

---

# STONEBRIDGE CARRAS

---

For immediate release

## **Constitution Square is Certified LEED® Gold for Neighborhood Development by USGBC *One Million SF of Commercial Office Space Completed***



*Washington, DC, April 13, 2010* – Constitution Square, the largest private development in Washington, D.C., has received LEED® Gold certification for Neighborhood Development™ from the U.S. Green Building Council® (USGBC). With 1.6 million square feet of office, commercial, residential, and hotel space, Constitution Square is the first mixed-use commercial

project in Washington, D.C., to be LEED for Neighborhood Development certified by USGBC.

At the same time, Constitution Square's developer StonebridgeCarras, announced completion of base building construction for one million square feet of office space within Constitution Square's first two buildings. The space has been pre-leased to the General Services Administration (GSA) for the Department of Justice and GSA's headquarters office. Located in the burgeoning NoMa neighborhood at First and M Streets, N.E., Constitution Square is a joint development of affiliates of StonebridgeCarras of Bethesda, MD, and Walton Street Capital of Chicago, IL.

In addition to the LEED ND certification, Constitution Square is registered with USGBC for LEED certification for each of its two first-phase office buildings. One Constitution Square is registered with the certification goal of LEED Certified Platinum, and Two Constitution Square is registered with the certification goal of LEED Certified Gold.

"Given that the LEED for Neighborhood Development certification is a new area of recognition by the USGBC, it is especially rewarding that Constitution Square received the Gold designation," said StonebridgeCarras Principal Doug Firstenberg. "We are particularly proud of the formal acknowledgement of

Constitution Square as an advanced environmentally designed and constructed project, and we believe the project exemplifies our continued commitment to develop both sustainable and successful projects.”

The LEED for Neighborhood Development Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high levels of environmentally responsible, sustainable development. LEED for Neighborhood Development is a collaboration among USGBC, Congress for the New Urbanism, and the Natural Resources Defense Council.

Despite the project's size and complexity, base building construction for both One and Two Constitution Square was completed less than 24 months from groundbreaking. This significant milestone allows the department of Justice to begin occupying its space at Two Constitution Square this summer and GSA to move into One Constitution Square this fall, after completing tenant interior construction.

**About StonebridgeCarras, LLC**

StonebridgeCarras, LLC is a privately held real estate investment and development firm based in Bethesda, MD, focusing primarily on developing mixed-use properties in the Washington, DC, metropolitan region. During the past 20 years, the principals of StonebridgeCarras, LLC have been involved in the acquisition, development, joint venture, financing, 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. was founded in 1995 and is a premier private real estate investment company operating in the US 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. Through its series of opportunistic and value-added funds, Walton Street has invested or committed to invest more than \$3.5 billion of equity in approximately 160 separate transactions totaling over \$13 billion of gross assets in the US and abroad. These transactions include the development and acquisition of office, hotel, retail, industrial, multi-family, for-sale residential, senior and student housing, and golf assets through individual, portfolio, and company-level transactions.

###