



FOR IMMEDIATE RELEASE

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ST. JOHN PROPERTIES INCREASES OCCUPANCY OF 231 NAJOLES ROAD WITH THREE NEW LEASES TOTALING NEARLY 21,000 SQUARE FEET

Recent activity features leases with Anne Arundel Dermatology Management, FCL Builders Maryland and Liberty Title & Escrow of Maryland

BALTIMORE, MD (December 1, 2020) – **St. John Properties, Inc.** has elevated the occupancy of 231 Najoles Road, a five-story, 126,500 square foot Class ‘A’ commercial office building in Anne Arundel County with the signing of three new leases totaling nearly 21,000 square feet of space. The building is situated within I-97 Business Park, a 67-acre business community located near the intersection of Benfield Boulevard and Najoles Road in Millersville, Maryland. The recent activity included a 11,935 square foot lease with **Anne Arundel Dermatology Management**; a 7,009 square foot lease with **FCL Builders Maryland, LLC** and a 2,016 square foot lease with **Liberty Title & Escrow of Maryland, LLC**. Stephanie Caronna and Lacey Johansson, Leasing Representatives for St. John Properties, represented the landlord in these transactions.

Anne Arundel Dermatology Management provides general and cosmetic dermatology consultation and services to patients throughout the local region. FCL Builders Maryland is the local division of FCL Builders, a national construction and engineering company headquartered in Chicago with regional offices situated around the country. Liberty Title & Escrow of Maryland provides a full range of title search and escrow services needed for the purchase or sale of commercial and residential real estate.

“We are extremely familiar with the outstanding products and services provided by St. John Properties given our previous lease in a single-story building within I-97 Business Park,” explained Jeff Bonfoey, Vice President of FCL Builders. “This represents our third move since 2016 and, in 231 Najoles Road, we selected a first-class environment that matches the high profile of FCL Builders. We have grown steadily but wanted to remain in the immediate area to minimize disruption to our loyal employees and customers. The close proximity to a major airport is a significant asset given our geographic footprint that ranges from New England to the southern portions of Virginia.”

FCL Builders recently relocated 25 employees to the new location. The company provides general contracting services to various sectors including commercial office, retail, hospitality, cold storage and food processing. A

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significant amount of activity regionally has focused on the construction of large-scale warehouse and industrial buildings servicing the logistics and ecommerce industries.

I-97 Business Park consists of 13 commercial office and flex/R&D building comprising more than 500,000 square feet of space. It is within close proximity to Interstates 97, 695 and 95, as well as MD Route 295 and 32. Free parking is available throughout the business park and the immediate service area includes numerous business amenities including fast-casual and sit-down restaurants, retail centers and hotels.

231 Najoles Road offers the immediate availability of two restaurant spaces, consisting of 5,061 and 1,762 square feet of space, with both situated on the ground floor of the commercial office building and suitable for quick serve or sit-down uses. Building signage, visible from Benfield Boulevard, is available. The larger space also features an outdoor patio. 231 Najoles Road earned LEED Gold certifications from the U.S. Green Building Council for implementing energy and water efficient systems that conserve energy, and the use of building materials with low impact to the environment and drought-resistant landscaping.

“Leasing activity remains strong throughout our Anne Arundel County portfolio and these latest successes at 231 Najoles Road in I-97 Business Park reflect the desire for a best-in-class office environment combined with a strategic location near major highways and necessary amenities,” explained Sean Doordan, Senior Vice President of Leasing & Acquisitions for St. John Properties. “We expect our long-term relationships to continue with each of these clients.”

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.