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CONTACT: Brett Foelber  
(410) 369-1277

## GOODWILL INDUSTRIES OF THE CHESAPEAKE, INC. RELOCATING HEADQUARTERS TO BALTIMORE GATEWAY IN BALTIMORE CITY

*Approximately 40 employees will initially work from 3700 Koppers Street*

**BALTIMORE, MD** (September 27, 2022) – **Goodwill Industries of the Chesapeake, Inc.** has selected **Baltimore Gateway**, a five-story, 100,000 square foot commercial office building located at 3700 Koppers Street in Baltimore City as the site of its new headquarters. The non-profit organization signed a lease with **St. John Properties, Inc.** for 14,662 square feet of space and plans to move 40 employees from their existing location at 222 E. Redwood Street to the site overlooking Interstate 95 by this October. **Michael Tait** of St. John Properties represented the landlord and the client was self-represented in this transaction.

Goodwill Industries of the Chesapeake, Inc. provides job training, job placement and other human services for people who are unemployed or face other challenges to employment, including people with significant disabilities. Last year, Goodwill provided employment services to over 2,500 individuals. Revenue generated from the sale of donated goods helps fund these programs. The organization has operated within Central Maryland and the Eastern Shore for more than 100 years.

The Baltimore Gateway location will house most of Goodwill Industries' administrative and leadership team, with its former location at 222 E. Redwood Street slated to be transformed into The Excel Center. This tuition-free public high school, opening in 2023, is designed for adults 21 years of age and older, and will provide competency-based high school curriculum with embedded job training.

“Our expanded offices at Baltimore Gateway will allow us to open The Excel Center in Baltimore’s Business District, while keeping our administrative staff in Baltimore City,” explained **Lisa Rusyniak**, President & CEO of Goodwill Industries of the Chesapeake. “The footprint of the building allows our team to work on the same floor and the strategic location off Interstates 695 and 95 provides us immediate access to our network throughout Maryland.”



St. John Properties executed a top-to-bottom renovation of the property, that included a complete modernization of the lobby and common areas, the installation of a new HVAC system, energy-efficient windows and three new high-speed elevators, as well as a state-of-the-art tenant fitness center. The \$8 million investment also included the construction of a new LED pylon sign with 200 square foot message board that is visible to the more than 200,000 vehicles that pass the site on a daily basis. Baltimore Gateway earned LEED Gold Core and Shell Certification from the U.S. Green Building Council.

“Our capital investment strategy has been validated at Baltimore Gateway, as the combination of quality commercial office space, a high-profile and visible location from Interstate 95 and on-site amenities have attracted multiple new clients, including Goodwill Industries of the Chesapeake,” stated **Matt Lenihan**, Senior Vice President, Leasing for St. John Properties. “With the addition of Goodwill Industries of the Chesapeake, Baltimore Gateway now stands at approximately 95% occupied.”

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 residential units. 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](http://www.sjpi.com).