

Property Group Partners
Press Release

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Property Group Partners Launches High-Tech Marketing Center for \$1.3 Billion District Development

Developer Announces Long-Awaited Name of Project

Property Group Partners today formally unveiled the interactive marketing center for its \$1.3 billion mixed-use development to be constructed above Interstate 395 in the heart of the District. Capitol Crossing will be a landmark, multi-phase master-planned development located on a 247,000-square-foot site in Washington's supply-constrained central business district. Construction is expected to begin in early 2013 pending final approvals.

The dynamic new marketing room presents a wall of nine 55-inch monitors that emphasizes the unique specifications and outstanding features of Capitol Crossing. In addition to using the latest in touch-screen technology, monitors guide the viewer through this new Washington neighborhood, into the actual site and into each of the five buildings. Presentations include time-lapse animations, floor plans, amenity maps, scale models of the site and samples of materials and finishes. The marketing room is adjacent to the Washington headquarters of Property Group Partners at 1101 New York Avenue.

"Today marks two significant milestones in the evolution of this iconic development," said Jeffrey I. Sussman, founder and president of Property Group Partners. "We are announcing the opening of our most interactive, informative and visually stunning marketing room yet. We are pleased to announce the name of this signature project as Capitol Crossing."

Earlier this year, a team of leasing brokers from Cassidy Turley consisting of Art Santry, Zeke Dodson, Phillip Thomas, Laurie McMahon and Will Stern was selected by Property Group Partners to market Capitol Crossing to prospective tenants.

Capitol Crossing will occupy the largest contiguous undeveloped site in downtown DC. It will be developed over a recessed portion of I-395 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. Capitol Crossing will be built on a platform over the active highway and will ultimately consist of four office buildings, one residential structure, ground floor retail and enclosed parking. It is designed to be the first U.S. Green Building Council LEED® Platinum certified urban air rights development in the United States and Washington's first EcoDistrict.

Washington has encouraged the development of a platform over I-395 ever since 1990 in the hope 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. By restoring the site to grade level and filling in the highway overpass, the area will be dramatically transformed into a true destination— Capitol Crossing. Its size and location will enable private firms to lease large blocks of contiguous space while locking in future expansion space.

About Property Group Partners

Property Group Partners, formerly Louis Dreyfus Properties, has developed, acquired and managed first-class office buildings in North America and Europe for over 40 years. Active in the Washington real estate market since the early 1970s, it developed and manages Station Place, the 1.6-million-square-foot development connected to Union Station that is the headquarters of the SEC, 1101 New York Avenue and 801 Seventeenth Street. Louis Dreyfus Property Group also developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street.

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