

**1101 New York Avenue
Press Release**

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Ernst & Young Is Lead Tenant at 1101 New York Avenue

Louis Dreyfus Property Group, a national developer and investor in commercial real estate, announces that Ernst & Young, a global leader in professional services, has become the lead tenant at 1101 New York Avenue, Washington's newest signature building.

Ernst & Young will lease approximately 136,000 square feet of space beginning in mid-2007, when the building is completed. "We are extremely happy that our first tenant in this premier development is an organization of the caliber of Ernst & Young," said Robert Braunohler, vice president, development and operations at Louis Dreyfus.

Designed by Kevin Roche John Dinkeloo and Associates, 1101 New York Avenue is a distinctive office building that sets a new standard for design and construction. It will feature a unique structural system that allows for no perimeter columns on three sides of the 385,000-square-foot Class A building. The facade is comprised primarily of glass with a dark granite base at the ground floor that positions the building as an icon of the very best in office design in Washington. It will offer first-class amenities, including a fitness center, concierge service and a rooftop terrace. Additionally, 1101 New York Avenue's location between 11th and 12th Streets offers tenants immediate access to Washington's finest hotels, restaurants, cultural and entertainment facilities and retail shops.

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.
www.ldpg.us.com

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