



NEWS RELEASE

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Akridge Delivers LEED Platinum Targeted 1200 Seventeenth Street NW Trophy Class Jewel Box Building Boasts Unparalleled Amenities in Washington, DC

(Washington, D.C.) – Akridge and Mitsui Fudosan America announced today the grand opening of 1200 Seventeenth Street NW, a 170,000 square foot, commercial office building, two blocks from the Farragut North Red Line Metro station in the Golden Triangle Business Improvement District. The trophy class building is designed to achieve the highest level of environmental sustainability, LEED Platinum.

Ideally located near three Metro lines, the building offers glass on all four sides, expansive ceiling heights, efficient floor plates, a full service 2,500 square foot fitness center, and a best-in-class Client-only rooftop event space framed by a landscaped green roof. 1200 Seventeenth has immediate access to myriad retail, dining, and hospitality amenities on Connecticut Avenue, just steps away. 1200 Seventeenth Street NW features floor-to-ceiling glass and column-free efficient interiors. The building accommodates 9’0” ceiling heights throughout the space and has views of St. Matthews Cathedral to the west, National Shrine of the Immaculate Conception to the east, and the Washington Monument to the south.

Akridge and Mitsui Fudosan America developed 1200 Seventeenth with an ambitious vision to deploy forward-thinking, efficient design and sustainable features. The building design integrates water-saving fixtures that create a 40% reduction in water use, low-emitting materials and ample ventilation to increase air quality, and abundant daylight and views to enhance the quality of life and overall work environment for its occupants. Additionally, the building’s construction used 20% recycled content and recycled over 75% of the construction waste generated, and the building will generate 35% of its power from green power sources. The building features a state-of-the-art, dedicated outside air system (DOAS) with VAV controls, averaging 33% more efficiency than a conventional VAV system.

“1200 Seventeenth Street is the perfect response to the priorities of the discerning Washington business – a highly efficient, column free floor plate with four sides of floor to ceiling glass, thoughtful sustainability, and

great architecture. The Akridge team worked hard to create a special building and we are proud of the result” said Matthew J. Klein, President of Akridge.

Keith Purcell, Vice President, Asset Management & Leasing with Mitsui Fudosan America, said “Mitsui Fudosan is pleased to announce the substantial completion of 1200 Seventeenth Street. We think the façade’s interesting blend of glass and terra cotta are fresh and modern. We are delighted the property is on track to achieve a LEED-Platinum rating. The substantial completion of 1200 Seventeenth Street is a meaningful step toward Mitsui Fudosan’s goal of becoming a more globally-diversified real estate organization.”

Currently, 80,000 square feet are available for lease. Clients will enjoy superior property management services from Akridge, whose property management team annually outperforms the Kingsley Index in all key performance indicators.

ABOUT AKRIDGE

Akridge is a commercial real estate operating company and a prominent and highly successful investor and developer in the greater metropolitan Washington, DC market. Since its founding in 1974, the company has acquired, developed or entitled 14 million square feet of commercial real estate and land. We believe in transforming the landscape of our nation’s capital through places that make working more productive, playing more delightful and living in our city more harmonious. Akridge’s most notable projects include the 1 million square foot Gallery Place, the internationally recognized Homer Building, and the 3 million square foot Burnham Place air rights development project at Union Station. For more information, please visit www.akridge.com.

ABOUT MITSUI FUDOSAN AMERICA

Mitsui Fudosan America, Inc. (MFA) is a real estate investment and development company headquartered in New York, NY. MFA is the U.S. subsidiary of Mitsui Fudosan Co., Ltd., Japan’s largest publically quoted real estate company. MFA’s history in the U.S. markets dates back to the early 1970’s and includes the acquisition and redevelopment of the renowned Halekulani Hotel in Waikiki, Hawaii, with additional investments in San Francisco, Los Angeles, Washington, D.C., Chicago, and New York. MFA’s flagship commercial property is located at 1251 Avenue of the Americas in New York, one of the city’s most prestigious business addresses. In 2012, MFA acquired an 80% interest in The Homer Building and a 95% interest in 1200 Seventeenth Street, both in Washington, D.C. For more information please visit www.mfamerica.com.

ABOUT THE GOLDEN TRIANGLE BUSINESS IMPROVEMENT DISTRICT (BID)

The Golden Triangle Business Improvement District (BID) is a private non-profit 501(c)(6) corporation that works to enhance the Golden Triangle neighborhood—a 43-block area of DC’s central business district that is home to global corporations, law firms, non-profits, associations and also bustling restaurants, hotels, boutiques, and other hot spots. For more information please visit: www.goldentriangledc.com.

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