



NEWS RELEASE

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FOR IMMEDIATE RELEASE

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Townhouse Restaurant & Wine Bar Leases at 700 Sixth Street

Upscale Restaurants-America Concept to Open Adjacent to Verizon Center

(Washington, DC) Akridge and USAA Real Estate Company announced today that Townhouse Restaurant & Wine Bar is coming to the ground floor retail space at 700 Sixth Street, NW, in DC's East End. The contemporary urban eatery has entered into a 10-year lease for 6,710 square feet, and is expected to open in the Spring of 2012. Townhouse is one of seven restaurant concepts created by Restaurants-America, and has three existing locations in the Chicago and Los Angeles areas.

"Townhouse will be a great addition to this building and this neighborhood," said P. Brian Connolly, Senior Vice President of Akridge. "We've seen a variety of restaurants gravitate to this area around Gallery Place and the Verizon Center, and I think this one will become a favorite. In addition to a creative American menu, they bring a clean, elegant look that is well-suited to the building aesthetics and Clients."

The restaurant, which offers a large selection of small plates, sandwiches, salads and entrees, will serve lunch and dinner daily, as well as offer space for private events. Bill Miller and Alex Walker of TransWestern, along with Akridge's Ben Meisel and Greg Tomasso, represented the building ownership in the lease, and Restaurants-America was represented by Ashley Schneeman of Sierra Mid-Atlantic. Akridge developed the LEED Platinum 700 Sixth Street in 2009, and sold it to USAA earlier this year. Akridge continues to provide leasing and property management for the building, which is now more than 95% leased with only a small amount of office space remaining available.

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 USAA Real Estate Company

USAA Real Estate Company, with over \$8.5 billion of real estate assets under management, provides co-investment, acquisition, build-to-suit and development capital for corporate and institutional investors. The USAA portfolio consists of office, industrial, multi-family, retail and hotel properties as well as investments in real

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estate operating companies. USAA Real Estate is a subsidiary of USAA, a leading financial services company, serving military families since 1922. For more information, please visit www.usrealco.com.

About Restaurants-America

Restaurants-America is the owner and operator of over a dozen restaurants nationwide. Their concepts, which include Primebar, Red Star Tavern, Bluepoint, The Grillroom, One North, and Midtown, in addition to Townhouse, share the same contemporary and urban feel, warm ambience, and creative cuisine, each with their own unique offerings. The company's award-winning team is made up of leaders, event planners, managers, chefs, and servers dedicated to offering guests the best dining experience possible. Restaurants-America puts an emphasis on impeccable service and delicious food in a comfortable environment ensuring that all guests feel welcome and leave full! For more information, please visit www.restaurants-america.com/.

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