

Station Place

News Release

1.28.02

Station Place Receives Final Zoning Approval

Louis Dreyfus Property Group has announced that the District's Zoning Commission has approved its plans for Station Place, a 1.5 million-square-foot office development adjacent to Union Station and the Thurgood Marshall Federal Judiciary Building.

The project will consist of three phased office buildings. In May 2001, Phase I was leased to the Securities and Exchange Commission, which will occupy the 650,000-square-foot building as its new headquarters. Phase II consists of approximately 325,000 square feet of rentable space, and the Phase III building, with access to and from the existing H Street overpass, will offer 500,000 square feet.

The flexible, high performance architectural design was created by renowned architect Kevin Roche of the internationally recognized firm, Kevin Roche John Dinkeloo and Associates. Roche, winner of the prestigious Pritzker Architecture Prize, focused his design efforts on providing a complementary contrast to the classical and post-modern design of Union Station and the Judiciary Building. The design will accommodate tenants with direct access to Union Station and the Metro rail and commuter system.

"Louis Dreyfus is gratified that the Zoning Commission understood the adjustments we made in response to community concerns and voted to allow the project to proceed. Our contractor, Jones/Tompkins, has been on board for some time now and is prepared to break ground within the next 30 days. We are very excited about the positive impact Station Place will have on the Capitol Hill and near northeast neighborhoods," said Robert Braunohler, Vice President of Louis Dreyfus Property Group.

Leasing efforts at Station Place will be handled by Cushman & Wakefield who negotiated the SEC lease on behalf of Louis Dreyfus Property Group. The developer will open a marketing center on Second Street, NE, across the street from the site in the next couple of months.

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News Release

4.03.02

Constuction Begins on Station Place

What downtown office development is building momentum for the District's revitalization efforts, has direct access to one of Washington's most popular landmarks and features design by one of the world's leading architects?

Station Place. A 1.5 million-square-foot commercial real estate development adjacent to historic Union Station where land development activity is already underway. The largest private office development in the District, Station Place is also the site of the biggest leasing transaction to occur in Washington in over 10 years with the Securities and Exchange Commission commitment for 650,000 feet in Building 1.

“Station Place will bridge the gap between the business and urban areas of Capitol Hill,” said Robert Braunohler, vice president of development and operations for Louis Dreyfus Property Group. “Our vision mirrors the Mayor’s desire for revitalization. Station Place will become a vibrant business community with long-term value and an enhanced quality of life for the residents in these neighborhoods. This is a unique opportunity to make a significant contribution to the monumental landscape of the city.”

Louis Dreyfus Property Group is the owner and developer of the 5.5-acre site at Second and F Streets NE. Designed by Kevin Roche, Station Place will consist of three, 10-story buildings, offering direct access to Union Station and views of the Capitol. The first phase is expected to be ready for occupancy by the SEC in 2004. Cushman & Wakefield handled the negotiations for the record-setting SEC lease and is the exclusive leasing agent for the remaining 880,000 square feet.

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1.03.03

SEC Signs Lease for Additional Space at Station Place

Louis Dreyfus Property Group is pleased to announce that the Securities and Exchange Commission has taken additional square footage at Station Place, bringing the total amount leased by the SEC to 1,070,000 square feet in Buildings 1 and 2. The government agency has taken the space to consolidate offices and accommodate its growing staff. A phased-in occupancy schedule will begin in 2004.

Station Place, owned and developed by Louis Dreyfus Property Group and Fisher Brothers, is a 1.6 million-square-foot development in three buildings that will connect to Union Station. There are 505,000 square feet available in Building 3.

Station Place is a major element in the revitalization of Northeast Washington. The area next to and north of Union Station has become an attractive option for government and corporate businesses dependent on efficient transportation. Station Place has direct access to the major transportation center at Union Station, which includes connections to Amtrak, all commuter lines, Metrorail and Metrobus systems.

The managing partner of Station Place, Louis Dreyfus Property Group, has established an international reputation for quality management and responsive attention to the needs of its tenants. The company has been active in the Washington real estate market since the early 1970's. It owns the Four Seasons Hotel in Georgetown and recently completed the development and construction of 2001 K Street.

For leasing information or to see the Marketing Center, call Audrey Cramer or Brian Raheer of Cushman & Wakefield at 202 467-0600. Robert Braunohler, Louis Dreyfus Property Group at 202 785-4655.

Station Place Marketing Center, 717 Second Street NE,
Washington DC 20002
stationplacedc.com

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News Release

2.01.03

Marketing Center Opens at Station Place

Louis Dreyfus Property Group has opened a Marketing Center across from the construction site of Station Place, a 1.5-million-square-foot office project adjacent to Union Station. The focal point of the Marketing Center is a 40-foot wall with eight interactive screens that move the viewer through the building, through the neighborhood and through the city.

The elegant and dazzling presentation contains 60 virtual tours of the Station Place project; over 40 interactive floor plans; 45 interviews with the architect and team members, city officials, area merchants and Capitol Hill residents; 37 movies about the construction process, Union Station and transportation and the neighborhood; architectural models and electric trains; and a library of project information, maps and building materials.

For leasing information or to see the Marketing Center, call Audrey Cramer or Brian Raheer of Cushman & Wakefield at 202 467-0600. Robert Brauholer, Louis Dreyfus Property Group at 202 785-4655.

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