

## Trammell Crow Company

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### US PAROLE COMMISSION SIGNS 36,000 SF LEASE AT SENTINEL SQUARE I/90K STREET

#### *Second Deal This Month Brings Project to 30% Leased*

**Washington, DC** – Trammell Crow Company and joint venture partners, Crow Holdings Realty Partners IV, L.P. and Cottonwood Partners announce the U.S. Parole Commission has signed a long-term lease for 36,438 square feet at Sentinel Square I/90K Street, a 412,661 square foot, 12-story, Class A office building located on northwest corner of K and 1<sup>st</sup> Streets, NE in the Capital Hill submarket. The U.S. Parole Commission will occupy a portion of the 1<sup>st</sup> floor and the entire 3<sup>rd</sup> floor in early 2011.

This transaction follows a long-term commitment by the U.S. General Services Administration (GSA) who recently signed a long-term lease on behalf of The Department of Homeland Security's U.S. Customs and Border Protection for 85,000 square feet on a portion of the 2<sup>nd</sup> and 6<sup>th</sup> floors and floors 4 and 5 in their entirety. The two deals combined bring the occupancy of the building to nearly 30% leased.

"We are pleased to be 30 percent leased within three months of completing construction of the building, which we feel demonstrates not only the continued activity by the federal government sector but also GSA's acceptance of both our product offering and the NoMa neighborhood," said Thomas Finan, a Managing Director with Trammell Crow Company's MidAtlantic office and the landlord/owner representative in the transaction. "The deal is also a win for the District as this agency will be relocating from Bethesda, Maryland back into the city."

Sentinel Square I/90 K Street, which lies in the northern portion of this submarket which is an emerging area known as NoMA (North of Massachusetts), is the first of four planned phases containing 1.3 million square feet of Class A office space. The building has been designed to meet Level IV security protocols and its interior features a modern design with private offices along the perimeter and other office uses filling the central core areas. The building is seeking LEED® Gold certification utilizing a variety of sustainable features

including water efficient landscaping, a building recycling and construction waste management program, the use of recycled building materials and a curtain wall designed to reduce energy consumption.

Joel Bereleson and Sean McNeal of GSA and Neil Levy and Julie Rayfield of Studley represented the tenant in the transaction.

**About Trammell Crow Company**

Trammell Crow Company, founded in 1948, is one of the nation's leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with a value exceeding \$50 billion. As of March 31, 2010, Trammell Crow Company had over \$5.6 billion of projects in process or in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in approximately 15 major cities throughout the U.S. and Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, higher education, airport facilities, multi-family residential and mixed use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options.

Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2009 revenues). For more information visit [www.TrammellCrow.com](http://www.TrammellCrow.com).

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