



NEWS RELEASE

CONTACT

LISA STEEN

202.624.8627

LSTEEN@AKRIDGE.COM

FOR IMMEDIATE RELEASE

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Carroll Square Welcomes Le Pain Quotidien and Leica Camera

Two New Upscale Retailers Bring East End Building to 100% Leased

(Washington, DC) Casual French eatery Le Pain Quotidien and exclusive retailer of photographic equipment Leica Camera, Inc. will soon fill the last available retail bays at Carroll Square in DC's East End. Akridge and Seaton Benkowski & Partners today announced the two 10-year leases that will bring their development at 975 F Street, NW, to 100 percent occupancy. Both new retailers have already begun build-out on this prominent corner of the historic F Street shopping district.

"We couldn't be happier to have such ideal businesses filling these final spaces," said P. Brian Connolly, Senior Vice President of Akridge. "The addition of these quality retailers continues the renaissance of the F Street corridor, and their presence represents a great new amenity for our building Clients."

Le Pain Quotidien's 2,749 square foot space at the northeast corner of 10th and F Streets will represent the restaurant and bakery's fourth DC location, with others opened in Spring Valley, Dupont Circle, and the Golden Triangle over the past three years. Several additional DC openings are planned. Surrounded by a mix of office, residential, cultural, and visitor traffic well-suited to the popular and growing operation, the Carroll Square address is expected to open in October.

The Leica Camera store will open after the end of the year, and will include a product showroom, image gallery, and a studio where customers will have the opportunity to try out the company's finest cameras. The 1,837 square foot space is expected to be Leica's first stand-alone store in the country, although the product line has been preferred by White House photographers and other prominent photojournalists for decades. Carroll Square's proximity to the National Press Club at Fourteenth and F Streets was part of the building's appeal as a retail location.

Steve Combs and Matt Skalet of NAI KLN B represented Le Pain Quotidien, and Jeff Pollak and Rich Amsellem of Streetsense Retail represented Leica Camera in the new leases. Carroll Square was represented by Akridge's Wil Pace and Katie Gorretta. Akridge developed Carroll Square in partnership with Seaton Benkowski in 2007 and continues to provide leasing and property management for the building.

Other upscale retailers at Carroll Square include chocolatier and restaurant CoCo Sala, fine jewelry gallery Mia Gemma, French beauty products company L'Occitane, men's custom shoemaker Alden Shoes, and high-end eyewear purveyor I-doc Optical. In addition to these boutiques, the building is home to the offices of prestigious law, investment, and lobbying firms including Seyfarth Shaw, Kraft Government Affairs, and Fitzpatrick Cella Harper Scinto. The property also houses a first class fine art gallery curated by Hemphill Fine Arts.

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About Akridge

Akridge is a comprehensive real estate services company that provides acquisition, development, property management, leasing, construction management, and consulting services. The industry's foremost benchmarking firm, CEL & Associates, has ranked Akridge the number one real estate firm in the country for Client satisfaction, among firms of similar size, 11 times since 1999. Akridge has been honored with the National Capital Business Ethics Award, awarded by the Society of Financial Service Professionals, and was recognized by the *Washington Business Journal* in 2011 as the #1 'Best Place to Work' in Greater Washington among large, locally-based companies. For more information, please visit www.akridge.com.

About Seaton Benkowski & Partners

Seaton Benkowski & Partners, North America Inc. provides real estate investment and management services for clients around the world. Domestically, it specializes in the placement and management of endowment, trust, and pension fund money. Locally, the firm has invested in over two million square feet of prime office space, emphasizing government and credit tenants with long-term leases. The firm is currently seeking additional investment opportunities in this market.

About Le Pain Quotidien

Founded in Brussels in 1990, Le Pain Quotidien now has more than 150 locations in cities around the world and across the US. The bakery/café restaurants serve simple, elegant boulangerie fare - soup, salads, tartines, breakfast, homemade pastries, and handmade organic bread - made with organic ingredients whenever possible. The menu includes many vegan and vegetarian options. Le Pain Quotidien is committed to responsible business practices that are good for the community and the environment. For more information, please visit www.lepainquotidien.us.

About Leica Camera

Leica represents a union of craftsmanship, technology, and experience. It is at once an extension of art, knowledge, and philosophy, providing a state-of-the-art optical experience in a precision, hand-made photographic instrument. Leica Camera has a simple mission: to provide users with an incomparable experience, an instrument that defines an unsurpassed heritage and sets a standard of excellence for the industry to meet. For more information, please visit www.leica-camera.com.

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