



NEWS RELEASE

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FOR IMMEDIATE RELEASE

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DC Department of Health Signs 150,000 Square Foot Lease for NoMa Headquarters Space

Renovation of 899 North Capitol Allows District Agency to Commit to Consolidated— and Renovated—Space

(Washington, D.C.) Comprehensive real estate services firm Akridge is pleased to announce a new 10-year lease with the DC Government's Department of Health (DOH) for 150,000 square feet at 899 North Capitol Street, NE, in the Union Square office complex. Dramatic renovations underway at the property, owned by CIM Group and managed by Akridge, will be phased to accommodate DOH, which has had offices in the building since 1999.

“We are thrilled that we are able to meet DOH's space needs while also renovating the offices they will ultimately move into,” said P. Brian Connolly, Senior Vice President of Akridge. “Add Union Square's updated features and the capacity for future expansion to the mix and you have the perfect property for an important entity like DOH. We look forward to continuing to serve the District government there.”

The two buildings that make up Union Square, 899 and 999 North Capitol Street, surround a landscaped central plaza. Each building represents approximately 300,000 square feet of rentable space, and a third building of over 260,000 square feet could be built on the plaza in the future. Akridge renovations at 999 North Capitol are scheduled to be complete in the first quarter of 2011, and include newly designed and modernized entryways, lobbies, elevators and restrooms, as well as enhanced security features and a new fitness facility. Both buildings will be LEED Silver certified and have achieved an EPA Energy Star rating since 2007.

DOH will consolidate their headquarters into the building originally addressed as 825 North Capitol, where new build-out will take place on floors one through five while DOH occupies interim space on floors six through nine. The free-standing building, which features floor-to-ceiling glass on all sides, offers additional leasing opportunities upon completion of the current work. A total of up to 450,000 square feet is expected to be available between the two updated structures.

Union Square's neighborhood, known as NoMa because of its location North of Massachusetts Avenue, has also been transformed in recent years. The 35-block area now encompasses millions of square feet of office, residential, hotel and retail space. Proximity to Capitol Hill and Union Station, combined with the availability of economical space, has contributed to the growing popularity of the area as a location for public and private businesses.

Akridge has provided property management and leasing services for the complex since 2001. The new lease with DOH was represented by Akridge's Ben Meisel, Director of Leasing, and Katie Burton, Senior Associate. Cushman

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& Wakefield's Brian Sullivan, Managing Director, and Peter Marcin, Managing Senior Director, assisted Akridge with the transaction.

About Akridge

Akridge is a comprehensive real estate services company that provides acquisition, development, construction management, asset management, property management, leasing and consulting services. Since 1999, Akridge has won ten national "best in the industry" awards for Client satisfaction from the industry's foremost benchmarking firm, CEL & Associates. The Akridge organization has been honored with the National Capital Business Ethics Award, awarded by the Society of Financial Service Professionals, and has also been recognized as the 'Best Place to Work' in Greater Washington according to the *Washington Business Journal*. For more information, please visit akridge.com.

About CIM Group

CIM Group is a premier real estate fund manager that makes private equity and/or debt investments in urban communities throughout North America, utilizing its full array of investment and operational expertise to maximize returns while mitigating risks. With offices in Los Angeles, San Francisco, New York and Bethesda, Maryland, CIM has three distinct portfolios each diversified by geography and type of property. They include: Opportunistic or repositioning and development projects in established and emerging urban areas, Stabilized/Core or well-positioned operating properties in transitional districts, and Infrastructure or properties serving the public interest. Once involved in a qualified community, CIM seeks to routinely make additional investments in order to support the growth of the community and enhance the value of its previous investments. For more information, please visit cimgroup.com.

About DOH

The District of Columbia Department of Health works to promote and protect the health, safety and quality of life of residents, visitors and those doing business in the District of Columbia. The agency's responsibilities include identifying health risks; educating the public; preventing and controlling diseases, injuries and exposure to environmental hazards; promoting effective community collaborations; and optimizing equitable access to community resources. For more information, please visit doh.dc.gov.

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