

**1101 New York Avenue
Press Release**

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Louis Dreyfus to Start Construction of 1101 New York Avenue

Louis Dreyfus Property Group, a national developer and investor in commercial real estate, announces that the construction of 1101 New York Avenue has started. With approximately 136,000 square feet leased to Ernst & Young for its new corporate headquarters, the 393,000-square-foot Class A building will play a key role in the continued revitalization of Washington's East End neighborhood. Occupancy is scheduled for mid 2007.

"This project is going to set a new standard in Washington," said Robert H. Braunohler, vice president of Louis Dreyfus Property Group. "Our architect and engineers have developed an energy-efficient glass building that will qualify for LEED certification – we are certainly pleased to take advantage of this advanced technology."

Owned and developed by Louis Dreyfus Property Group, 1101 New York Avenue has been designed by Kevin Roche John Dinkeloo and Associates. The exclusive leasing agent is Trip Howell of Spaulding & Slye Colliers. The general contractor is Centex Construction Group; the MEP consultant is Tolk, Inc., and the structural engineer is Tadjer-Cohen-Edelson Associates, Inc. Kastle Systems will provide comprehensive building security systems.

1101 New York Avenue features a unique structural system with no perimeter columns on three sides of the twelve-story building. It will offer first-class amenities including a fitness center, concierge service and a rooftop terrace. The clear glass façade, dark granite base, glass canopy and its unusual visibility from New York Avenue provide a strong identity for executive tenants.

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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