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# STONEBRIDGE CARRAS

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REAL ESTATE INVESTMENT

FOR IMMEDIATE RELEASE – August, 2009

## NoMa's Constitution Square Wins Four Major Industry Awards



StonebridgeCarras, Walton Street Capital and Cassidy Pinkard Colliers announce that Two Constitution Square has won four major lease transaction awards for its 579,000 square foot lease with the U.S. General Services Administration.

The four awards include:

### **Washington Business Journal Best Real Estate Deals**

***Urban Office Lease*** – Department of Justice lease at Two Constitution Square, Washington D.C.

### **Greater Washington Commercial Association of Realtors (GWCAR)**

***Leasing Transaction of the Year – Washington, D.C.***

Darian LeBlanc, Mark Sullivan and Zeke Dodson – Department of Justice lease at Two Constitution Square

### **NAIOP Maryland/DC Awards**

***Award of Excellence – Best Real Estate Transaction – Tenant Lease***  
GSA/Department of Justice lease at Two Constitution Square

### **Real Estate Forum Magazine Deals of the Year (National Rankings)**

***#10 Deal of Year*** – Department of Justice lease at Two Constitution Square.

[Click here to read the article](#)

Two Constitution Square, located at 145 N Street, NE, is a 12-story; 590,000 square foot office building that has been fully leased to the U.S. General Services Administration (GSA) for a 15-year term for use by the Department of Justice (DOJ). Two Constitution Square is part of the first phase of the Constitution Square development, which will total 1.6 million square feet and deliver in 2010. In addition to Two Constitution Square, the first phase will also include One Constitution Square with 340,000 square feet of speculative office

space, a residential building with 440 apartment units, a Hilton Garden Inn hotel, and 80,000 square feet of retail space including a 50,000 square foot Harris Teeter Grocery store.

Constitution Square is located in the burgeoning DC sub market known as NoMa, which is one of the last remaining areas in Washington, D.C. for large-scale, in-fill development. Besides the Department of Justice, NoMa is home to National Public Radio, Securities and Exchange Commission, Federal Energy and Regulatory Commission, Equal Employment Opportunity Commission, Bureau of Alcohol Tobacco and Firearms, XM/Sirius Satellite Radio among others. Located at the epicenter of NoMa, Constitution Square is adjacent to both entrances of the New York Avenue Metro station and at the defined commercial, vehicular and pedestrian heart of NoMa, the intersections of 1<sup>st</sup> and M Streets, NE.

**About StonebridgeCarras, LLC** StonebridgeCarras ([www.stonebridgecarras.com](http://www.stonebridgecarras.com)) is a privately held real estate investment and development firm based in Bethesda, Maryland which focuses primarily on developing mixed-use properties in Washington, D.C. metropolitan region. During the past 20 years, the principals of StonebridgeCarras have been involved in the acquisition, development, joint venture and disposition of real estate assets in the Washington area exceeding \$5.0 billion in value.

**About Walton Street Capital, L.L.C.** Walton Street Capital L.L.C. ([www.waltonst.com](http://www.waltonst.com)) was founded in 1995 and is a premier private real estate investment company operating in the U.S. and abroad. Since its inception, Walton Street has received equity commitments in excess of \$4.5 billion from public and corporate pension funds, foreign institutions, endowments and foundations, trusts and high net worth individuals.

**About Cassidy & Pinkard Colliers** Cassidy & Pinkard Colliers is the largest locally owned full-service commercial real estate services company in the Washington metropolitan region. In 2007, Cassidy & Pinkard Colliers completed over \$4.2 billion in commercial sales, finance and lease transactions, \$75 million in project management, and manage over 13 million square feet in commercial and retail properties.