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**ST. JOHN PROPERTIES BREAKS GROUND ON ANOTHER NEW 75,000 SQUARE FOOT CLASS “A” OFFICE BUILDING AT THE GATE AT APG**

*Project is 10<sup>th</sup> building delivered by commercial real estate company at The GATE within past three years*

**BALTIMORE** (February 27, 2012) – St. John Properties, Inc. has initiated construction on 6190 Guardian Gateway, a new three-story, 75,000 square foot Class “A” office building located within The Government and Technology Enterprise (The GATE) project, a 416-acre business community located inside Aberdeen Proving Ground (APG) in Harford County. Upon the building’s completion this November, St. John Properties will have constructed ten office and research and development (R&D) buildings within the past three years, totaling more than 625,000 square feet of space.

6190 Guardian Gateway has been designed to achieve Leadership in Energy and Environmental Design® (LEED) Silver Certification for environmental sustainability. Features that support this certification include a high-efficiency HVAC (heating, ventilating and air conditioning) system, high performance windows, sustainable lavatory fixtures, a white thermoplastic polyolefin (TPO) roofing system, significant open space and wetland/forest preserves, drought-tolerant landscaping, and low VOC (volatile organic compounds) paints, carpets and adhesives. In addition, the building has the potential to connect with APG’s exclusive secure IT network and will comply with federal antiterrorism/force protection requirements.

St. John Properties has the capacity to build up to two million square feet of Class “A” multi-story and single-story office space, as well as research and development (R&D) flex/office and retail space at The GATE. The project, which is now the central location for contractors and agencies that support APG, has tenants that include The Boeing Company, CACI, General Dynamics, L-3 Communications, Raytheon, Science Applications International Corporation (SAIC), Telford Aviation and more.

“We continue to see demand at The GATE as firms look to join or expand their presence inside the fence line of APG,” stated Matt Holbrook, Regional Partner for St. John Properties, Inc. “Through the recent

Base Realignment and Closure Act process, APG has emerged as the nerve center for the Army's technological development and procurement activities. We also see strong interest from government contractors and other agencies that want to join the APG community and co-locate with their federal customers. Only The GATE location provides this connection to the APG community.”

### **About The GATE**

The Government and Technology Enterprise (The GATE) is a 416-acre, state-of-the-art office and technology business park located immediately inside the main entrance to Aberdeen Proving Ground. Over the anticipated ten-year buildout of The GATE project, St. John Properties is developing the park for lease to government sector and non-government users. The Baltimore-based commercial real estate company also has the option to situate future buildings outside or inside the secure perimeter of APG. For more information about The GATE, visit [www.thegateapg.com](http://www.thegateapg.com)

### **About St. John Properties**

St. John Properties, Inc., founded in 1971 as MIE Properties, owns and has developed more than 15 million square feet of office, R&D/flex, retail and warehouse space in Maryland, Colorado, Louisiana, Virginia and Wisconsin. For more information about the company, visit [www.sjpi.com](http://www.sjpi.com).