

**100 F Street
Press Release**

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Construction of SEC Building on Schedule for Delivery

Since Louis Dreyfus Property Group broke ground for Station Place over 14 months ago, there has been a great deal of activity on the 1.6-million-square-foot office development consisting of three buildings (100 F Street, 600 Second Street and 700 Second Street NE) adjacent to Union Station. The Securities and Exchange Commission has leased over 1 million square feet at 100 F Street and 600 Second Street.

Because of the building's location between train tracks and a residential neighborhood, construction has been scheduled in phases to minimize disruption to the surrounding community. A challenging winter season notwithstanding, the SEC building at 100 F Street is out of the ground and on schedule for completion in 2004.

- > Installation of the curtain wall is scheduled to begin in mid June.
- > Concrete is being poured on Floor Six.
- > The top floor is expected to be completed by August.
- > 600 Second Street is scheduled for SEC occupancy in 2005.
- > 700 Second Street, with 505,000 square feet, can be ready by late 2006.

Excavation for the first two buildings is virtually complete. The architect of the project, Kevin Roche, is refining the design of Union Bridge, the unique passageway at the southeast corner of Station Place that connects the building to Union Station. He is also developing the lobby design of the main entrance at 700 Station Place.

Louis Dreyfus Property Group has opened an interactive exhibition space across from Station Place. The unique presentation includes virtual tours of the project, interviews and movies about the neighborhood, models and material samples.

Station Place Marketing Center, 717 Second Street NE, Washington DC 20002
stationplacedc.com

About Louis Dreyfus Property Group

Louis Dreyfus Property Group has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Active in the Washington real estate market since the early 1970's, it has developed and owns 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.
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