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ST. JOHN PROPERTIES ATTRACTS TWO NEW COMPANIES TO WAUGH CHAPEL BUSINESS PARK TOTALING NEARLY 24,000 SQUARE FEET OF SPACE

Albireo Energy signs lease for 18,830 square feet of space and Annapolis Site Development leases 4,966 square feet, with both groups scheduled to occupy 985 Waugh Chapel Way later this year

BALTIMORE, MD – **Albireo Energy, LLC** has signed a lease with **St. John Properties, Inc.** for 18,830 square feet of space at **Waugh Chapel Business Park** in Anne Arundel County, and **Annapolis Site Development** has leased 4,966 square feet of space within the 24-acre mixed-use business community in Gambrills, with both scheduled to occupy 985 Waugh Chapel Way later this year. **Bill Jautze** of St. John Properties represented the landlord in both transactions. **Chris Coccaro** of JLL represented **Albireo Energy** and **Todd Bailey** of **Friend Commercial Real Estate** represented Annapolis Site Development.

Headquartered in New Jersey and with offices throughout the United States, Asia and Europe, Albireo Energy provides building technology solutions that are designed to optimize performance, reduce expenses, increase the reliability of energy systems and decrease overall energy usage. The group, which is a part of EMS Technologies, services multiple industry sectors including commercial real estate, data centers, government and military, healthcare, sports and entertainment, and schools and universities. Albireo Energy intends to relocate approximately 120 employees from its Crofton location.

“We value our employees and their experience tremendously so, prior to conducting a regional search for new office space, we surveyed our team to map out where they live,” explained **Vince Koren**, Vice President & General Manager of Albireo Energy. “It was important not to stray too far from these data points and Waugh Chapel Business Park emerged as the most attractive option. We were further swayed by the nearby restaurants and amenities, together with offering a location that was close to our clients in Maryland, DC and Northern Virginia.”

Annapolis Site Development employs 45 people and intends to take occupancy of its space at Waugh Chapel Business Park next month. The company offers demolition, site clearing, earth-moving, site utility installations, paving and site concrete work to companies engaged in commercial real estate, retail, residential, educational and federal government-related construction projects.



“Waugh Chapel Business Park is centered in the exact bull’s-eye of the markets we currently service, ranging throughout Maryland and into Washington, D.C. and Northern Virginia,” explained **Stephen Allen**, President of Annapolis Site Development. “The nearby highways enable our employees to access our sites quickly and the strong activity in the commercial and residential sectors, combined with continued work from the federal government, has provided our company the foundation to grow. We envision an extremely active pipeline of work in the foreseeable future based on the continued strength and diversity of the regional economy.”

985 Waugh Chapel Way is a 33,120 square foot single-story flex/R&D building that has earned LEED Gold certification from the U. S. Green Building Council (USGBC) for the achievement of national standards that address sustainability, performance and resource conservation. Situated directly off MD Route 3 (Crain Highway), Waugh Chapel Business Park is configured to support approximately 225,000 square feet of flex/R&D space, as well as a self-storage facility. Adjacent to Waugh Chapel Towne Centre, the project is located six miles from US 50, 14 miles from Interstate 495 and 15 miles from Annapolis. More than 62,000 vehicles pass the site on a daily basis.

“Both companies value Waugh Chapel Business Park’s strategic location within the Baltimore-Washington, D.C. corridor, which provides impeccable access to both new and existing customers,” explained **Sean Doordan**, Executive Vice President of Leasing and Acquisitions for St. John Properties. “This confirms our strategy of developing speculative, flexible buildings in locations that are surrounded by amenities.”

Founded in 1971, St. John Properties, Inc. is one of the Mid-Atlantic’s largest privately held commercial real estate firms. The company is distinguished by its commitment to customer service, achievements in green building, and top-rated workplace culture. Throughout St. John Properties’ 51-year history, the company has developed more than 22 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.