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QUANTUM LEAP RESEARCH SIGNS 9,000 SQUARE FOOT LEASE WITH ST. JOHN PROPERTIES, INC. AT LEESBURG TECH PARK

Newly-formed start-up company founded by local entrepreneur Jim Miller intends to establish headquarters within 41,000 square foot 940 Sycolin Road in fall 2019

LEESBURG, VA (June 26, 2019) – Quantum Leap Research, LLC, a newly-formed start-up company founded by local entrepreneur Jim Miller, has signed a lease with St. John Properties, Inc. for 9,000 square feet of space within 940 Sycolin Road in Leesburg Tech Park, a new flex/research & development business community situated in Leesburg, Virginia. The company, which is involved in the United States national security industry, intends to establish its headquarters within the single-story 41,000 square foot building this fall. Danny Foit of St. John Properties represented the landlord, and Meredith LaPier and Brad Davis of CBRE represented the tenant in this transaction.

Quantum Leap Research intends to employ a highly-technical workforce within its office space at Leesburg Tech Park with the hiring of workers skilled in disciplines that include applied physics, computer sciences, electrical engineering and mathematics. The mission of the company, according to Jim Miller, who brings more than 20 years of experience developing cyber security technologies to the venture, is to “develop solutions to problems the United States national security community is anticipated to face in the future.”

“Leesburg Tech Park emerged as the winner of our extensive real estate search process based on the expected growth potential of the greater Leesburg area, coupled with our desire to offer a full range of amenities and a comfortable working environment to our employees,” explained Jim Miller. “We are extremely familiar with St. John Properties and the company’s reputation for developing and managing business communities throughout the suburban Washington, D.C. region. Partnering with a locally-based company with a long range view of real estate was extremely important to us.”

Jim Miller founded Applied Security, Inc. in 2002 and sold the secure communications solutions company to an international publicly-traded organization in 2009. His second venture, Vulnerability Research Labs, specialized in

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developing computer network exploitation capabilities, was formed in 2008 and sold to Computer Sciences Corporation in 2010. Miller also formed Stratetgic Resources International in 2012, an entity that owns and operates international telecommunications infrastructures, and subsequently sold to Veritas Capital/Peraton in 2018.

“Quantum Leap Research, with its extremely strong pedigree and ownership by a proven entrepreneur, represents the ideal high-profile company that we intend to attract to Leesburg Tech Park,” stated Matt Holbrook, Regional Partner, Virginia and Central Maryland for St. John Properties. “Jim Miller has a history of forming successful ventures that expand rapidly as they establish leadership positions within niche industries. We are thrilled to welcome them to our business community as the inaugural tenant in 940 Sycolin Road. The Town of Leesburg continues to exhibit steady demand in the marketplace, a rapidly-growing residential population that stimulates new business formations and remains supply-constrained for new high-quality flex/R&D space.”

St. John Properties will deliver 940 Sycolin Road this fall at Leesburg Tech Park, a 17-acre business community that, at full build-out, is configured to support more than 160,000 square feet of flex/R&D space. Features include 16 foot ceiling heights, dock or drive-in rear door loading capabilities and a free surface parking lot that surrounds the building. The company also initiated speculative construction on a 26,520 square foot, 41,040 square foot, and a 51,120 square foot building, with all three designed to LEED Silver specifications.

Leesburg Tech Park is situated at the intersection of Sycolin Road and Miller Drive adjacent to the Leesburg Executive Airport, five miles from Ashburn and 13 miles from Dulles International Airport. The business community is within close proximity to VA Route 7 (Harry Byrd Highway), VA Route 267 (Dulles Greenway) and US 15 (Leesburg Bypass).

“Leesburg is pleased to have been selected as the home for Quantum Leap Research. Both the company and Leesburg Tech Park represent a rapidly growing market for the Town,” explained Russell Seymour, Economic Development Director for the Town of Leesburg. “We look forward to working with them and to their continued growth and success here in Leesburg.”

St. John Properties, Inc., founded in 1971, owns and has developed more than 19 million square feet of Flex/R&D, Office, Retail and Warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah and Wisconsin. The company was named “2018 Developer of the Year” for the Nation by NAIOP, the Commercial Real Estate Development Association. For more information about the company, visit www.sjpi.com.