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## AMERICAN SYSTEMS CONSOLIDATING SEVERAL OFFICES INTO NEW SITE AT LEXINGTON EXCHANGE IN ST. MARY'S COUNTY

*Government engineering and IT solutions provider expects to relocate  
25 employees to St. John Properties' business community by end of September*

**BALTIMORE, MD** (August 31, 2021) – **AMERICAN SYSTEMS**, a government and IT solutions provider with 17 offices nationwide, has chosen Lexington Exchange as the site for the company's multi-office consolidation in St. Mary's County, Maryland. The Chantilly, Virginia-based company has signed a lease with **St. John Properties, Inc.** for 9,102 square feet of space within the 140-acre mixed-use business community located on Three Notch Road in California, Maryland. American Systems expects to relocate 25 employees to 23567 Oak View Drive by the end of next month. **Matt Lenihan** of St. John Properties represented the landlord and **Matt Haas** of **JLL** represented the client in this lease transaction. American Systems becomes the second tenant at 23567 Oak View Drive, the other is an undisclosed government contractor who signed a lease in April to occupy nearly 20,000 square feet.

"The award of several new contracts, and the subsequent need to recruit additional employees, has fueled the expansion of our St. Mary's County multi-office location. We determined an office consolidation would provide the highest space and business efficiencies," explained Anthony Beamon, VP, Engineering and Analytical Solutions Directorate for AMERICAN SYSTEMS. "The space within Lexington Exchange emerged as the winner of our extensive search based on its extreme building flexibility containing both office and warehouse uses. The business community is also centrally located between our customer at Patuxent River Naval Air Station and the residential areas where a majority of our employees currently live."

Founded in 1975, AMERICAN SYSTEMS is one of the top 100 employee-owned companies in the United States, with more than 1,600 employees. The company provides Enterprise IT, Acquisition and Lifecycle Support, Engineering and Analysis, Test and Evaluation and Training Solutions to the Department of Defense, Intel and civilian government customers.

23567 Oak View Drive is a single-story building containing 45,120 square feet of flex/R&D space offering 18-foot ceiling heights and drive-in and dock loading. It is part of the five-building portfolio within Lexington

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Exchange that presently contains approximately 120,000 square feet of flex/R&D space and 65,000 square feet of retail space. Located along Three Notch Road (MD Route 235) and within one-half mile from Patuxent Beach Road (MD Route 4), St. John Properties intends to construct an additional 615,000 square feet of flex/R&D space at the business community.

In late 2019, St. John Properties and development partner Chaney Enterprises announced plans to develop 6.5 acres of land fronting Three Notch Road that can support end-users including restaurants, a fuel/convenience store, financial institution or urgent care facility. With nearly 45,000 consumers residing within a five mile radius, the business community presently contains an ALDI grocery store and 12-screen RC Theatres cinema.

The Naval Air Systems Command (NAVAIR) and the Naval Air Warfare Center Aircraft Division (NAWCAD), two groups which support any piece of equipment that takes off and lands from a United States aircraft carrier, are located on the grounds of the Naval Air Station Patuxent (PAX) River. More than \$40 billion of funds is appropriated to NAVAIR annually; approximately 25,000 civilian contractors and military personnel work at PAX River.

“The nearby Naval Air Station Patuxent River remains a significant economic driver for St. Mary’s County, as well as the commercial and retail components of Lexington Exchange,” explained **Sean Doordan**, Executive President of Leasing & Acquisitions for St. John Properties. “Located just five miles from PAX River, this business community is an attractive option among defense contracting groups seeking immediate access to the military installation and flexible office/warehouse space.”

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 its 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](http://www.sjpi.com).