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FIVE BUILDINGS, COMPRISING NEARLY 200,000 SQUARE FEET OF SPACE, NOW LEED CERTIFIED AT ASHBURN CROSSING

82 commercial buildings, totaling more than 5 million square feet of space, are LEED certified in St. John Properties portfolio that spans eight states nationwide

ASHBURN, VA (January 7, 2021) – Five commercial office buildings located at **Ashburn Crossing**, comprising more than 220,000 square feet of flex/R&D space, have now earned LEED Silver certification from the U.S. Green Building Council (USGBC). Developed and managed by **St. John Properties, Inc.**, Ashburn Crossing is a 61-acre business community located at the intersection of Gloucester Parkway (VA Route 28) and Loudoun County Parkway (VA Route 607). Since initiating its LEED program in 2009, St. John Properties has developed more than 5 million square feet of LEED Gold, Silver or Certified space encompassing 82 buildings in its nationwide portfolio.

“The subject of LEED building certification is entering the dialogue with potential clients significantly earlier in the conversation, as the health and wellbeing of employees has risen in priority,” stated Matt Holbrook, Regional Partner, Virginia and Central Maryland for St. John Properties. “Companies across many different industries are mandating this building designation, and employees have become increasingly vocal as new research emerges about the importance of air quality as it relates to overall health and productivity. St. John Properties intends to remain a leader in the LEED movement and we are extremely proud of the innovative sustainable tactics we have executed to contribute to an eco-friendly environment.”

Various industry sources cite research that demonstrates tangible value and marketing advantages provided by LEED certified buildings. A CoStar Group study suggests that LEED certified buildings can achieve an increase in rental rates from 2 to 17% and be a factor in stimulating occupancy rates from 1 to 18%. Criteria for new General Services Administration leases mandates the selection of LEED buildings and an increasing number of publicly-traded and mid-sized companies are adopting sustainable and LEED leasing requirements in their real estate searches. The National Institute of Health reported an approximate 50% lower employee absenteeism rate due to physical illness, following a corporate move from a non-LEED certified building to a LEED-certified one after three months of occupancy.

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“The mission of our corporate sustainability program is centered upon the reduction of the environmental impact on the development site and the surrounding neighborhoods, achieving lower local water, energy and wastewater demands and eliminating the pollutants in our sourced building materials,” explained Ryan Schwabenbauer, Director of Sustainability for St. John Properties’ national portfolio. “These goals positively impact the local environment, align with the sustainability objectives of our clients and also realize substantial cost and health benefits.”

Six buildings totaling approximately 215,000 square feet of flex/R&D space are presently contained within Ashburn Crossing. The business community is configured to support an additional 135,000 square feet of flex/R&D space, as well as nearly 450,000 square feet of data center product. The community is less than three miles to both the Loudoun Gateway and Ashburn Silver Line Metro Stations, with Dulles International Airport four miles south and the Capital Beltway 14 miles east.

Founded in 1971 and headquartered in Baltimore, Maryland, St. John Properties, Inc. is one of the Mid-Atlantic’s largest privately held commercial real estate firms. The company is distinguished by their commitment to customer service, achievements in green building, and top-rated workplace culture. Throughout St. John Properties’ 50-year history, the company has developed more than 21 million square feet of flex/R&D, Office, Retail and Warehouse space serving more than 2,500 clients in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah, and Wisconsin. For more information about the company, visit www.sjpi.com.