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February 2, 2012

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## Big Law Firm Renewal

*Tomorrow, we're talking **data centers**. Friday, **Feb. 3**. Join us for the premium event at the Tysons Ritz. [Sign up today!](#)*

Are **renewals** the new normal for **big** law firms? **Today** Gibson Dunn extended for **205k SF** at 1050 Connecticut Ave, joining the ranks of **Sterne Kessler**, Skadden Arps, King & Spalding, and others. (There's something to be said for staying in your own building, writing briefs from that same old mahogany desk.)



JLL's **Elizabeth Cooper** repped the tenant; the firm's DC research head, **Scott Homa**, tells us a focus on **affordability** means more law firms (and tenants in general) are inking renewals. "Owners looking to extend leases are being very **aggressive** in terms of **concessions** packages," he says, which typically include several months of **free rent**, help with **buildout** costs, and structural alterations to a lease, such as increased **termination** options. The stakes are especially high at Class-A and trophy assets such as Washington Square,

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**Hours ago**, while eating lunch at Hudson, we ran into Foxhall Partners' **Ben Friedman** and **Matt Wexler** dining with Donohoe's **Neil Stablow** and **Susan Goldstein**. The subject of conversation: boutique hotels. Foxhall recently submitted plans for the **227-key** Adams Morgan Historic Hotel, which Matt tells us will be the first boutique hospitality project in the submarket. **Construction** is expected to start in the **early fall**; a 100-year-old church will be incorporated into the building.

Send story ideas to [mike.leon@bisnow.com](mailto:mike.leon@bisnow.com).



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