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ST. JOHN PROPERTIES SIGNS FORTUNE 50 COMPANY TO 50,800 SQUARE FOOT LEASE AT ARCADIA BUSINESS PARK IN FREDERICK, MARYLAND

Entity to occupy 4735 Arcadia Drive, a 112,000 square foot high-bay warehouse building delivered last year

FREDERICK, MD (March 4, 2021) – **St. John Properties, Inc.** has signed a 50,800 square foot lease with a Fortune 50 company at 4735 Arcadia Drive, a 112,000 square foot high-bay warehouse building contained within Arcadia Business Park in Frederick, Maryland. Danny Foit, Leasing Representative for St. John Properties represented the landlord, and Tyler Rowland, Toby Mink, and Luke Wilson of CBRE represented the client in this leasing transaction.

In 2018, St. John Properties broke ground on 200,000 square feet of flex/R&D and high-bay warehouse space at Arcadia Business Park, representing Phase I of a development plan that will support a total of 600,000 square feet of space. The 61-acre business community is located at MD Route 85 (Buckeystown Pike) and Arcadia Drive, and currently features two single-story flex/R&D buildings totaling approximately 82,000 square feet of space in addition to the 112,000 square foot warehouse building.

4735 Arcadia Drive features 32-foot minimum clear ceiling heights, 50 by 52-foot column spacing, and skylights. Suite sizes start at 10,400 square feet of space. The rear of the building has dock and drive-in loading with a 130-foot deep single-loaded truck court, and is surrounded by a free surface parking lot.

“The building’s large bay sizes, ceiling heights and floorplate flexibility were designed to meet the diverse needs of end-users engaged in logistics, manufacturing and warehouse operations, and interest and leasing activity has surpassed our expectations,” explained Matt Holbrook, Regional Partner Virginia and Central Maryland for St. John Properties. “The business park’s presence near several major population centers has been a significant factor in this activity.”

Arcadia Business Park is located within close proximity to major highways including Interstates 270 and 70, US 15 and MD Route 355 that provide immediate access to points throughout Frederick, the suburbs of Washington, D.C. and Baltimore, as well as Northern Virginia. Loudoun County, Virginia and Montgomery County, Maryland are

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located 10 miles away; Howard County is 20 miles from the site; Interstate 495/Capital Beltway is 30 miles away and Washington-Dulles International Airport is positioned less than 40 miles from the business community.

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.