



NEWS RELEASE

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FOR IMMEDIATE RELEASE

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Two New Leases Announced at 1090 Vermont Avenue

American Osteopathic Association Expands to Full Floor; Prudential Real Estate Relocates

(Washington, DC) Akridge is pleased to announce the completion of new lease transactions with the American Osteopathic Association (AOA) and with Prudential Real Estate and Relocation Services at 1090 Vermont Avenue, NW. AOA will expand from its current 4,273 square feet to occupy the building's entire fifth floor, growing to 12,246 square feet, beginning in November for a 10-year term. Prudential Relocation has already moved, from 1325 G Street, NW, into 3,218 square feet on 1090 Vermont's second floor. Only 1,856 square feet of office space, also on the second floor, now remains available in the building. Two retail bays, totaling just under 3,000 square feet, are also for lease.

"Both AOA and Prudential have been able to upgrade and expand their offices at 1090, and we are gratified to be able to accommodate them so well here," said P. Brian Connolly, Senior Vice President of Akridge. "I think both our existing and our new Clients appreciate the building's location, amenities, and customer service."

AOA has had offices at 1090 Vermont since 2001, and will consolidate its Chicago-based conference facilities into the building following build-out of its expanded space. Prudential relocated into its Vermont Avenue-facing suite last week, taking advantage of market conditions to improve the organization's visibility and presence. 1090 Vermont features recent common area renovations, a private onsite fitness facility, and concierge service, as well as award-winning Akridge property management.

Prudential was represented in their five-year lease by Andy Wolf of Woodmark Commercial Services and Maureen MacLachlan of The Garibaldi Group out of Chatam, New Jersey. Akridge's Wilbur E. Pace and Katherine A. Burton represented the property, including primary owner Mitsui Fudosan America, Inc., in both transactions.

About Akridge

Akridge is a comprehensive real estate services company that provides acquisition, development, property management, leasing, asset management and consulting services. Since 1999, Akridge has won 11 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 www.akridge.com.

About the American Osteopathic Association

Representing more than 78,000 osteopathic physicians (DOs) around the world, the American Osteopathic Association (AOA) serves as the professional family for all DOs and osteopathic medical students. In addition to

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serving as the primary certifying body for DOs, the AOA is the accrediting agency for all osteopathic medical schools and has federal authority to accredit hospitals and other health care facilities. For more information, please visit www.osteopathic.org.

About Prudential Real Estate and Relocation

Prudential Real Estate and Relocation Services offers a full range of relocation services around the world to corporations, governmental organizations, and their relocating employees. Prudential Relocation offers consulting and tools to help companies strike a balance between organizational objectives and the well being of relocating employees and their families. For more information, please visit www.prudential.com/view/page/public/11535.

About Mitsui Fudosan America, Inc.

Mitsui Fudosan America, Inc. (MFA), the US subsidiary of Japan's largest real estate company, is a real estate investment and development firm headquartered in New York. The company's history in the US market began in the early 1970s with its acquisition and redevelopment of the renowned Halekulani Hotel in Waikiki, Hawaii. Subsequent investments were made in Los Angeles, San Francisco, Washington, DC and New York. MFA's flagship commercial property is located in Rockefeller Center at 1251 Avenue of Americas in New York, one of the city's most prestigious business addresses. For more information, please visit www.mfamerica.com.

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