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ANNAPATH PATHOLOGY SERVICES EXPANDS WITHIN ST. JOHN PROPERTIES' MELFORD TOWN CENTER WITH 6,000 SQUARE FOOT ADDITION

Laboratory testing company now leases 15,000 square feet of space in Prince George's County

BALTIMORE, MD (January 20, 2021) – **Annapath Pathology Services, Inc.** has signed a lease with St. John Properties, Inc. for 6,000 square feet of expansion space at 4801 Tesla Drive, and will now occupy 14,760 square feet of space at Melford Town Center, a 466-acre mixed-use community in Prince George's County. This represents the second expansion for the company in the St. John Properties portfolio since originally leasing 3,000 square feet of space at this business community. More than 70 employees are expected to work at Melford Town Center when the company occupies the space in early 2021. Bill Jautze of St. John Properties represented the landlord, and Scott Wimbrow of MacKenzie Commercial represented Annapath Pathology Services in this transaction.

Annapath Pathology Services provides laboratory and testing services to serve the needs of physicians and patients in Maryland, D.C. and Virginia. The company, which offers pathology services and technical support, as well as laboratory design and management, added COVID-19 testing this year. Annapath utilizes the polymerase chain reaction (PCR) technique for COVID-19 infection testing, which is considered the most reliable and accurate in the medical community.

“This latest expansion was necessitated based on the continued growth of the company at the rate of 20-30% over the past several years,” stated Craig Zwobot, Co-founder and Chief Operating Officer of Annapath Pathology Services. “This space will be utilized for COVID-19 testing, billing and also the storage of documents which, due to federal government regulations, need to be retained for a period of ten years. We were fortunate to be able to lease space adjacent to our existing facility in our current building, which will expedite and simplify the expansion. Remaining at Melford Town Center was our top priority for many reasons, led by a desire to minimize disruption to our employees.”

“An uninterrupted energy supply is vital to our business, and Melford Town Center is equipped with two separate power feeds to accommodate our requirements,” Zwobot added. “This is important because of our 24-testing cycle and the need to maintain a temperature-controlled environment for the storage of our records.”

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Located at the intersection of US Route 50 and MD Route 3/301 in Bowie, St. John Properties has developed more than one million square feet of commercial office, flex/R&D and retail space at Melford Town Center. The mixed-use community contains a Courtyard by Marriott hotel, and more than 85,000 square feet of future retail space, as well as residential units, are planned. It is located approximately 18 miles from BWI Airport and 25 miles from Baltimore and Washington, D.C. Nearly 120,000 vehicles pass the mixed-use community via US Route 50 on a daily basis.

“Accommodating the continuing growth requirements of our clients such as Annapath Pathology Services is a top priority,” explained Sean Doordan, Senior Vice President of Leasing and Acquisitions for St. John Properties. “We are able to efficiently respond to these requests by proactively developing speculative commercial space across our portfolio. Annapath remains an impressive success story with its ability to meet the changing needs of area physicians and patients, while also pivoting to recognize new growth opportunities.”

Founded in 1971 and headquartered in Baltimore, Maryland, St. John Properties, Inc. is one of the Mid-Atlantic’s largest privately held commercial real estate firms. The company is distinguished by their commitment to customer service, achievements in green building, and top-rated workplace culture. Throughout St. John Properties’ 50-year history, the company has developed more than 21 million square feet of flex/R&D, Office, Retail and Warehouse space serving more than 2,500 clients in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah, and Wisconsin. For more information about the company, visit www.sjpi.com.