

# PRESS RELEASE

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## For Immediate Release

**Date:** February 3, 2011  
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## **Cambridge**

### ***Announces the Acquisition of Sudley North Business Center Building D in Manassas, VA for \$13,050,000***

**Herndon, Virginia:** Cambridge Property Group LLC on behalf of PWH I LLC, is pleased to announce the acquisition of Sudley D, a 2-story suburban office building comprised of 69,374 rentable square feet located in Manassas, VA. The building is fully leased long term to the Prince William County Board of Supervisors for the Department of Community Services, which provides many vital services to the residents of Prince William County. The property is situated on a 5.52 acre parcel in the Sudley North Business Center in the heart of the City of Manassas off of route 234.

T. Michael Scott, Vice Chairman & President stated, "This represents a successful placement of capital into a stable asset opportunity. It was a chance to purchase a quality building at a fair price, \$188 psf, and to take advantage of an existing loan to leverage our client's cash on cash returns above 15% on a building leased long term to a highly rated Government tenant."

"We are pleased to have assisted our long standing client in the acquisition of this core asset. Sudley North Building D represents the first acquisition by PWH I LLC in the Manassas submarket." stated Randy S. Jaegle, Chief Operating Officer of Cambridge.

Since 1983, Cambridge and its subsidiaries have successfully developed over 6.2 million square feet and structured the acquisition and/or disposition of in excess of 16.3 million square feet of commercial real estate, as well as 390 acres of land with a total value exceeding \$5.25 billion. Cambridge currently administers over 3.3 Million square feet of Office and Flex/Industrial space for clients throughout the Washington, DC Metro area.

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