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**ANNAPOLIS NATIVES TO OPEN NEW BISTRO BAKERY
AT ANNAPOLIS TECHNOLOGY PARK ON 302 HARRY S TRUMAN PARKWAY**

Annapolis native Adam Pusateri relocating from Las Vegas, NV to team with local Peri Lewnes to found In Grano Bistro Bakery

BALTIMORE, MD (March 17, 2020) – Adam Pusateri, an Annapolis native and graduate of the Culinary Institute of America, is relocating from the Las Vegas, NV to open In Grano, a bistro-style bakery at Annapolis Technology Park in Annapolis. Pusateri, who functioned as Managing Partner and Executive Chef for Cut & Taste, a full-service catering company in Las Vegas, will return to the East Coast to oversee the build-out and planning of this new venture. Pusateri and business partner Peri Lewnes signed a lease with St. John Properties, Inc. for space within 302 Harry S Truman Parkway, and expect to open at the mixed-use community located at Riva Road and Harry S Truman Parkway this summer. Eric Llewellyn, Retail Leasing Representative for St. John Properties represented the landlord and Brian Brassel of Rosso Commercial represented the tenant in this transaction.

In Grano will be configured as a bistro and bakery specializing in freshly-baked breads and baked goods. Many items will be created in-house using fresh-milled flours and carefully sourced ingredients. Aside from a core menu, the majority of items offered will be seasonal and change throughout the year.

In Grano translates to “against the grain” in Latin, a double entendre that reflects the key ingredient utilized in the production of baked goods, in addition to the introduction of a new food concept designed to break molds in the greater Annapolis metropolitan region.

Pusateri brings almost 20 years of culinary experience to this new venture and his business partner, Peri Lewnes, grew up in his family’s restaurants and carries a great passion for baking.

“We are thoughtfully designing In Grano to be an inviting space that educates the local community about food and culinary techniques while curating a menu of high-quality comfort food,” explained Pusateri. “We envision a cozy, modern atmosphere that serves all purposes: dine with friends, grab food to go, network and learn about the importance of grains.”

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“We were attracted to Annapolis Technology Park based on the proximity of numerous businesses and business communities including the Anne Arundel County Board of Education, a high school located just across the street, an adjacent commuter lot and MD Routes 2 and 665, which provide easy access to our location. Annapolis is where I grew up and where Peri’s roots are firm, and this is the perfect opportunity to establish a diverse restaurant concept,” Pusateri added.

Annapolis Technology Park is a 29-acre mixed-use community comprised of four buildings totaling more than 115,000 square feet of office space and an additional two retail buildings offering more than 16,000 square feet of space. Pad sites are currently leased by BB&T (now Truist) and CVS Pharmacy. A free surface parking lot surrounds the community which is positioned less than four miles from downtown Annapolis and two miles from Interstate 97. More than 48,000 consumers reside within a three-mile radius of the business park, with an average household income exceeding \$128,000.

“Adam is widely passionate about his craft and focused on introducing a restaurant concept that will fill a void in the Annapolis area,” explained Bill Holzman, Vice President, Retail Leasing for St. John Properties. “We have no doubt that the quality and presentation of the entire menu will resonate in the surrounding region and quickly become a destination location in Annapolis Technology Park. In Grano adds another compelling amenity to the community.”

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.