

A Work in Process

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Project Overview

Project I-395 Air Rights Development will be a multi-phase master-planned development located in Washington’s supply-constrained Central Business District that is bordered by Massachusetts Avenue to the North, E Street to the South, Third Street to the West and Second Street to the East.

The 247,000-square-foot site consists of a recessed portion of US I-395 that slices through the east side of the CBD, which is surrounded by a multitude of public transportation options.

The Project will be built over the active highway utilizing a platform to support the development of an expected 2.0 million to 2.3 million square-foot mixed-use project.

The Development’s focus will be predominately office. It will also include a significant ground floor retail component, below-grade parking and a small component of residential use.

Owner and Developer

Louis Dreyfus Property Group

Land Use Counsel

Holland & Knight LLP

Project Architect

Kevin Roche John Dinkeloo
and Associates LLC

Master Plan Architect

Skidmore, Owings & Merrill LLP

Landscape Architect

Edaw Inc.

Traffic Consultant

Wells & Associates LLC

Civil Engineer

DMJM Design

Contractor

Balfour Beatty

Structural

Leslie E. Robertson Associates RLLP

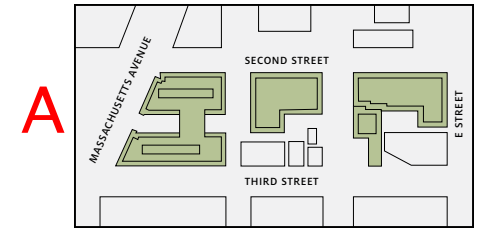
Sustainability

Terrapin / Bright Green LLC

Geotechnical

ECS Mid-Atlantic LLC

Preliminary Project Rendering



Return to L'Enfant Plan



New Development in the East End

Washington has encouraged the development of a platform over I-395 since the initial approval in 1990, with the expectation that it would re-connect F and G Streets between Second and Third Streets as originally conceived in L'Enfant's master plan for the City. Restoring the site to grade level and filling in the highway overpass will result in a dramatic transformation of the area into a true destination.

The Project is the largest continuous undeveloped site remaining in Downtown Washington. Its size will offer tremendous opportunity for private firms to lease large blocks of contiguous space for current needs as well as future expansion space.

Due to the substantial public and private investment in the East End over the last five to ten years, the submarket has become Washington's most exciting and dynamic location with the strongest amenity base of all of the District's submarkets. Facilities include performance venues and cultural institutions, publicly and privately funded museums, the new Convention Center, Gallery Place and a variety of retailers and restaurants.

Because of the lack of available development sites in what historically has been considered the CBD, prestigious private firms have continually sought newly constructed office buildings for their corporate homes, resulting in their continued move eastward towards the original Central Business District, Capitol Hill.

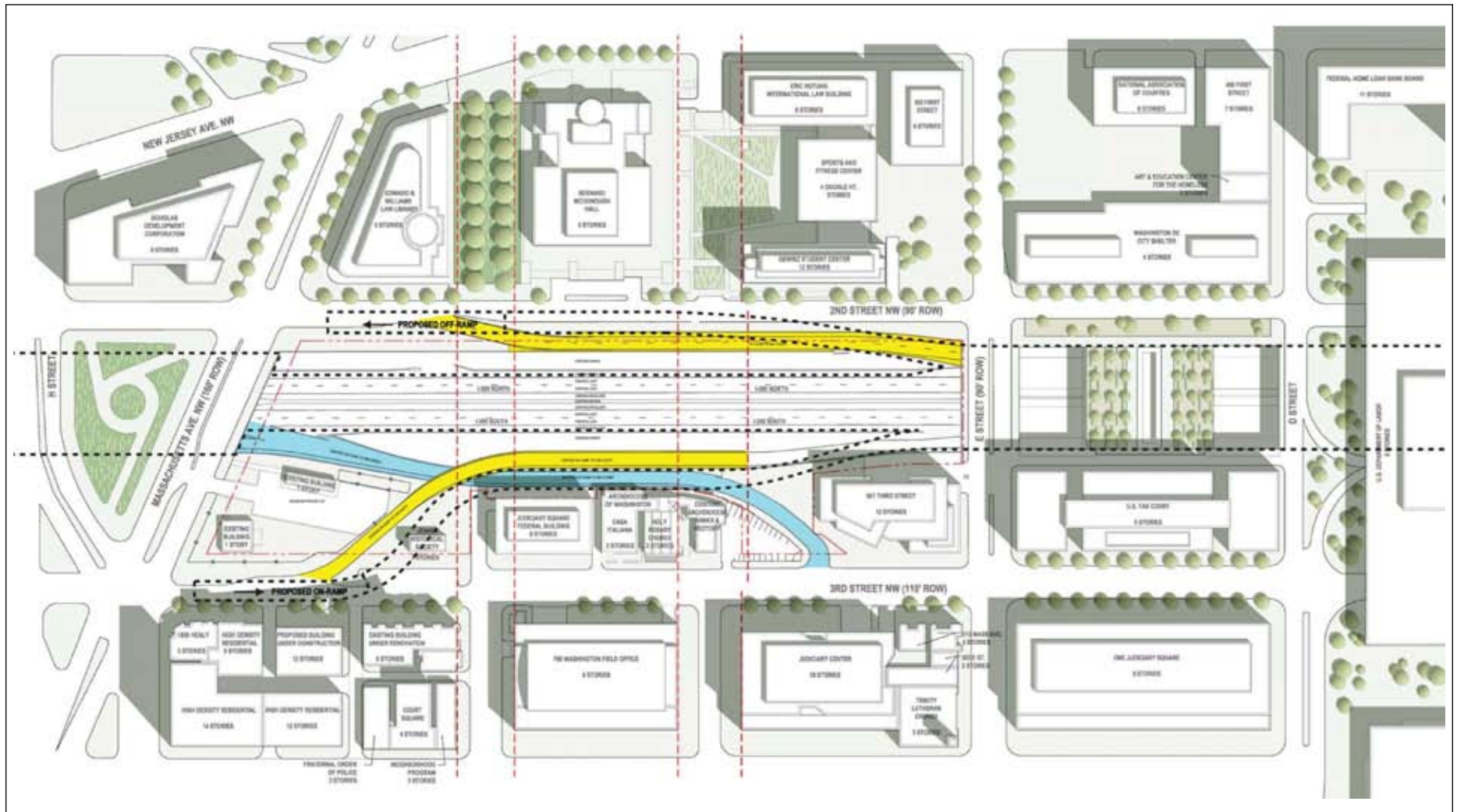
Project Location
Massachusetts Avenue, North
E Street, South
Third Street, West
Second Street, East

Current Site



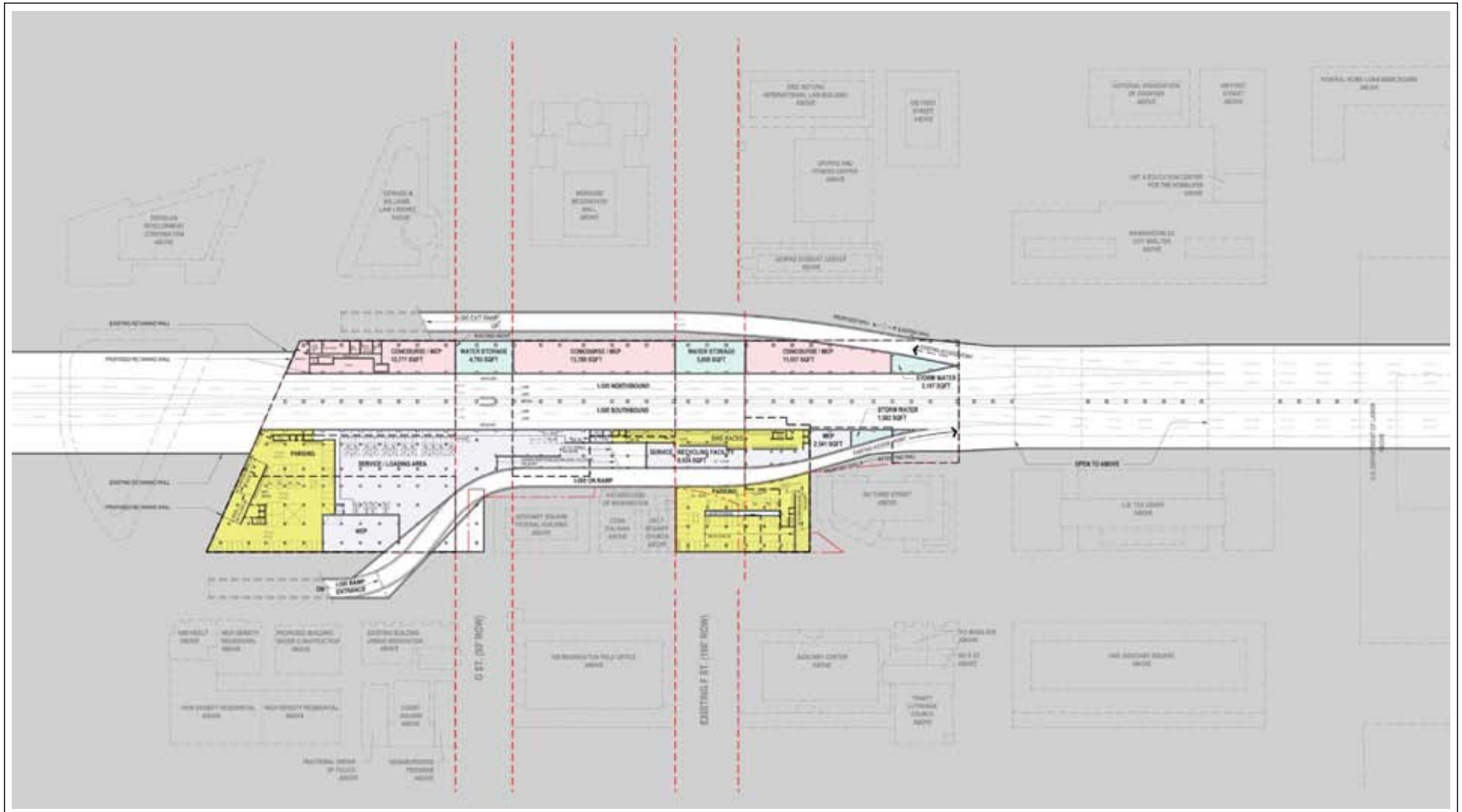
- Realigned**
Entrance and Exit Ramps
- Removed**
Entrance and Exit Ramps

I-395 Entrance and Exit Ramps



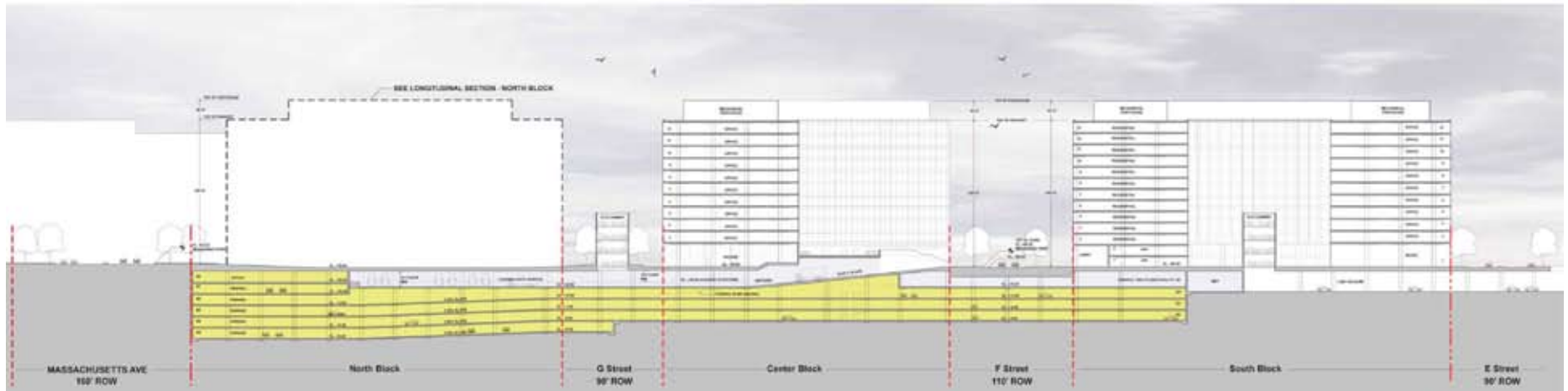
Level B1, Service and Highway Plan

- Parking
- Service and Loading
- Water Storage
- Concourse MEP



Parking Section
Below Grade

Project Section



Developer and Owner

Louis Dreyfus Property Group has over 35 years of experience acquiring, developing and managing first-class office buildings and hotels in the United States, Canada and Europe. With headquarters in New York City, the company has talented employees in development, construction, leasing, operations and finance who create value through in-house expertise in all management and administration areas.

The company handles the management and leasing of its properties and directly oversees all aspects of design, development and construction of its projects held for development. An affiliate, LDS Investment Group, makes real estate investments with an emphasis on purchasing, upgrading, and repositioning existing office buildings in major North American markets.

Louis Dreyfus Property Group has acquired and developed in excess of 10 million square feet. Its portfolio consists primarily of high quality central business district and suburban office buildings with the majority of the properties characterized as Class A office assets in major urban locations. Active in the Washington real estate market since the early 1970s, it has developed and owns Lafayette Tower at 801 Seventeenth Street; Station Place, the 1.6-million-square-foot development connected to Union Station that is the headquarters of the SEC, and 1101 New York Avenue. Louis Dreyfus Property Group also developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street.

Project Architect

Kevin Roche John Dinkeloo and Associates is the recipient of numerous awards and was the second American to receive the Pritzker Architecture Prize in 1982, the equivalent of a Nobel Prize. He was also awarded the American Institute of Architects Gold Medal. Kevin Roche John Dinkeloo and Associates has designed several buildings for Louis Dreyfus, including Lafayette Tower, Station Place and 1101 New York Avenue.

A former member of the Commission of Fine Arts, Mr. Roche has master planned and designed a variety of facilities, including corporate headquarters, theaters, campus buildings and museums, most notably the Metropolitan Museum of Art for over 35 years. He is recognized for his ability to design innovative buildings that fit their particular surroundings.

Master Plan Architect

Skidmore, Owings & Merrill is a Chicago-based architectural and engineering firm that was formed in 1936 by Louis Skidmore and Nathaniel Owings; in 1939 they were joined by John Merrill. SOM is one of the largest architectural firms in the world. Its primary expertise is in high-end commercial buildings, as it was SOM that led the way to the widespread use of the modern international-style or glass box skyscraper.

City building also describes the work of Skidmore, Owings & Merrill planning professionals. By thinking and designing strategically and cooperatively within the context of principles of intelligent city building, SOM planners are able to further the development of urban environments that are positive, people-centric, ennobling, livable and sustainable.

SOM has completed 10,000 projects around the nation and in more than 50 countries around the world and maintains offices in Chicago, New York City, San Francisco, Washington, DC, Los Angeles, London, Brussels, Hong Kong and Shanghai.

Development Information

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