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**DEFENSE CONTRACTOR SIGNS 118,000 SQUARE FOOT FULL BUILDING LEASE
WITH ST. JOHN PROPERTIES, INC. IN BWI TECH PARK**

*First phase of workers expected to relocate to four-story Class “A” office project
beginning in July 2020*

BALTIMORE, MD (January 22, 2020) – A defense contractor has signed a full-building lease with St. John Properties, Inc. for 118,000 square feet of space within 1500 W Nursery Road, a four-story Class “A” commercial office building constructed on a speculative basis and delivered last fall. Designed to accommodate up to 700 employees, the group intends to move the first wave of professionals to the project contained within BWI Tech Park near the BWI Airport beginning July 2020. Bill Jautze of St. John Properties represented the landlord in this transaction.

Situated at the intersection of West Nursery Road and Corporate Boulevard at the Baltimore-Washington Parkway (MD Route 295) interchange, 1500 W Nursey Road was constructed to LEED Gold standards and features 10-foot ceiling heights, and roadside visibility from MD Route 295. A number of business amenities are located within immediate vicinity to BWI Tech Park including several full-service hotels with conference facilities, fast-casual and sit-down restaurant options and additional service retail. Downtown Baltimore can be accessed in eight miles, Annapolis is just over 20 miles away and Washington, D.C. is approximately 30 miles from the business community.

LEED certification is available from the United States Green Building Council (USGBC) and is presented to buildings that satisfy requirements related to performance, health, durability, operational affordability and the use of environmentally-sound practices. This building achieved LEED Gold certification for its excellence in implementing energy and water efficient systems, building materials with low impact to the environment and drought-resistant landscaping, among others characteristics. When developing the building, St. John Properties implemented a low impact site strategy designed to increase open space and infiltration and protect the Chesapeake Bay and its tributaries.

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“Our portfolio-wide philosophy of developing speculative commercial office product enabled us to immediately respond, and provide a timely solution to, this large requirement,” explained Sean Doordan, Senior Vice President of Leasing and Acquisitions for St. John Properties. “Retailers and area businesses contained within the BWI submarket, as well as the regional economy, will be the beneficiary of the high-paying, technical jobs housed in this building.”

St. John Properties, Inc., founded in 1971, owns and has developed more than 20 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.