

Developers pick architect, leasing brokers for Metro HQ redevelopment



By [Rebecca Cooper](#) – Digital Editor, Washington Business Journal
Jan 26, 2021

The team behind the redevelopment of Metro's longtime downtown D.C. headquarters has selected Pickard Chilton of New Haven, Connecticut as the project's lead architect and CBRE to market the new office space.

The nearly 50-year-old office building at 600 Fifth St. NW, home to the Washington Metropolitan Area Transit Authority since 1974, is being redeveloped by a joint venture of Stonebridge and the Rockefeller Group. In addition to Pickard Chilton, the partners selected Kendall/Heaton Associates of Houston as the architect of record.

Stonebridge and Rockefeller's plans include a gut rehabilitation and expansion that will add three stories to the current eight, upgrading the systems and updating its design with a largely glass exterior to create a roughly 400,000-square-foot building. Construction on the \$300 million renovation is expected to begin in 2023 and be complete by 2025.

The team [won the rights](#) to develop the property from Metro in early 2020, but had to hammer out a number of details before finalizing a deal. They signed a 99-year [ground lease](#) in December.

Pickard Chilton, which will serve as the base building design architect, recently completed work on a new 32-story headquarters for Northwestern Mutual in Milwaukee and 1144 15th, a 40-story tower in downtown Denver.

“The location and timing of the redesign of 600 Fifth Street NW presents a once-in-a generation development opportunity,” Pickard Chilton Principal Jon Pickard said in a statement. “At a time when many organizations are reevaluating their office space requirements and workplace priorities, we have the unique opportunity to holistically reimagine an entire city block from the inside out.”

Kendall/Heaton's portfolio includes the Salesforce Tower in San Francisco and the Comcast Center in Philadelphia, as well as the renovation of 1350 Pennsylvania Ave. NW and the construction of 2050 M St. NW in D.C.

The CBRE leasing team for the building includes [Scott Frankel](#), [Carroll Cavanagh](#), [DJ Callahan](#), [Dimitri Hajimihalis](#), and [Emily Eppolito](#).