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WINDOW NATION CONSOLIDATING LOCAL SHOWROOM AND WAREHOUSE INTO 23,030 SQUARE FOOT SPACE AT CROMWELL BUSINESS PARK

Family-owned window, door and siding company based in Maple Lawn, with locations in 18 markets, signs lease with St. John Properties, Inc. at business community in Anne Arundel County

BALTIMORE, MD – Window Nation, a family-owned and locally-based window, door, and siding replacement company, has signed a lease with **St. John Properties, Inc.** for 23,030 square feet of space at **Cromwell Business Park**, a 165-acre business community located in the Glen Burnie section of Anne Arundel County. Active in 18 markets and 21 states, the company intends to consolidate two existing showroom and warehouse locations into its new space within **871 Cromwell Park Drive** in fourth quarter 2022. **Lacey Johannson** of St. John Properties represented the landlord in this transaction.

Window Nation currently leases space with St. John Properties at two other business communities throughout the Baltimore Metropolitan Area. Upon completion of the move, Window Nation will relocate approximately 45 employees to the new Cromwell Business Park location. Founded by brothers **Aaron Magden** and **Harley Magden**, and headquartered in **Maple Lawn**, a mixed-use community in Howard County, Window Nation has replaced more than one million windows since its inception in 2006.

“One central location that houses both showroom and warehouse functions will create tremendous efficiencies for our organization, and this is the first time we are able to accomplish this in the greater Baltimore market,” explained **Harley Magden** of Window Nation. “With close proximity to a major highway, the process to receive products will be simplified. We will have adequate space to store windows for our installation teams as they visit our customers’ homes throughout the central Maryland region. Cromwell Business Park’s access to major highways will also make it convenient for consumers to choose the perfect windows for their specific project.”

871 Cromwell Park Drive is a single-story building containing 33,120 square feet of flex/R&D space. The recently-delivered speculative building is equipped with 18-foot ceiling heights, rear dock loading and free surface parking. Situated off Interstate 97 at Dorsey Road, Cromwell Business Park currently consists of 23 buildings comprising nearly one million square feet of flex/R&D, commercial office, warehouse and retail space. The park is



less than two miles from MD Route 100 and BWI Airport, four miles from MD Route 295, ten miles from Baltimore and 33 miles from Washington, D.C.

On site amenities include Starbucks, 7-Eleven, Royal Farms, Subway, Los Portales Mexican Restaurant and Aviation Deli & Grill. Numerous sit-down and fast-casual restaurants are located within close proximity. In addition, St. John Properties has started the speculative construction of three new retail buildings totaling over 30,000 square feet of space within Cromwell Business Park.

“Cromwell Business Park continues to draw service industry users due to its outstanding access and location to major highways, as well as BWI Airport,” stated **Matt Lenihan**, Senior Vice President, Leasing for St. John Properties. “We’re thrilled to have Window Nation join a great mix of tenants at Cromwell Business Park and occupy the newly constructed 871 Cromwell Park Drive flex building.”

Founded in 1971, St. John Properties, Inc. is one of the nation’s largest and most successful 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, warehouse space and has investments in over 2,600 apartments. The company proudly serves more than 2,500 clients in Colorado, Louisiana, Maryland, Nevada, Pennsylvania, Texas, Virginia, Utah, and Wisconsin. For more information about the company, visit www.sjpi.com.