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RELATIVE DYNAMICS INC. REVEALS PLANS TO RELOCATE HEADQUARTERS AND 50 EMPLOYEES TO 14400 SWEITZER LANE

Company providing engineering services to aerospace industry and federal government agencies signs 14,430 square foot lease with St. John Properties, with plans to take occupancy in August

BALTIMORE, MD (September 21, 2022) – Engineering services company **Relative Dynamics Inc.** has signed a lease with **St. John Properties, Inc.** for 14,430 square feet of space at **14400 Sweitzer Lane**, a four-story building containing 120,904 square feet of Class ‘A’ office space situated in Laurel, Maryland. The group, which provides systems engineering and communications services to the aerospace industry, as well as the United States Department of Defense, NASA and NOAA, intends to relocate its corporate headquarters, and approximately 50 employees to the building in the fall. **Michael Tait** of St. John Properties represented the landlord and **Todd Bosley** and **Tim Jaeger** of **DANAC Realty** represented the client in this transaction.

St. John Properties acquired 14400 Sweitzer Lane in late 2020. The building features a brick and ribbon glass exterior, two-story lobby, floorplates measuring approximately 30,000 square feet, an outdoor patio area and a free, surface parking lot that can accommodate 400 vehicles. The commercial real estate and development firm recently concluded a comprehensive set of interior and exterior improvements valued at approximately \$1.5 million, which was undertaken to increase the building’s capability to support multi-tenant occupancy and elevate overall aesthetics and functionality. The scope of work included installing modern finishes and furnishings in the lobby and common areas, adding a tenant fitness center, “Grab & Go Market” food amenity, new landscaping, and updating the HVAC systems.

“The building’s position directly off Interstate 95 first captured our attention, and it can actually be seen from this major highway,” explained **Antriksh Patel**, COO of Relative Dynamics. “We are currently nearby in Greenbelt and did not want to stray too far away from our employees and cause them inconvenience with a longer commute. The building fits each of our requirements including an open floorplan, free parking and a central location near our customers. With the recent renovations, we feel like we are moving into a new office building, which will be also be important in our on-going search for new talent.”



Relative Dynamic's team of Aerospace and Systems Engineers provide end-to-end design, testing and operational support including launch operations and mission planning support across multiple platforms. Current active areas of research include optical laser communications, thermal adaptive optics systems, systems identification methods, hybrid RF/Optical systems and more. The company provides systems engineering and technical leadership expertise for a wide array of engineering challenges, with a goal of establishing itself as a premier services and R&D provider in the aerospace industry.

14400 Sweitzer Lane is positioned off Interstate 95 at Konterra Drive and is one exit from the Intercounty Connector (MD Route 200), adjacent to MD Route 198, 13 miles from Columbia and approximately 20 miles from Washington, D.C. and Baltimore. In addition, Fort Meade/NSA, NASA Goddard Space Flight Center and the Food and Drug Administration headquarters are less than 15 minutes away.

"Our significant investment to elevate both the interior and exterior environment of 14400 Sweitzer Lane has resulted in the attraction of a new corporate headquarters to the building," stated **Matt Lenihan**, Senior Vice President, Leasing for St. John Properties. "When evaluating the asset, we recognized the opportunity to build value with the execution of a thoughtful improvement strategy and our efforts are paying off."

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.