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ST. JOHN PROPERTIES SIGNS THREE LEASES AT LEESBURG TECH PARK TOTALING NEARLY 17,000 SQUARE FEET OF SPACE

Activity completed with Sterling Carpet Shops, Ranger Wrestling and Capital Hive Meadery

LEESBURG, VA (June 8, 2021) – **St. John Properties, Inc.** recently entered into leases with three entities at Leesburg Tech Park, a four-building business community situated at the intersection of Sycolin Road and Miller Drive. The leases totaled nearly 17,000 square feet of space. **Sterling Carpet Shops** signed a lease for 11,040 square feet of space at 940 Sycolin Road; while **Ranger Wrestling** and **Capital Hive Meadery** signed leases at 960 Sycolin Road for 3,000 and 2,760 square feet of space respectively. Danny Foit of St. John Properties represented the landlord and Rich Vaaler, CEO and Principal Broker of Vaaler Commercial Real Estate and Nancy Wyatt, Vice President of Vaaler Commercial Real Estate represented the clients in all three transactions.

Sterling Carpet Shops was founded in 1976 and will relocate from its existing location on Catoctin Circle by this summer. The company offers a comprehensive array of flooring products including carpet, hardwood, luxury vinyl tile and laminate flooring servicing both businesses and consumers throughout the Northern Virginia region.

Ranger Wrestling is a youth-oriented wrestling club and a member of the Virginia Wrestling Association and Mason Dixon Wrestling League. It is the largest wrestling club in Virginia, and has ranked in the top 50 in the United States for the past three years. Since 2018, Ranger Wrestling tripled from approximately 50 participants to nearly 150, and are back-to-back team champions in the Mason-Dixon League which features teams from Virginia, West Virginia and Maryland.

Capital Hive Meadery produces mead, an alcoholic beverage created by fermenting honey with water and fruits, hops and spices. The operation is Loudoun County's first meadery. Flavors include raspberry, white chocolate cheesecake, huckleberry, mango, key lime and tart cherry and the plans include producing more than 100 different flavors in the future, as well as ciders and non-alcoholic sodas.

940 Sycolin Road and 960 Sycolin Road are both single-story buildings featuring 41,040 square feet of flex/R&D space, 16-foot ceiling heights with dock and drive-in rear loading. St. John Properties is presently

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developing the 17-acre business community that is configured to support more than 160,000 square feet of space. Each building is designed for LEED certification which focuses on ways to conserve water and energy, limit transportation and waste of building materials, improve air quality and reduce greenhouse gas emissions.

“These clients, which have vastly different needs ranging from a showroom space, to a light manufacturing requirement to a sports training facility, demonstrate the extreme flexibility offered by our real estate product at Leesburg Tech Park,” stated Matt Holbrook, Regional Partner, Virginia and Central Maryland for St. John Properties. “We continue to successfully attract a wide variety of uses with diverse space requirements, based on building design, proximity to amenities and a strategic location near Sycolin Road, Bolen Park, and the Leesburg Executive Airport.” Leesburg Tech Park is adjacent to the Leesburg Executive Airport, five miles from Ashburn and 13 miles from Dulles International Airport. The business community is within close proximity to VA Route 7 (Harry Byrd Highway), VA Route 267 (Dulles Greenway) and US 15 (Leesburg Bypass).

Founded in 1971, 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.