

2003 office leasing deals Ranked by price per square foot

RANK	OFFICE/LOCATION	SQUARE FOOTAGE	TENANT	TENANT REPRESENTATIVE	LANDLORD	LANDLORD REPRESENTATIVE
1	BETHESDA PLACE 1 7700 Wisconsin Ave. Bethesda, Md.	1.02 million	Fannie Mae	Spaulding & Slye Colliers	Bethesda Place LP	Polinger Shannon & Luchs
2	601, 701 SOUTH 12TH ST. Arlington, Va.	850,000	Transportation Security Administration	Spaulding & Slye Colliers	Commercial Net Lease Realty	Trammell Crow
3	1801 1875 PENNSYLVANIA AVE. NW Washington, D.C.	644,000	Wilmer Cutler Pickering	Julien J. Studley Inc.	CTTWB Associates, 1801 Penn Avenue Associates	The Mark Winkler Co., Cushman & Wakefield, Eastbanc
4	TAYLOR BUILDING 2531 Jefferson Davis Highway Arlington, Va	524,867	Department of Defense	Spaulding & Slye	Equity Office	CB Richard Ellis
5	INTERNATIONAL SQUARE 1825, 1875 I St. NW Washington D.C.	417,029	Dickstein Shapiro & Oshinsky	CB Richard Ellis	CarrAmerica	Carr Real Estate Services
6	WATERVIEW I 13200 Woodland Park Drive Herndon, Va.	404,665	Corporate Office Properties Trust	Jones Lang LaSalle	Tishman Speyer Properties	None
7	THE WARNER 1299 Pennsylvania Ave. NW Washington D.C.	314,091	Howrey, Simon, Arnold & White	Studley	Warner Investments	Kaempfer Management Services
8	TWO FREEDOM SQUARE 11955 Freedom Drive Reston, Va.	282,000	Titan	CB Richard Ellis	Boston Properties, Terrabrook	Prospective
9	1875 PENNSYLVANIA AVE. NW Washington, D.C.	271,137	Wilmer, Culter & Pickering	Cushman & Wakefield	CTTWB Associates Limited Partnership	The Mark Winkler Co.
10	PLAZA AMERICA 1 11720 Plaza America Drive Reston, Va.	270,000	Unisy	Trammell Crow	Cable & Wireless/Prime Tenant	Cassidy & Pinkard
11	MARKET SQUARE AT SHADY GROVE ROAD One Choke Cherry Road Rockville, Md.	228,020	GSA and SAMHSA	Ezra Co., Crown Advisors	Market Square One LLC, JBG Cos.	Hadsel Co.
12	CRYSTAL SQUARE FIVE 1755 Jefferson Davis Highway Arlington, Va.	226,994	TKC Communications	Transwestern Services	Charles E. Smith Commercial Realty	Charles E. Smith Commercial Realty
13	METRO IV 3311 Toledo Road Hyattsville, Md.	190,000	GSA	None	Price George's Metro Center	None
14	ONE RESTON CRESCENT 12000 Sunrise Valley Drive Reston, Va.	184,900	Nextel Communications	Staubach and Binswanger	Trizec Properties	Paul Schulman and Eddie Trujillo
15	11493 SUNSET HILLS ROAD Reston, Va.	177,992	Unisys Corp.	Trammell Crow	iStar Financial	Spaulding & Slye Colliers
16	TYSONS II 1800 Tysons Blvd. McLean, Va.	160,025	Pricewaterhouse Coopers	CLW Real Estate Services Group of Tampa, Fla.; The Staubach Cos.	Lerner Enterprises	Diamond Property Co.
17	1601 K ST. NW Washington, D.C.	155,618	Kirkpatrick & Lockhart	CBRE	The JBG Cos.	Cassidy & Pinkard
18	5611 COLUMBIA PIKE Falls Church, Va.	144,551	Missile Defense Agency	Capitol CREAG	Nassif Co.	Trammel Crow
19	10201 GOOD LUCK ROAD Lanham, Md.	143,810	National Aeronautical Charting Services	GSA Spaulding & Slye	CA/Development Associates	John H. Cunningham, Cambridge
20	2445 M ST. NW Washington D.C.	143,674	Advisory Board Co.	Spalding & Slye	Beacon Capital Partners	Cassidy & Pinkard
21	2941 FAIRVIEW PARK Falls Church, Va.	135,204	General Dynamics	None	2941 Fairview LLC	Cushman & Wakefield
22	REDLAND TECHNOLOGY PARK I 540 Gaither Road Rockville, Md.	134,000	GSA, Dept. of Health and Human Services	None	Stephen A. Goldberg Co.	CB Richard Ellis
23	SKYLINE FOUR, FIVE, AND TOWER 5111, 5113, 5107 Leesburg Pike Falls Church, Va.	126,464	SAIC	Staubach	Charles E. Smith Commercial Realty	Charles E. Smith Commercial Realty
24	THE ATLANTIC BUILDING 950 F. St. NW Washington, D.C.	125,448	Alston & Bird	Cushman & Wakefield	Jemal's Atlantic	Carr America
25	BETHESDA PLACE 7700 Wisconsin Ave. Bethesda, Md.	118,214	Fannie Mae	Spaulding & Slye Colliers	Bethesda Place LP	Polinger Shannon & Luchs
—	WEBB BUILDING 4040 N. Fairfax Arlington, Va.	118,214	GSA	Spaulding & Slye Colliers	Webb Building LP	RESI Management Corp.