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Skanska Signs Major Lease at First U.S. Commercial Development Investment

National Association of Manufacturers signs lease at 733 10th Street NW

Washington, D.C. – Skanska USA’s commercial development business unit in Washington, D.C., announced today that it has secured the first lease at the project known as 733 10th Street with the National Association of Manufacturers.

The National Association of Manufacturers, the nation’s largest manufacturing trade association with more than 11,000 member companies, will occupy 41,732 square feet on the fifth and sixth floors beginning in April of 2012.

Skanska USA Commercial Development acquired the development rights to the class A sustainable mixed-use building in October of 2008 and is self-financing 100 percent of the development costs. The project is scheduled for completion in fourth quarter of 2011.

“We have been seeing a great deal of activity and interest in the space here at 733 10th Street due to excellent location and the quality of the building,” said Rob Ward, executive vice president and regional manager of Skanska USA Commercial Development in Washington, D.C. “We are excited to have a prestigious organization like the National Association of Manufacturers as our first tenant.”

The project, centrally located five city blocks from the White House, will consist of eight stories of office space totally 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.

Gary Stein and Rich Rhodes of Cresa Partners represented the National Association of Manufacturers. Peter Carroccio, Randy Harrell, Joe Coleman, and Jena Belinke of CBRE represented Skanska.

“The location of 733 10th Street is superior and we loved the design and the efficiencies that are being incorporated. It will provide our employees with excellent access to the Metro and a wide range of amenities in the East End,” said Rick Klein, CFO of the National Association of Manufacturers. “In addition, our employees will certainly enjoy the natural daylight this building will have. We are excited about our move to the building in April of 2012.”

Skanska USA Commercial Development is committed to delivering sustainable buildings with a minimum LEED Gold certification, which 733 10th 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 11 percent in its annual energy costs and 75 percent or more of the construction waste will be recycled.

Skanska USA Commercial Development, which launched in late 2008, is focused on the development of Class A sustainable office projects, all of which will be self financed.

In addition to Washington, Skanska also has commercial development groups in Boston and Houston; all three 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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This and previous releases can also be found at www.skanska.com.
For more information on the project please visit www.10thandq.com.

Skanska USA is one of the largest, most financially sound construction networks in the country consisting of four business units: Skanska USA Building, which specializes in building construction; Skanska USA Civil, which is focused on civil infrastructure; Skanska Infrastructure Development, which develops public-private partnerships; and, Skanska Commercial Development, which pursues commercial development initiatives in select U.S. markets. Headquartered in New York with 32 offices across the country, Skanska USA has approximately 7,000 employees and its 2009 revenues were \$5.7 billion, representing 32 percent of Skanska's global revenues.

Skanska is one of the world's leading project development and construction groups with expertise in construction, development of commercial and residential projects and public-private partnerships. Based on its global green experience, Skanska aims to be the clients' first choice for Green solutions. The Group currently has 49,000 employees in selected home markets in Europe, in the U.S. and Latin America. Headquartered in Stockholm, Sweden, and listed on the Stockholm Stock Exchange, Skanska's sales in 2009 totalled \$17.9 billion.