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## 2800 Eisenhower Avenue Wins NAIOP Northern Virginia's Award of Merit for Best Building Repositioning – Capital Improvement

### AKRIDGE PART OF MULTI-DISCIPLINE TEAM HONORED FOR REDEVELOPMENT

(Washington, DC)— Akridge announced that 2800 Eisenhower Avenue in Alexandria, Virginia won NAIOP Northern Virginia's Award of Merit for Best Building Repositioning - Capital Improvement Award. The award recognizes the impressive renovation work completed by a multi-discipline team including owners Akridge and Long Wharf Real Estate Partners, Cushman & Wakefield, DVA Architects, and ADI Construction.

In 2015, Akridge and Long Wharf Real Estate Partners delivered a comprehensive building renovation that repositioned the building as a viable asset that offers what today's Clients demand. The transformation included a redeveloped street presence and entry landscape to enhance curb appeal; an extensive upgrade to the main entrance and stairway through elimination of massive multiple exterior stair runs; a reconfigured outdoor plaza with seating and accent lighting; an enhanced lobby experience with a new back-lit reception desk and wall art; upgraded restrooms with new tiles, fixtures and LED lighting; an enlarged fitness center with exposed ceilings, locker rooms, and equipment upgrades; and, the introduction of brand new first floor amenities.

"Akridge is proud of 2800 Eisenhower Avenue and its incredible transformation," said Akridge President Matt Klein. "The team partnered to identify what improvements would best serve future building Clients and delivered an impressive space that offers the modern design and amenities sought by many potential Clients in the marketplace."

2800 Eisenhower now offers modern spec suites totaling 6,100 SF, a brand new conference room, an upgraded fitness center with lockers, and a 24-hour Market Express Café, all located on one floor. The design approach was centered on strategic choices that ultimately served to modernize and brighten each space.

"Countless hours were spent behind the scenes working side-by-side with DVA's design team and Akridge to ensure the project was installed on time and on budget," said Jeff Rombola, Project Manager, ADI Construction. "Creating a realistic working schedule was the first of many collaborative efforts implemented prior to mobilizing the Construction Team to ensure the project ran smoothly."

Cushman & Wakefield Senior Managing Director Chris Sowick, Vice President Krysta Herring and Associate Kirsten Ryan lease the four-story, 116,000 square-foot office building on behalf of the owner.

“We are pleased that the ownership team has been rewarded for its investment in the repositioning of 2800 Eisenhower Avenue,” said Mr. Sowick. “Akridge, Long Wharf Real Estate Partners, DVA Architects, ADI Construction and Cushman & Wakefield all worked in close collaboration to deliver an exceptional and successful project. Tenants and brokers have responded enthusiastically to the building’s dramatic transformation, confirming it has been well received by the market.”

#### **About Akridge**

Akridge is a comprehensive real estate services company that has invested in the Washington Metropolitan area for over four decades. It provides acquisitions, design and construction management, development, finance and asset management, leasing, and property management services. For over 40 years, the company has acquired, developed, or entitled more than 14 million square feet of office, industrial flex, residential, retail, and entertainment space. Akridge has another 10 million square feet in its active pipeline, currently manages approximately 4 million square feet, and has portfolio with at an estimated value of over \$2.0 billion. Notable projects include the 1 million square foot Gallery Place, the internationally recognized Homer Building, and a 3 million square foot Burnham Place air rights development project at Union Station. For more information please visit [www.akridge.com](http://www.akridge.com).

#### **About Long Wharf Real Estate Partners**

Long Wharf Real Estate Partners is a Boston-based private equity real estate manager focused exclusively on value-added investments in the U.S. Investing on behalf of institutional clients including corporate and public pension funds, endowments, foundations, and family offices, Long Wharf utilizes a broad-based value-added strategy targeting opportunities in multiple property sectors and markets across the country. Including its experience prior to becoming an independent firm in 2011, Long Wharf has invested over \$2.7 billion of equity in more than 200 properties across the U.S. since 1995. For further information, visit: [www.lwrep.com](http://www.lwrep.com).

#### **About DVA Architects**

DVA Architects and Interiors was established in 1975 as a full service A&E firm in the Washington DC market, with the promise to deliver excellent service to our clients. Today, as DVA has expanded its portfolio to national and international markets we are pleased to note that we have kept our promise of building long-term relationships with our clients based on service excellence and sound business principles. DVA teams include exceptional designers, architects and innovators who lead active projects throughout the Washington metropolitan region, as well as nationally and internationally. Inherently, our project delivery is adaptable to our client’s goals and requirements.

#### **About ADI Construction**

ADI Construction, founded in 2005, is a full-service provider of general contracting services. We are ranked among the top 20 Interior Construction Firms and top 100 Private Companies by Washington Business Journal. Our team brings decades of industry leadership and experience in the following types of construction: Tenant, Base Building, Healthcare, Veterinary, Capital Improvement, Retail, SCIF and much more. As members of the U.S. Green Building Council, ADI remains committed to sustainable construction. ADI’s entire management staff, including superintendents, receives LEED

training. All of ADI's LEED projects have met or exceeded their certification targets. Our office is located in Springfield, Virginia.

### About Cushman & Wakefield

The successful merger of Cushman & Wakefield and DTZ closed September 1, 2015. The firm now operates under the iconic Cushman & Wakefield brand and has a new visual identity and logo that position the firm for the future and reflect its trusted global legacy and wider history. The new Cushman & Wakefield is led by Chairman & Chief Executive Officer Brett White and Global President Tod Lickerman. The company is majority owned by an investor group led by TPG, PAG, and OTPP.

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live. The firm's 43,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$5 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @CushWake on Twitter.