

FOR IMMEDIATE RELEASE – May 2011

Constitution Square Wins Major Industry Awards



StonebridgeCarras is pleased to announce that its Constitution Square project continues to win major industry awards for its Phase I of development including:

Washington Business Journal - 2010 Best Real Estate Deals

New Office Development of the Year (One & Two Constitution Square)
Best Community Impact Runner-up (Constitution Square)

NAIOP Awards of Excellence 2011

Best Sustainable Design – New Building, LEED ND (One & Two Constitution Square)
Best Real Estate Transaction – Sale or Re-Capitalization, \$50+million (Two Constitution Square)

Mid-Atlantic Construction Magazine – Best of 2010

Green Building Project of the Year (Two Constitution Square)
Green Building Award of Merit (One Constitution Square)

Constitution Square is a seven acre, 2.5 million square foot mixed-use development located in Washington, DC's NoMa neighborhood. NoMa, just blocks from the United States Capitol and the Union Station rail station, has revolutionized in the past five years from its industrial roots as a rail yard to the most vibrant new neighborhood in Washington. The recent completion of Constitution Square's 1.6 million square foot first phase of development – office, retail, residential and hotel – has officially transformed NoMa from an emerging market into a lively mixed-use environment for businesses and residents alike. Constitution Square, beyond bringing more than 3,500 new workers each day to its two new office buildings, has produced a self-sustaining microcosm of amenities within the master planned development, including a 50,000 square foot Harris Teeter grocery store, a 200 room Hilton Garden Inn hotel, 440 residential rental units and street-level retail. The combination of critical mass and diversity of uses has

created a vibrant mixed-use community in NoMa. Further, Constitution Square is a model of sustainability with the entire Phase I of development having received LEED for Neighborhood Development Gold Certification (the first commercial mixed-use project to achieve this designation in Washington, DC) and both the One and Two Constitution Square Office buildings have been certified as LEED Platinum for Core and Shell.

About StonebridgeCarras, LLC StonebridgeCarras (www.stonebridgecarras.com) is a privately held real estate investment and development firm based in Bethesda, Maryland which focuses primarily on developing mixed-use properties in Washington, D.C. metropolitan region. During the past 20 years, the principals of StonebridgeCarras have been involved in the acquisition, development, joint venture and disposition of real estate assets in the Washington area exceeding \$5.0 billion in value.