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ST. JOHN PROPERTIES INITIATES RENOVATION AND RE-TENANTING STRATEGY AT 910 CROMWELL PARK DRIVE IN GLEN BURNIE, MD

Starbucks to join the renovated 10,725 square foot retail building supporting the 820,000 square foot Cromwell Business Park adjacent to BWI Airport in Anne Arundel County

BALTIMORE, MD (July 31, 2019) – St. John Properties, Inc., a Baltimore-based full-service commercial real estate development and investment company, has initiated a comprehensive renovation and retenanting strategy at 910 Cromwell Park Drive, a 10,725 square foot retail building located in the Glen Burnie section of Anne Arundel County, Maryland. Featuring unobstructed roadside visibility to 106,000 vehicles per day from Interstate 97, the free-standing building includes amenities designed to support the 14-building, 820,000 square foot Cromwell Business Park.

The scope of the renovation activity entails an upgrade of the exterior building façade including the installation of new EIFS with enhanced tenant signage, sidewalks, awnings, and landscaping. The work also includes the refurbishment and striping of the parking lot, as well as the construction of a drive-through lane and window on one end-cap unit of the building. Starbucks has signed a lease with St. John Properties for 2,700 square feet within this space and intends to open fall 2019. All construction work being undertaken at 910 Cromwell Park Drive will be phased to minimize disruption to employees and visitors.

“Our investment in improving one of the retail components of Cromwell Business Park has already reaped considerable dividends with the attraction of Starbucks to our tenant mix,” stated Bill Holzman, Vice President of Retail Leasing for St. John Properties. “This iconic brand is a recognized destination retailer that will anchor our center and generate significant traffic from the surrounding community, to the benefit of our existing clients. Our leasing efforts for the remaining occupancies will focus on quick-service food uses, as well as personal and business services. The integration of compelling retail tenants into a mixed-use business community increases its value and supports our leasing and client retention activities.”

Nearly 80,000 people reside within a three-mile radius of Cromwell Business Park, with annual household incomes approaching \$85,000. The business community offers immediate access to Interstates 97, 95 and MD Route 295.

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Additional amenities within Cromwell Business Park include 7-Eleven, Royal Farms Store, Subway, Los Portales, Aviation Deli & Grill, and Allstate Insurance.

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.