

COMMERCIAL REAL ESTATE REPORT | The District

What's Here and What's Coming



UNDER CONSTRUCTION

- 1. 777 6th St. NW**
Trammell Crow Co.
192,000
II 2007
- 2. Columbia Center**
1152 15th St. NW
Monument Realty LLC
390,000
II 2007
- 3. 1101 K St. NW**
The JBG Cos.
311,000
I 2007
- 4. 505 9th St. NW**
Boston Properties
322,668
IV 2007
DLA Piper Rudnick Gray Cary LLP
- 5. 1121 14th St. NW**
DRI Partners
84,174
I 2006
- 6. Shakespeare Theatre**
620 F St. NW
Carr Urban Development
220,000
I 2007
International Union of Bricklayers
- 7. The Atlantic Building**
950 F St. NW
CarrAmerica Urban Development LLC
282,031
II 2006
Alston & Bird LLP
- 8. Carroll Square**
975 F St. NW
Akridge
171,593
I 2007
Dewey Ballantine LLP
- 9. 1430 K St. NW**
Oxbridge Development LLC
74,028
III 2006
- 10. 455 Massachusetts Ave. NW**
Trammell Crow Co.
256,100
IV 2007

PLANNED

- 11. 1101 New York Ave. NW**
Louis Dreyfus Property Group
393,568
I 2007
LeBoeuf, Lamb, Greene & MacRae LLP; Ernst & Young
- 12. 700 6th St. NW**
Akridge
296,252
2007
- 13. The Executive Building Phase II**
1030 15th St. NW
Lincoln Property Co.
154,000
2007
- 14. 1199 F St. NW**
CarrAmerica Realty Co.
248,977
2008
- 15. 1099 New York Ave. NW**
Tishman Speyer Properties
165,600
2007

COMPLETED

- 16. The Portrait Building**
701 8th St. NW
Trammell Crow Co.
133,610
2005
Thelen Reid & Priest LLP
- 17. Bowen Building**
875 15th St. NW
Kaempfer Co.
232,765
2005
State Department
- 18. 900 7th St. NW**
Akridge
350,975
2004
International Brotherhood of Electrical Workers
- 19. Franklin Square North**
1100 13th St. NW
Monument Realty LLC
269,626
2004

ELSEWHERE IN THE DISTRICT

- 20. 500 5th St. NW**
National Academy of Sciences
352,000
2002
The National Academies
- 21. Terrell Place**
575 7th St. NW
CarrAmerica Urban Development LLC
476,634
2003
Venable LLP
- 22. 444 8th St. NW**
Gould Property Co.
8,138
2002
- 23. Gallery Center**
800 8th St. NW
Riverdale International
29,735
2002
B'nai B'rith Hillel Foundations Inc.
- 24. One Metro Center**
701 13th St. NW
Tishman Speyer Properties
421,264
2003
White & Case LLP
- 25. 1330 G St. NW**
Concord Eastridge Inc.
62,000
2002
Kaiser Family Foundation
- 26. The Offices at Gallery Place**
616 H St. NW
Akridge
220,102
2004
District of Columbia Courts; U.S. Government
- 27. 901 New York Ave. NW**
Boston Properties
537,150
2004
Finnegan Henderson Farabow Garrett and Dunner LLP

ELSEWHERE IN THE DISTRICT

- 28. Station Place Phase I**
100 F St. NE
Louis Dreyfus Property Group
707,483
2005
- 29. 101 Constitution Ave. NW**
United Brotherhood of Carpenters
511,338
2002
- 30. Federal Gateway**
1100 New Jersey Ave. SE
Jones Lang LaSalle Americas Inc.
297,922
2003
- 31. Maritime Plaza II**
1220 12th St. SE
Lincoln Property Co.
145,227
2003
- 32. 1625 I St. NW**
Trammell Crow Co.
384,259
2003
- 33. 1700 K St.**
1700 K St. NW
Charles E. Smith Commercial Realty
390,000
2005
- 34. 1717 Rhode Island Ave. NW**
Karchem Properties Inc.
157,094
2005
- 35. 1750 H St. NW**
CarrAmerica Urban Development LLC
111,510
2002
- 36. 1875 K St. NW**
Potomac Investment Prop/Quadrangle
187,624
2002

COMPLETED

- 37. IMF Bldg**
1900 Pennsylvania Ave. NW
CarrAmerica Realty Corp.
649,350
2005
- 38. American Red Cross**
2025 E St. NW
Clark Construction Group LLC
462,000
2002
- 39. Tivoli Square**
3301 14th St. NW
Hornig Brothers
106,000
2005
- 40. One Patriots Plaza**
395 E St. SW
Trammell Crow Co.
280,001
2005
- 41. Potomac Center North**
500 12th St. SW
JBG Cos.
520,000
2005
- 42. Station Place Phase II**
600 2nd St. NE
Louis Dreyfus Property Group
357,000
2005

PLANNED

- 43. 601 New Jersey Ave. NW**
Lowe Enterprises Real Estate Group
256,931
2002
- 44. Union Center Plaza Phase 3**
830 1st St. NE
Greenebaum & Rose Associates
225,000
2002
- 45. 120 Canal St. SE**
William C. Smith & Co.
994,306
2006
- 46. Union Place 200 K St. NE**
Cohen Co.
335,000
2007
- 47. Federal Gateway Two**
250 M St. SE
William C. Smith & Co.
190,000
2007
- 48. Capitol City Plaza**
77 K St. NE
Cafritz Investments LLC
344,000
2007

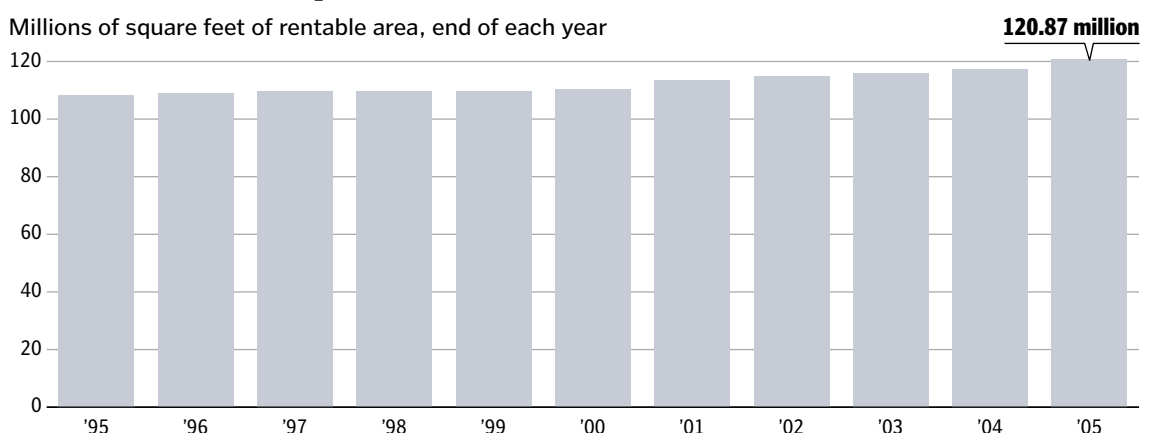
UNDER CONSTRUCTION

- 49. First Place**
L Street NE at First Street NE
J Street Development Co.
601,900
2009
- 50. Capitol Plaza I**
1200 1st St. NE
Stephen A. Goldberg Co.
291,838
2006
- 51. Southeast Federal Center**
1200 New Jersey Ave. SE
JBG Cos.
1,350,000
2006
- 52. The Portals Phase III**
1201 Maryland Ave. SW
Republic Property Trust
506,608
2006
- 53. The Portals Phase V**
1399 Maryland Ave. SW
Republic Property Trust
432,000
2006

UNDER CONSTRUCTION

- 54. 1601 K St. NW**
JBG Cos.
215,000
2006
- 55. 1875 Pennsylvania Ave. NW**
Mark Winkler Co.
286,000
2006
- 56. 20 M St. SE**
Lerner Enterprises
190,045
2007
- 57. Republic Square**
25 Massachusetts Ave. NW
Republic Property Trust
384,427
2006
- 58. Harbourside North**
2900 K St. NW
Lano Armada HarbourSide LLC
132,056
2006
- 59. 401 3rd St. SW**
Clark Construction Group LLC
230,400
2007
- 60. Expansion of Capital Gallery West**
600 Maryland Ave. SW
Boston Properties
210,000
2006

District Office Space



SOURCES: CoStar, staff reports

RESEARCH BY DANA HEDGPETH, MAP BY NATHANIEL VAUGHN KELSO — THE WASHINGTON POST