



# Press Release

August 8, 2011

## **733 10<sup>th</sup> Street NW Now 90% Leased**

*Spec office project on fast track for successful lease-up*

Washington, D.C. – Skanska USA’s commercial development business unit announced today that it has secured three new leases at the project known as 733 10<sup>th</sup> Street. The building, which is Skanska’s first commercial development in the country, is now 90% leased prior to construction completion this fall.

CMGRP Inc., which is comprised of three separate business groups, will take 71,210 square feet of space across multiple floors. The three tenants are government relations firm Cassidy & Associates, communications and public affairs firm Powell Tate, and international public relations firm Golin Harris. Another 29,422 square feet of office space has also been leased on the ninth and tenth floors by a confidential tenant. Comma, a new restaurant concept from Prosperity Food Group, will occupy 4,800 square feet of space on the ground floor and lower level of the building. The restaurant will offer gourmet sandwiches and salads, wood fire pizzas, and a full bar in a contemporary setting.

These new leases are in addition to the National Association of Manufacturers, the nation’s largest manufacturing trade association, which announced in December that it would occupy 41,738 square feet on two floors of the building.

“The level of interest and activity in the space here at 733 10<sup>th</sup> Street reflects the building’s excellent location, amenity base and efficiencies that we can offer our tenants,” said Rob Ward, executive vice president and regional manager of Skanska USA Commercial Development in Washington, D.C. “As Skanska’s first commercial development investment in the United States, we are pleased to have secured such high quality tenants in such a short period of time.”

Skanska USA Commercial Development acquired the development rights to the site in October of 2009 and is self-financing 100 percent of the development costs for the Class A mixed-use building. Centrally located five city blocks from the White House, the building will consist of eight stories of office space totaling 165,000 square feet and 4,000 square feet of ground-level retail space. The building is in close proximity to two Metro stations, retail stores, hotels and restaurants. Skanska USA’s building unit is responsible for the construction management of the project. The project’s architects include Cunningham & Quill Architects and Tod Williams Billie Tsien Architects. CB

Richard Ellis represented Skanska in all lease transactions, both office and retail, for the project.

Skanska USA Commercial Development is committed to delivering sustainable buildings with a minimum LEED® Gold certification, which 733 10<sup>th</sup> Street will be. The building will include sustainable features such as a green roof to offset heat island effect, water use reduction, energy-efficient floor-to-ceiling windows, green housekeeping, and improved indoor air quality to enhance worker productivity. The building will also save an estimated 14 percent in its annual energy costs and 75 percent or more of the construction waste will be recycled.

In addition to Washington, Skanska also has commercial development groups in Boston, Seattle and Houston; all four metropolitan areas have strong market drivers in addition to construction units in place. For more than 20 years, Skanska Commercial Development Nordic and Commercial Development Europe have delivered more than 10 million square feet of space to their respective markets.

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**Broker information:**

Skanska broker team from CB Richard Ellis

Office: Randy Harrell, Joe Coleman, Peter Carrocio, Jena Belinke

Retail: Lisa Stoddard, Kristen Braun

Co-Brokers

CMGRP – Bob Neumann (JM Zell Partners), Hank Kobrin (Newmark Knight Frank)

Comma – Charlie Papadopoulos (Papadopoulos Properties)

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For more information on the project please visit [www.10thandg.com](http://www.10thandg.com).

This and previous releases can also be found at [www.skanska.com](http://www.skanska.com).

Skanska USA is one of the largest, most financially sound construction networks in the country serving a broad range of industries including healthcare, education, sports, data centers, government, aviation, transportation, and water/wastewater. Headquartered in New York with 35 offices across the country, Skanska USA employs approximately 7,000 employees committed to sustainable construction and an injury-free workplace. Skanska USA Building, which specializes in building construction, and Skanska USA Civil, which is focused on civil infrastructure, generated \$4.8 billion in revenue in 2010, representing 31 percent of Skanska's global construction revenues. Additional operations in the U.S. include Skanska USA Commercial Development, which pursues commercial development initiatives in select U.S. markets, and Skanska Infrastructure Development Americas, which develops public-private partnerships. Global revenue of parent company Skanska AB, headquartered in Stockholm and listed on the Stockholm Stock Exchange, totaled \$16.9 billion in 2010.