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REHAB 2 PERFORM SELECTS WAUGH CHAPEL BUSINESS PARK FOR SEVENTH PHYSICAL THERAPY FACILITY IN MARYLAND

Owner and former Division I athlete Dr. Josh Funk cites success of recently-opened Annapolis location and presence of active adults and competitive sports activity as reasons for decision

BALTIMORE, MD (February 16, 2022) – **Rehab 2 Perform**, a full-service physical therapy practice group founded by **Dr. Josh Funk**, has selected **Waugh Chapel Business Park** in Anne Arundel County as the site for its seventh location in the greater Baltimore-Washington, D.C. region. The group signed a lease with **St. John Properties, Inc.** for 4,965 square feet of space at **983 Waugh Chapel Way** in Gambrills and expects to be operational with approximately 10 healthcare professionals this spring. **Bill Jautze** of St. John Properties represented the landlord and **Craig Kates** of **Edge** represented the client in this transaction.

Funk tore his labrum and rotator cuff while playing Division I lacrosse for The Ohio State University but was able to avoid surgery after undergoing a regimented rehabilitation program. The success of the exercise and therapy treatment made a strong impact, and provided the impetus for Funk to shift his career focus to physical therapy. Funk remains extremely sensitive about the stereotypical image of a physical therapy involving patients disconnected to the profession due to a dated approach to how it is delivered, including a sterile environment and staff that is not equipped to support the active individual. His mission was to invent a new concept in a non-traditional setting, with a focus on fitness, wellness and goal-setting.

“All of our locations are designed intentionally to look like a gym or work-out facility because our focus is exclusively on the fitness and wellness aspects of the rehabilitation process,” explained Funk. “Many of our employees are former athletes and we aim to take our patients to a new baseline to avoid reinjury. Another aspect that separates us is the length we go to educate our patients about the process and expected timeline for results. Best practice is a mix of timeline and criteria, both of which guide us towards the most efficient and effective path of returning to activity.”

Funk’s brother Jake played football for the University of Maryland and was drafted by the Los Angeles Rams in 2021. Rehab 2 Perform played a part in Jake’s return to football and perseverance through injuries

sustained throughout his collegiate career. Jake was one of seven rookies on the Rams 53-man roster for last weekend's big game.

The first Rehab 2 Perform facility opened within an incubator space in the Frederick area in December 2014 and has rapidly grown to six locations including Annapolis, Bethesda, Columbia, Frederick, Germantown and Mt. Airy, with the most recent facility opening in Columbia in November 2021.

“The Annapolis office, which opened last summer, is exceeding expectations and we believe great things are in store for our new Gambrills practice as well,” added Funk. “Anne Arundel County has many active adults, strong county schools with dynamic sports programs, a highly-organized recreational sports program, and people generally spending their time outdoors. The Waugh Chapel Business Park location provides high visibility, access to amazing demographics and a strong labor market for us to recruit new employees.”

Funk expects to continue growing his model and anticipates reaching the 10-store mark in the near future. “We have doubled the size of the company in the past two years and proven we have something that resonates in the market. We continually hone our process to support growth and we intend to continue with our strategic plan,” he added.

Rehab 2 Perform has twice been listed among the 5000 fastest-growing private companies nationally and was most recently ranked number 1398.

983 Waugh Chapel Way is a single-story building containing 33,120 square feet of flex/R&D space. Situated directly off MD Route 3 (Crain Highway) Waugh Chapel Business Park is a 24-acre mixed-use business community that is configured to support approximately 225,000 square feet of flex/R&D and retail space. Adjacent to Waugh Chapel Towne Centre, the project is located six miles from US 50, 14 miles from Interstate 495 and 15 miles from Annapolis. More than 62,000 vehicles pass the site on a daily basis.

“Healthcare-related concepts have been among the steadiest performers within our portfolio over the past two years,” explained **Sean Doordan**, Executive Vice President of Leasing & Acquisitions for St. John Properties. “Rehab 2 Perform will diversify the tenant mix at Waugh Chapel Business Park by offering their unique perspective on physical therapy and orthopedic rehabilitation.”

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 its commitment to customer service, achievements in green building, and top-rated workplace culture. Throughout St. John Properties' 51-year history, the company has developed more than 22 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.