



Press Release

August 1, 2017

Skanska Announces First Office Tenant at 99M

PYXERA Global leases 17,000 Square Feet in new Capitol Riverfront property

WASHINGTON, D.C. – [Skanska](#), a leading national development and construction firm, today announced the first office tenant at its [99M](#) development, [PYXERA Global](#).

PYXERA Global, which specializes in facilitating global partnerships between the public, private, and social sectors, will lease approximately 17,000 square feet on the fourth floor of 99M, a 234,000-square-foot, Class-A office building currently under construction in Washington, D.C.'s Capitol Riverfront neighborhood. The company plans to move into the building in June 2018.

“99M reflects the vitality of the Capitol Riverfront neighborhood – active, lively, connected, and purposefully engaged in building community. Businesses looking for this dynamic environment, coupled with the benefits of high sustainability, will enjoy the best of both worlds because of the exceptional amenities at 99M in this coveted D.C. location,” said Mark Carroll, executive vice president for Skanska’s development operations in the Greater Washington D.C. area. “Tenants like PYXERA are evidence of the building’s appeal and we are glad to welcome them to the neighborhood.”

“Working in a space where we navigate complex, cross-sector partnerships on a daily basis to advance solutions to global challenges, our organization has learned that we perform best in a dynamic and creative environment. The Capitol Riverfront is a thriving neighborhood with transportation connectivity and abundant amenities which we believe will enable our best work,” said Deirdre White, CEO, PYXERA Global. “In addition, we value working in an office building that reflects a commitment to environmental awareness and sustainability. Skanska has a reputation for eco-friendly building and operations are considerate of the environment, and 99M is an office space that is both functional and inviting.”

Designed to meet the LEED® Gold standard, 99M incorporates innovative techniques to reduce water and energy usage, and limits its impact on the natural environment. With breathtaking views of the Riverfront and the Capitol, it is a building that celebrates the best of the urban experience.

Located at 99 M Street, SE on the corner of First and M Streets, SE, the striking 11-story 99M is steps from both Navy Yard-Ballpark Metrorail entrances and seven blocks from the U.S. Capitol. It will include approximately 220,000 square feet of office space, with approximately 11,000 square feet of retail/restaurant

space on the ground floor. Skanska previously announced leases with two restaurant tenants from Metropolitan Hospitality Group (MHG), [CIRCA](#) and [Open Road](#). The building will also feature a green roof and rooftop terrace, a tenant-only, state-of-the-art fitness facility, secure bicycle storage and four levels of underground parking.

Lincoln Property Company represented Skanska and Savills Studley represented PYXERA in this lease.

Skanska's other real estate developments in its greater D.C. area portfolio include: [2112 Pennsylvania Avenue](#), an 11-story, 230,000-square-foot office building and approximately 10,000 square feet of ground floor retail; and [RESA](#) at [Tyber Place](#), a new 326-unit luxury residential apartment building with significant rooftop amenities and approximately 7,000 square feet of ground-floor restaurant and retail space, located at 22 M Street NE, between North Capitol and First Streets, NE.

In the Greater Washington area, Skanska recently completed the First Street Tunnel and is building the headquarters facility for the District of Columbia Water and Sewer Authority (D.C. Water) and American University's East Campus project. The firm also recently completed the reconstruction of the 11th Street bridges and adjacent interchanges, infrastructure that helped spur redevelopment like 99M in the Capitol Riverfront neighborhood.

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This and previous releases can also be found at www.usa.skanska.com.

About Skanska USA

Skanska USA is one of the largest, most financially sound construction and development companies in the U.S., serving a broad range of clients including those in transportation, power, industrial, water/wastewater, healthcare, education, sports, data centers, government, aviation and commercial. Headquartered in New York with offices in 31 metro areas, we have more than 10,000 employees committed to being leaders in safety, project execution, sustainability, ethics and people development. In 2016, our work in building construction, civil and power/industrial construction, commercial development and infrastructure development (public-private partnerships) generated \$6.8 billion in revenue. Global revenue of parent company Skanska AB, headquartered in Stockholm and listed on the Stockholm Stock Exchange, totaled \$17.7 billion in 2016. Skanska shares are publicly traded in the U.S. on the OTC market under the symbol SKBSY through a Level I American Depository Receipt program.

About PYXERA Global

For more than 25 years, PYXERA Global has leveraged the unique strengths of corporations, governments, social sector organizations, educational institutions, and individuals to enhance the abilities of people and communities to solve complex problems and attain mutually beneficial goals.

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