



NEWS RELEASE

FOR IMMEDIATE RELEASE

CONTACT:
HEATHER DAVIS
202.624.8650
HDAVIS@AKRIDGE.COM

June 25, 2014

Albright Stonebridge Group Signs 32,000 Square Foot Lease at The Homer Building in Washington, D.C. Akridge Signs Lease After Highly Competitive Pursuit

(Washington, D.C.) – Akridge announced today that the prestigious Albright Stonebridge Group will move to [The Homer Building](#), majority owned by Mitsui Fudosan America. Albright Stonebridge Group, the premier international strategic advisory and commercial diplomacy firm, will lease over 32,000 square feet of space on the 10th floor of the building for 11 years. Albright Stonebridge Group chose The Homer Building for its central location, unparalleled amenities, and preeminent status.

This transaction caps off a highly successful 90 days in which The Homer Building leased 75,000 square feet of space, bringing the building to over 80 percent leased. The Albright Stonebridge Group lease is the fifth in a series of recent transactions including: a new lease with ITC Holdings, renewals with Brown Rudnick LLP and Banana Republic, and a new lease with a confidential, publically-traded, corporate Client. These Clients cite The Homer Building's ideal location, unsurpassed amenities, and trophy quality as reasons they committed to the building. Located just a few blocks from the White House and minutes from the Capitol, The Homer Building offers the perfect location for Washington, D.C.'s leading law firms and government affairs offices. Clients enjoy white glove property management services from Akridge, whose superior property management team annually outperforms local and national firms in all key performance indicators of the Kingsley Index.

Akridge maintains the highest standards in the industry at The Homer Building by continuously upgrading technology, incorporating sustainable features, and further enhancing building amenities. The Homer Building achieved LEED Gold Certification in 2011, is an EPA ENERGY STAR property, and has earned a BOMA 360 Performance Building designation. The Homer Building's dual core design and flexible floor plates also allow it to accommodate a wide range of suite sizes. This further allows it to respond to Clients' changing needs. The property features efficient space configuration options with a high ratio of window lines. Internal windows offer impressive views of its iconic 12-story atrium, which features a two-story marble staircase and terrace.

Keith Purcell, Vice President, Asset Management & Leasing with Mitsui Fudosan America, stated, "We are delighted to welcome strategic advisory powerhouse Albright Stonebridge Group to The Homer Building. Choosing to consolidate their

two Washington locations into one headquarters at The Homer Building is a testament to the property's attractive package of amenities, services and location."

Michael Warren, Managing Principal with Albright Stonebridge Group, stated, "ASG looks forward to calling the Homer Building home. As a global firm headquartered in Washington, D.C., we could not imagine a better fit as we enter the next phase of our development and growth."

Brian Connolly, Executive Vice President of Akridge, stated, "The ownership negotiated aggressively to bring Albright Stonebridge Group to The Homer Building for all of the right reasons. It is a high-quality Client for our high-quality building. It is an honor to welcome Albright Stonebridge Group to The Homer Building which will prove to be the best location for them to expand their world-wide presence."

Gene Kenney and Michael Katcher of Cushman & Wakefield represented the Albright Stonebridge Group. Wil Pace and Greg Tomasso of Akridge represented Mitsui Fudosan America.

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 and/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 is committed to sustainable development and practices, and has been recognized as an Energy Star Top Performer and Partner of the Year. 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 ALBRIGHT STONEBRIDGE GROUP

Albright Stonebridge Group (ASG) is the premier international strategic advisory and commercial diplomacy firm. ASG offers perspectives honed at the highest levels of government and business, and insights informed by an unparalleled worldwide network. The people of ASG translate client goals into terms governments understand, and develop solutions that benefit the public interest. Chaired by former Secretary of State Madeline K. Albright, former National Security Advisor, Samuel R. Berger, and former Secretary of Commerce Carlos M. Gutierrez, ASG has worked for clients in more than 100 countries to help develop and implement strategies for enduring success. For more information please visit WWW.ALBRIGHTSTONEBRIDGE.COM.