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**PEPCO GOVERNMENT SERVICES, LLC SIGNS 6,000 SQUARE FOOT LEASE
AT WAUGH CHAPEL BUSINESS PARK IN ANNE ARUNDEL COUNTY**

*Lease represents first in new mixed-use business community
adjacent to Waugh Chapel Towne Centre*

BALTIMORE, MD (December 15 , 2020) – **Pepco Government Services, LLC** has signed a lease for 6,000 square feet of space at Waugh Chapel Business Park, a mixed-use business community in Anne Arundel County that is being developed in a joint partnership between St. John Properties, Inc. and Reliable Contracting Company. At final build-out, the development in Gambrills will support more than 226,000 square feet of flex/R&D space. Bill Jautze, Leasing Representative for St. John Properties represented the landlord and Adam Brecher, Managing Director at Savills North America represented the client in this transaction.

A division of Exelon Generation Company, LLC, Pepco Government Services is relocating from Lanham in Prince George’s County, and will occupy space at 983 Waugh Chapel Way, a 33,120 square foot single-story flex/R&D building. The company also leases space with St. John Properties at Westview Business Park in Frederick, Maryland.

The partnership initiated construction early last year on three single-story flex/R&D buildings comprising approximately 100,000 square feet of speculative space at Waugh Chapel Business Park. The 24-acre business community is located adjacent to Waugh Chapel Town Centre off MD Route 3. Each building features 18-foot ceiling heights, dock or drive-in loading doors and is surrounded by a free surface parking lot. They were designed to achieve LEED certification from the U. S. Green Building Council (USGBC) based on the use of eco-friendly materials and systems that save resources and contribute to a healthy interior working environment.

“Leasing activity throughout our Anne Arundel County portfolio remains strong, and this lease with Pepco Government Services represents an excellent user for at Waugh Chapel Business Park,” explained Sean Doordan, Senior Vice President of Leasing and Acquisitions for St. John Properties. “We continue to field inquiries from companies engaged in various industries sectors, including professional service providers and those with flex/office requirements, that have expressed interest in this business community. End-users are attracted to its prime location in a mixed-use community near major highways such as Interstate 97, combined with the outstanding array of nearby amenities contained along MD Route 3.”

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Waugh Chapel Business Park is positioned approximately 15 miles from Annapolis, 20 miles from Baltimore and Columbia and 24 miles from Washington, D.C. with Baltimore-Washington International Airport located 14 miles from the business community. Nearly 55,000 people reside within a three-mile radius with an average household income exceeding \$133,000. More than 62,000 vehicles pass the business community on a daily basis.

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.