

**FOR IMMEDIATE RELEASE**

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## Kolmac Selects 1025 Vermont Avenue for New Office in Downtown DC

**KOLMAC WILL MOVE INTO 3,600 SQUARE FEET OF SPACE**

(Washington, DC)— Akridge and partner STARS REI announced today that Kolmac Outpatient Recovery has signed a lease for 3,600 square feet at 1025 Vermont Avenue. Located in the central business district, 1025 Vermont Avenue is a 12-story, 116,000-square-foot property.

1025 Vermont Avenue boasts a fresh look with a modern façade that Akridge and STARS updated in 2021. Located within walking distance of the Fourteenth Street Corridor, 1025 Vermont Avenue provides Clients with access to dozens of DC’s trendiest restaurants, retailers, and hotels. The building is also conveniently two blocks from the Orange, Blue, and Silver Metro lines and earned a WalkScore.com designation of a “Walker’s Paradise.”

“Akridge is pleased to welcome Kolmac to 1025 Vermont Avenue,” said Matt Klein. “Kolmac’s decision to choose 1025 Vermont Avenue is a testament to its prime location and competitive rates.”

“We are thrilled to add Kolmac to our tenant roster and are appreciative of the demand for medical-office users in major metropolitan areas. The industry is undergoing a transformation and we’re excited to be a part of it,” added Cristina Dawson, Head of Asset Management for STARS REI.

“Kolmac Outpatient Recovery has a long history in Washington, DC and we are excited to continue that legacy of excellence in behavioral health at 1025 Vermont Avenue,” said Brian Gill, Clinical Director for Kolmac. “We would like to thank Akridge for welcoming us into this spectacular building and look forward to providing residents of the DMV premium integrated behavioral health services for years to come.”

The Tenant Agency’s Melanie Matthews & Sammy Buckner represented Kolmac. Ben Meisel and McKay Elliot of Akridge provided landlord representation for the property.

**About Akridge**

Akridge is a comprehensive real estate services company and a prominent investor and developer in the Washington metropolitan region and North Carolina. It provides acquisitions, design and construction management, development, finance and asset management, leasing, and property management services. For over 45 years, the company has acquired, developed, or entitled more than 27 million square feet of office, multifamily, retail, entertainment, and industrial flex space. Akridge has another 7.6 million square feet in its active pipeline, currently manages approximately 4.2 million square feet, and has a portfolio with an estimated value of over \$2.8 billion. Notable projects include the 1-million-square-foot Gallery Place, the internationally recognized Homer Building, the 240,000-square-foot 555 Mangum Street, and the 3-million-square-foot Burnham Place. For more information please visit [www.akridge.com](http://www.akridge.com).

### About Stars Real Estate Investments (“Stars REI”)

Founded in 2009, Stars REI is the real estate division of Stars Investments, an investment management company that handles a privately held financial, private equity and real estate portfolio. The company’s mandate is to preserve and increase the value of the portfolio through three investment principles; one, a long-term investment horizon, which implies consistency and discipline in portfolio construction and low asset turnover; two, conservative risk-profile and leverage levels; and three, risk diversification. As of December 2021, the real estate portfolio includes office, multifamily and garage holdings in Denver, Boston, Cambridge, Seattle, Washington D.C., New York City, the Bay Area and London, and totals more than 1.5 million square feet. Stars REI maintains an office in Miami in addition to its headquarters in Santiago, Chile.

### About Kolmac

Kolmac Outpatient Recovery is a network of intensive outpatient (IOP) addiction treatment centers in Maryland, Pennsylvania, northern Virginia, and Washington, DC. Utilizing a treatment method that was developed by George Kolodner, M.D., more than 40 years ago, the Kolmac model provides easier access to treatment, greater program flexibility, and dramatically lower costs, while offering the same effectiveness as traditional inpatient programs. In addition to providing all three phases of treatment, including detoxification, rehabilitation, and continuing care, Kolmac also offers treatment for co-occurring psychiatric disorders, as well as education and resources for family members and referring professionals.