



For Immediate Release

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**THE Y IN CENTRAL MARYLAND SIGNS LEASE WITH KLEIN ENTERPRISES AT
TRIANGLE BUSINESS CENTER**

BALTIMORE – Dec. 8, 2021 – Klein Enterprises – a vertically integrated investor, developer and operator of diversified real estate holdings – announced that The Y in Central Maryland signed leases for two spaces totaling 20,086 square feet at Triangle Business Center. The business community is now fully leased with this transaction and the expansion of current tenant, Breethe, Inc.

“We’re pleased to have The Y join our diverse portfolio of tenants at Triangle Business Center,” said Patricia Palumbo, director of leasing at Klein Enterprises. “Seeing businesses expand and thrive after a challenging year and a half is a hopeful sign looking forward.”

“The Y in Central Maryland is excited to use this new space to accommodate our organization's training, office, collaboration and distribution center needs,” said Sherrie Rovnan, chief financial and administrative officer at The Y in Central Maryland. “The location sits right in the middle of the regional community we serve, and the space meets our diverse set of requirements. Our associates look forward to joining the Triangle community early next year.”

Breethe, Inc.—a tenant at the business center since 2018—recently grew its footprint from 7,600 square feet to more than 24,000 square feet. A health technology startup, Breethe is known for its external respiratory assistance device called the OXY-1 System, which provides “ECMO therapy”—short for extracorporeal membrane oxygenation—aiding those with severe respiratory illnesses.

“We are fortunate to have worked with proactive brokerage teams, resulting in a fully leased property,” added Palumbo. “Special thanks to Kate Jordan, Marley Welsh and Will McCullough of Lee & Associates, representing Klein Enterprises, as well as Mike Singer of NKF, Jon Stavrinis of CRES of Maryland and Terri Harrington of Mackenzie Commercial Real Estate representing tenants.”

Adjacent to I-695 and 95 and within nine miles of BWI Thurgood-Marshall Airport, Triangle Business Center is located at 1500–1506 Joh Avenue in Baltimore.

About Klein Enterprises

Klein Enterprises is a vertically integrated investor, developer and operator of diversified real estate holdings. Over four generations, Klein Enterprises has grown its portfolio to more than 40 assets, comprised of 2.5 million square feet of commercial properties and approximately 2,500 Class A multifamily units — all while upholding a tradition of hard work and innovation instilled by the Klein family. Based in Baltimore, Klein Enterprises is actively expanding its footprint across the Mid-Atlantic and benefits from decades of expertise in acquisitions, development, management and leasing. For more information on Klein Enterprises, please visit www.kleinenterprises.com.