 square feet of space at 809 Pinnacle Drive in BWI Tech Park.

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).