

Steven A. Teitelbaum

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EXPERIENCE

Washington Metropolitan Area Transit Authority - Washington, D.C. 2011 - present

Senior Real Estate Advisor in Office of Real Estate and Parking. Responsibilities include being the lead business representative in offering, negotiating and coordinating transit-oriented joint development by third parties (usually private sector) on WMATA-owned land, handling dispositions of excess property to the private sector, and coordinating private construction on WMATA-owned property. This includes taking a project from internal inception through the procurement process, negotiating ground lease and sales transactions, addressing transit infrastructure and operational needs, and seeing projects through to completion. In addition to taking the lead with the private sector, the work crosses internal departmental lines, such as Engineering Services, Adjacent Construction, Rail Operations, Bus Operations and Counsel.

Jones Day - Washington, D.C. 1985 - 2011

Partner (1989-2011) and Associate (1985-1989), in the real estate practice, representing developers, landlords, U.S. and foreign investors, corporate users as buyers and as tenants, and institutions. Also served as co-leader of Hospitality Industry Specialty Practice team. Expertise includes: acquisitions and sales of land and buildings, including office buildings and hotels, in multiple jurisdictions; acquisition, construction and permanent financings for various property types; private sector office, retail, and warehouse leasing on behalf of both landlords and tenants, as well as leases to the U.S. General Services Administration and other Federal agencies; ground leases, including specialty uses such as synfuel facilities and hospitals; public/private partnerships for real estate development; portfolio evaluations; build-to-suit development; mixed-use projects; joint ventures; construction contracts; and hotel franchising and management contracts.

Hale and Dorr - Washington, D.C. 1984 - 1985

Associate in the real estate practice, handling construction and permanent financings, office leasing, and property acquisitions.

Rosenman, Colin, Freund, Lewis & Cohen - New York 1982 - 1984

Associate in the real estate practice, handling acquisitions and sales of land and improved real estate, retail leasing, regional mall development, syndication, and residential cooperative conversions.

Melrod, Redman & Gartlan - Washington, D.C. 1980 - 1982

Associate in the real estate practice, handling acquisitions and sales of land and buildings, condominium and cooperative conversions, and real estate secured lending.

EDUCATION

- Columbia University Law School** - New York J.D. 1980
Harlan Fiske Stone Scholar
- Columbia College** - New York A.B. 1977
Dean's List, Urban Studies major

PROFESSIONAL MEMBERSHIPS

- District of Columbia Bar (admitted 1980) (currently on inactive status)
- New York Bar (admitted 1983)
- American College of Real Estate Lawyers (elected Fellow in 2010)
- District of Columbia Building Industry Association - Advisory Committee, 2014-present; Board of Directors, 2008-2014; Chairman, 2008-2010, and Vice Chairman, 1996-2008, of Programs Committee; Co-Chairman of Construction & Development Committee, 2018-2019

HONORS WON

- Washington, D.C. *Super Lawyers (Real Estate)*, 2011
- Chambers USA *America's Leading Lawyers for Business*, 2007, 2008, 2009, 2010
- *Washington Business Journal Awards*:
 - Best Office Sale, 2008
 - Best Portfolio Transaction, 2005
 - Best Urban Lease, 2004
- District of Columbia Building Industry Association President's Award, 1999

TEACHING

- Adjunct instructor for "Real Estate Development" graduate course, Kogod School of Business, American University, Washington, D.C. 2012 - 2013, 2015 - 2022
- Adjunct instructor for "Real Estate Transactions and Contracts" graduate course, Kogod School of Business, American University, Washington, D.C. 2022 - 2023

CIVIC POSITIONS

- Bethesda Transportation Management District Advisory Committee, 2021-present
- Battery Park Citizens Association, Inc. - Vice President, 2005-2006; President, 2006-2007 and 2007-2008; Immediate Past President, 2008-2009, 2009-2010 and 2010-2011; Secretary, 2012-2013; Board member, 2011-2012 and 2013-2014; newsletter editor, 2006-2011 and 2012-2013
- Congregation Beth El of Montgomery County - Constitution Review Committee, 2004-2006

PUBLICATIONS

Working Together for Sustainability: The RMI-BOMA Guide for Landlords and Tenants, published by the Rocky Mountain Institute and Building Owners and Managers International (2012), contributor

Transit-Oriented Development: A View From Inside a Transit Agency, published by the American College of Real Estate Lawyers in The ACREL Papers, Spring 2012

BOMA International Commercial Lease: Guide to Sustainable and Energy Efficient Leasing for High-Performance Buildings, published by Building Owners and Managers International (2011) as its leasing handbook, replacing the 2008 *Guide to Writing a Commercial Real Estate Lease, Including Green Lease Language* (below)

Guide to Writing a Commercial Real Estate Lease, Including Green Lease Language, published by Building Owners and Managers Association International (2008) as its leasing handbook, and its non-green predecessor *Guide to Writing a Commercial Real Estate Lease* (2005)

Green Leasing Improves Building Efficiency, published on-line by The Green Economy Post, November 2010

10 Misconceptions Commercial Tenants Have in Leasing Green Space – and How to Correct Them, published on-line by CoStar Group, Inc., February 2010,

www.costar.com/news/Article.aspx?id=487D8710D0E1A54C7A17B5D2F26843B5

Green Office Guide: Integrating LEED Into Your Leasing Process, published by the U.S. Green Building Council (2009), Industry Reviewer

Anti-Terrorism Clauses in Commercial Real Estate Transactions in The Practical Real Estate Lawyer magazine, March 2009 issue

“*Tax Sales and Tax Foreclosures*” in Warren’s Weed New York Real Property (Matthew Bender 1979)

PROFESSIONAL LECTURES AND SEMINARS

Transit-Oriented Development – September 2022 – Sponsored by the ICSC Mid-Atlantic Conference

Workshop on Joint Development & Adjacent Construction Projects – June 2019 – Sponsored by the District of Columbia Building Industry Association

Introduction to Commercial Leasing -- June 2019 – Sponsored by Uptown Main Street

Transit-Oriented Development – May 2019 – Sponsored by Real Estate Lenders Association

A Perspective on Transit and Development -- April 2019 – Sponsored by Washington DC Metro Area Chapter of the Appraisal Institute

Adaptive Reuse of Urban Industrial Buildings (Northern Bus Garage) – October 2018 -- Sponsored by NAIOP CRE Converge Conference

Metro DC Development Update – April 2018 – Sponsored by Washington DC Metro Area Chapter of the Appraisal Institute

NAIOP Challenge: Redevelopment of WMATA's Northern Bus Garage – Spring 2018 – Author of Case Study and judge of inter-university competition

A Perspective on Transit-Oriented Development – February 2018 – Sponsored by Cushman & Wakefield

A Perspective on Transit-Oriented Development – September 2016 – Guest lecturer at George Mason University's Master of Science in Real Estate Development program

Joint Development at WMATA – February 2015 – Sponsored by U.S. Department of Transportation's Federal Railroad Administration for Jernhusen AB

Walkable College Towns (College Park) – October 2014 – Guest lecturer for walking tour sponsored by Coalition for Smarter Growth

Real Estate Entrepreneurship and Finance – April 2015, 2014, 2013, 2011 and 2010 – Guest lecturer in University of Maryland course on entrepreneurship and finance

Real Estate Law – October 2013 – Guest lecturer at REAP (Real Estate Associates Program) for African-American real estate professionals

Transit Oriented Development – October 2013 – Guest lecturer at Georgetown University School of Continuing Studies Master of Professional Studies in Real Estate

Transit-Oriented Development Forum – February 2013 – Sponsored by the Urban Land Institute's Baltimore, Washington and Philadelphia Chapters

Transit-Oriented Development – May 2012 – Sponsored by The U.S. Environmental Protection Administration's Environmental Financial Advisory Board

Tools and Best Practices for Implementing Green Leasing -- March 2012 – Sponsored by the U.S. Department of Energy's Commercial Buildings Energy Alliance

Buses, Trains and Automobiles: Public/Private Partnerships in Transportation – March 2012 – Sponsored by the American College of Real Estate Lawyers

Sustainability Workshop: Best Practices for Landlord/Tenant Relationships – October 2011 – Sponsored by Building Owners and Managers Association (BOMA) International and the Rocky Mountain Institute

Green Leasing – October 2011 – Sponsored by Strafford Publications

Implementing Green: The Present and Future of Government Mandates – June 2011 – Sponsored by Building Owners and Managers Association (BOMA) International

Commercial Real Estate Leases: Selected Issues in Drafting and Negotiating in a Distressed and Troubled Market – June 2011 – Sponsored by ALI-ABA

Negotiating Green Leases – May 2011 – Sponsored by Law Seminars International

Green Leases – March 2011 – Sponsored by the Commercial Leasing Committee of the New York State Bar Association

Green Leasing – February 2011 – Sponsored by the Mid-Atlantic Chapter of CoreNet

Current Developments in Green Leasing – December 2010 – Sponsored by the American Bar Association Section on Real Property, Trusts and Estates' Green and Sustainable Transactions Committee

Leasing Strategies for Green Buildings – October 2010 – Sponsored by the White House Council for Environmental Quality

Green Leasing – June 2010 – Sponsored by the Montgomery County (Maryland) Branch of the National Capital Region of the U.S. Green Building Council

Commercial Real Estate Leases: Selected Issues in Drafting and Negotiating in a Distressed and Troubled Market – June 2010 – Sponsored by ALI-ABA

Green Leasing Knowledge Bar – May 2010 – Sponsored by the U.S. Green Building Council, 2010 Federal Summit

Turning Your Leases Green - May 2010 – Sponsored by the American Bar Association Real Property, Trust and Estate Law Spring Symposia

The Dollars and Sense of Going Green: Green Leases - February 2010 – Sponsored by the District of Columbia Building Industry Association

Green Leasing: A Two-Way Street – November 2009 – Sponsored by U.S. Green Building Council, GreenBuild conference

Green Leases – October 2009 – Sponsored by the Leasing Committee, American College of Real Estate Lawyers

Green Leases: Aligning the Incentives of Landlord and Tenant – September 2009 – Sponsored by U.S. Green Building Council, New York Chapter Urban Green Expo

Negotiating and Drafting Leases That Meet the "Green" Expectations of Landlord and Tenant Clients – July 2009 - Sponsored by ALI-ABA

Green Buildings in Today's Economy - June 2009 - Sponsored by CoStar Group

Corporate Real Estate's Ability to Renegotiate Leases - May 2009 - Sponsored by Corporate Executive Board

Green Leasing Fundamentals - May 2009 - Sponsored by VOA Associates Design Studio

Getting the Most Out of Your Green: CRE's Role in Helping Organizations Implement Successful LEED Projects - May 2009 - Sponsored by Corporate Executive Board

Is the Lease Always Greener on the Other Side? - April 2009 - Sponsored by Georgetown University Law Center Advanced Commercial Leasing Institute

Taking the LEED On Green Leasing - March 2009 - Sponsored by the American Bar Association Section on Real Property, Trusts and Probate

Corporate Real Estate's Role in Navigating Risk Around Potential Landlord and Service Provider Bankruptcies - March 2009 - Sponsored by Corporate Executive Board

Commercial Real Estate Leases; Negotiating Strategies for Letters of Intent, Renewals, Expansions and Terminations - October 2008 - Sponsored by Law Seminars International

How "Green" Is Your Lease? - October 2008 - Sponsored by Maryland Institute for Continuing Professional Education for Lawyers (MICPEL)

Negotiating Leases: Letters of Intent - October 2008 - Sponsored by CLE International

Negotiating Leases: Assignment and Subletting - October 2007 - Sponsored by CLE International

Commercial Real Estate Leases; Negotiating Strategies for Letters of Intent, Renewals, Expansions and Terminations - October 2007 - Sponsored by Law Seminars International

Advanced Leasing - June 2005 - Sponsored by Building Owners and Managers Association (BOMA) International

Commercial Leasing - July 2004 - Sponsored by Lorman Education Services

Negotiating Leases (Lease Security and Credit) - June 2004 - Sponsored by CLE International

Real Estate Development From Beginning to End in Metropolitan Washington - November 2003 - Sponsored by Lorman Education Services

State of the Sales Market - October 2003 - Sponsored by the District of Columbia Building Industry Association

Commercial Leasing - September 2001 - Sponsored by Lorman Education Services

Universities, Real Estate and the Private Sector - March 2001 - Sponsored by the District of Columbia Building Industry Association

Legal Issues Facing the Spa Industry: The Americans With Disabilities Act - September 2000 - Sponsored by Fulcrum Information Services

The Hotel Industry Today - May 2000 - Sponsored by the District of Columbia Building Industry Association

Increased Profitability Through Thoughtful Real Estate Practices - November 1999 - Sponsored by Fulcrum Information Services

The New World of Public/Private Partnerships - April 1999 - Sponsored by the District of Columbia Building Industry Association

The Capitol Hill Market - April 1998 - Sponsored by the Greater Washington Commercial Association of Realtors

Major Tenants Making Effective Real Estate Decisions - February 1997 - Sponsored by the Greater Washington Commercial Association of Realtors

Everything You Always Wanted to Know About the Law But Couldn't Afford to Ask Your Lawyer - February 1995 - Sponsored by the District of Columbia Building Industry Association

Protecting Brokers' Commissions - January 1995 - Sponsored by the Washington, D.C./Maryland Chapter of the Society of Industrial and Office Realtors

Asset Managers - March 1994 - Sponsored by the District of Columbia Building Industry Association

Tenant Perspectives Today - February 1993 - Sponsored by the Washington, D.C. Association of Realtors

Legal Aspects of Sales and Financing Packages - November 1992 - Sponsored by the Urban Land Institute

Leasing to the General Services Administration - January 1992 - Sponsored by USAA Real Estate Company

Private Sector Office and Retail Leasing - March 1991, January 1992 and May 1992 - Sponsored by the U.S. Postal Service

Commercial Real Estate Leasing - January 1989 - Sponsored by the Bar Association of the District of Columbia

REPRESENTATIVE TRANSACTIONS

Acquisitions and Sales

Acquisition of Class A office building located at 1099 New York Avenue, N.W., Washington, D.C. for Credit Suisse Real Estate Fund International

Acquisition of Class A office building known as Independence Wharf, Boston, Massachusetts for Credit Suisse Real Estate Fund International

Acquisition and subsequent sale of office building located at 2300 N Street, N.W., Washington, D.C. for Wealth Capital Investments, Inc.

Purchase and lease-back to CoStar Group of office building located at 1331 L Street, N.W., Washington, D.C. for GLL Real Estate Partners.

Acquisition (including joint venture) and subsequent sale of trophy office building located at 2099 Pennsylvania Avenue, N.W., Washington, D.C. for Wealth Capital Investments, Inc. Sale transaction won *Washington Business Journal's* "Best Office Sale" Award (2008).

Acquisition of Class A office building then known as Bank of America Tower (now known as Miami Tower), Miami, Florida for Blue (now Wealth) Capital Investments, Inc.

Acquisition and subsequent sale of Class A office building located at 799 Ninth Street, N.W., Washington, D.C. for Blue (now Wealth) Capital Investments, Inc.

Sale of four-building Montpelier Office Park, Laurel, Maryland on behalf of joint venture between Kennedy Associates Real Estate Counsel, Trammell Crow Company, and CalPERS.

Portfolio sale, two by ground lease and two by fee ownership, of four medical office buildings in Washington, D.C. and Baltimore, Maryland on behalf of MedStar Health, Inc.

Acquisition and subsequent sale of office building located at 1990 K Street, N.W., Washington, D.C. for Acom Co., Ltd.

Sale of office building located at 1129 20th Street, N.W., Washington, D.C. for Deutsche Immobilien Fonds AG.

Sale of office building located at 1776 G Street, N.W., Washington, D.C. for Robert T. Foley Company.

Acquisition of office building at 300 7th Street S.W., Washington, D.C. for Washington Metropolitan Area Transit Authority headquarters.

Sale of surplus land at Congress Heights Metro Station to Standard Real Estate for mixed-use development, reserving easements for continued operation of Metro Station facilities on-site and covenants requiring transit-oriented development on the land.

Acquisitions of hotels:

- Hilton Parsippany, Parsippany, New Jersey
- Hilton Gateway, Newark, New Jersey
- Marriott Roanoke Airport, Roanoke, Virginia
- Marriott Blacksburg, Blacksburg, Virginia
- Vista International, Washington, D.C.
- Radisson Burlington, Burlington, Vermont
- Fort Magruder Inn, Williamsburg, Virginia
- Embassy Suites, Chicago, Illinois

for Interstate Hotels Company.

Development and subsequent sale of Courtyard by Marriott Downtown Providence, Providence, Rhode Island, and Hilton Garden Inn Chicago Downtown North, Chicago, Illinois, for FFC Hospitality.

Land acquisition, development, and subsequent sale of Augustine Golf Club, Stafford County, Virginia for Nukui International, Inc.

Acquisition of District of Columbia-issued housing credits for use in redevelopment of Washington Metropolitan Area Transit Authority headquarters.

Equity Investments/Joint Ventures

Equity investment to acquire majority interest in existing portfolio of seven existing office buildings in suburban Maryland on behalf of Blue (now Wealth) Capital Investments, Inc., including negotiation of joint venture agreements, conveyancing contract and documentation, and property management agreements. Transaction was part of portfolio transaction that won *Washington Business Journal's* "Portfolio Transaction of the Year" Award (2005).

Deal structuring on behalf of Morgan Stanley Real Estate Investment Funds of \$1.4 billion acquisition by merger of Town and Country Realty to allow client to minimize Maryland real property recordation taxes by more than \$10 million.

Build-to-Suit Development

Data center project in Amherst, New York to be leased upon completion by subsidiary of client Citigroup Inc.

Development and acquisition of Courtyard by Marriott Downtown Providence, Providence, Rhode Island on behalf of FFC Hospitality.

Strategic alliance on behalf of FFC Hospitality to develop Hilton Garden Inn hotels, including negotiation of various joint venture and fee development structures.

Redevelopment of 51 Louisiana Avenue, N.W. and subsequent ground-up development of adjacent 300 New Jersey Avenue, N.W. to form office campus for Jones Day's Washington Office.

Ground Leases

Creation of ground lease template for use by Washington Metropolitan Area Transit Authority as part of its joint development program.

Ground lease of land for first phase for Kaiser-Permanente office build-to-suit and shared office-residential and commuter parking garage development of land at New Carrollton Metro Station on behalf of Washington Metropolitan Area Transit Authority to Urban Atlantic Development.

Ground lease of land for second phase, a 280-unit multifamily building, at New Carrollton Metro Station on behalf of Washington Metropolitan Area Transit Authority to Urban Atlantic Development.

Ground lease of land for third phase, a 260-unit multifamily building at New Carrollton Metro Station on behalf of Washington Metropolitan Area Transit Authority to Urban Atlantic Development.

Leases of air rights at Anacostia, Cheverly, Naylor Road and Southern Avenue Metro Stations on behalf of Washington Metropolitan Area Transit Authority to SunPower (now TotalEnergies) for installation of solar arrays.

Ground lease of land for first phase, a 220-unit multifamily building, at Grosvenor-Strathmore Metro Station on behalf Washington Metropolitan Area Transit Authority to Fivesquares Development.

Ground leasing of first phase for residential and retail development of Bethesda Center North, Bethesda, Maryland, from Washington Metropolitan Area Transit Authority on behalf of LCOR Incorporated.

Acquisition of Georgetown University Hospital, including negotiation of reciprocal easements, operating covenants and future development rights, on behalf of MedStar Health, Inc.

Sale of two medical office buildings on Washington Hospital Center campus on behalf of MedStar Health, Inc.

Various ground leases for synfuel production on behalf of Pace Carbontronic, USX, and Sun Coal Company.

Public/Private Partnerships and Transit-Oriented Joint Development

Private sector mixed-use development by LCOR Incorporated of land owned by United States Department of Veterans Affairs at the Durham (North Carolina) Medical Center.

Private sector mixed-use development by LCOR Incorporated of land owned by Washington Metropolitan Area Transit Authority at the White Flint Metro Station, Bethesda, Maryland.

Joint development project between the Washington Metropolitan Area Transit Authority and Urban Atlantic Development for multi-phase mixed-use development at the New Carrollton Metro Station, Prince George's County, Maryland.

Joint development project between the Washington Metropolitan Area Transit Authority and Fivesquares Development for multi-phase mixed-use development at the Grosvenor-Strathmore Metro Station, Bethesda, Maryland.

Joint development project between the Washington Metropolitan Area Transit Authority and joint venture of Rockefeller Group and Stonebridge Associates for the redevelopment of 600 Fifth Street, NW, Washington, D.C.

Creation of Joint Development Agreement template for use by Washington Metropolitan Area Transit Authority as part of its joint development program.

Project Management

Reconfiguration and construction of new internal road network at the New Carrollton Metro Station for the Washington Metropolitan Area Transit Authority.

Design and construction of garage expansion and Bike & Ride facility at the Grosvenor-Strathmore Metro Station for the Washington Metropolitan Area Transit Authority.

Creation of project management agreement template for use by Washington Metropolitan Area Transit Authority as part of its joint development program.

Hotel Franchising and Management

Negotiate license agreement on behalf of hotel developer/owner for proposed aloft Hotel in Cleveland, Ohio.

Negotiate hotel management agreement for Planet Hollywood Hotel & Casino, a Sheraton Hotel, Las Vegas, Nevada, on behalf of owner Bay Harbour Management.

Advise on termination of management agreement and replacement with new franchising agreement for Sheraton Moscow Hotel, Moscow, Russia on behalf of owner Akademinvest.

Negotiate hotel management agreement with Pyramid Hotels for Radisson Miami Hotel on behalf of owner Morgan Stanley Real Estate Funds.

Negotiate hotel management agreement, project development agreement, and procurement agreement with White Lodging on behalf of Simon Property Group for proposed Westin hotel in Austin, Texas

Negotiate hotel management agreements with Meyer-Jabara Hotels for Radisson Hotel Cambridge and successor Courtyard by Marriott Cambridge (Massachusetts), on behalf of owner Morgan Stanley Real Estate Funds.

Negotiate hotel management agreements with Highgate Hospitality on behalf of Five Star Realty Partners for:

- On The Avenue Hotel, New York, New York
- Hilton Garden Inn Times Square, New York, New York
- Hampton Inn, Times Square, New York, New York

Significant Leases

Tenant representations:

Represent law firm Patton Boggs LLP in renewing and renegotiating full-building lease while simultaneously expanding into a second building owned by a different landlord, both buildings being on M Street, N.W., Washington, D.C.

Transaction won *Washington Business Journal's* "Urban Lease Transaction of the Year" Award (2004).

Represent former law firm Brown and Wood in relocating downtown Washington, D.C. office.

Represent FTI Consulting, Inc. in leasing 97,000 square feet as lead tenant in new office building at 1101 K Street, N.W., Washington, D.C.

Represent consulting firm Dean & Company in leasing headquarters space in Tysons Corner, Virginia.

Represent defense contractor Thales North America, Inc. in leasing headquarters space in Arlington, Virginia.

Branch bank leasing for expansion of Citibank retail branch banking into Pennsylvania.

Represent Jones Day in leasing for its Washington Office, including various expansions in prior Metropolitan Square and Commercial National Bank locations, relocation to redevelopment-to-suit at 51 Louisiana Avenue, N.W. and build-to-suit expansion into 300 New Jersey Avenue, N.W., Washington, D.C.

Represent Jones Day in leasing for its Boston Office, 100 High Street, Boston, Massachusetts. Consult on leases for other Jones Day offices, including Tokyo, Singapore, and Dubai.

Represent Berenberg Capital Markets in leasing first U.S. operations office at 255 State Street, Boston, Massachusetts.

Represent Washington Metropolitan Area Transit Authority in leasing for Office of the Inspector General at 500 L'Enfant Plaza, N.W., Washington, D.C.

Landlord representations:

1331 L Street, N.W., Washington, D.C. on behalf of GLL Real Estate Partners to CoStar Group as part of purchase and lease-back of building.

1440 New York Avenue, N.W., Washington, D.C. on behalf of successive landlords Lend Lease Real Estate Investments and Morgan Stanley Real Estate Funds, including anchor lease and multiple expansions and restatements with Washington office of law firm Skadden, Arps, Slate, Meagher, & Flom, LLP, leases to U.S. General Services Administration, and ground floor retail leasing.

Montpelier Office Park, Laurel, Maryland, on behalf of joint venture between Kennedy Associates Real Estate Counsel, Trammell Crow Company and CalPERS to Johns Hopkins University Applied Physics Laboratory.

1776 G Street, N.W., Washington, D.C. on behalf of Robert T. Foley Company, anchor leased to The World Bank, and ground floor retail leasing.

1990 K Street, N.W., Washington, D.C., leased primarily to the Peace Corps with significant retail leasing in lower floor retail mall.

1129 20th Street, N.W., Washington, D.C., leasing on behalf of Deutsche Immobilien Fonds AG to multiple office and ground floor retail tenants.

1130 Connecticut Avenue, N.W., Washington, D.C. on behalf of New York State Common Retirement Fund to multiple office and ground floor retail tenants.

Meadowlands Xanadu (now American Dream Mall), East Rutherford, New Jersey on behalf of developer, retail leasing of proposed entertainment and retail complex.