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Booz Allen Takes 142,100 SF in DC, VA

Consulting Firm Inks Office Deals at 20 M St. SE and Dulles Overlook



Booz Allen Hamilton Inc. secured two office leases totaling 142,073 square feet in the Washington, DC, market.

In the biggest deal, the consulting firm signed for 112,078 square feet at Dulles Overlook at 575 Herndon Parkway in Herndon, VA.

An investment fund advised by UBS Global Asset Management purchased the building from Dulles Overlook LC for \$29.22 million, or about \$216 per square foot, in August 2005. The 21-year-old, five-story, 135,376-square-foot office property is on 4.84 acres in Fairfax County. Nokia Siemens Networks and Kinkel & Indelicarto, C.P.A. also are tenants of the fully leased building.

The structure is next to the Herndon/Monroe Metro Station, which is set to deliver in six years. The ownership plans to rezone and redevelop the site when the station project is completed.

Dan Evans and Robb Johnson of Jones Lang LaSalle represented Booz Allen Hamilton.

Benjamin R. Eldridge Jr., David Remington and Ingo Mayr of Cambridge Property Group LLC represented the landlord.

In the next transaction, Booz Allen Hamilton inked a 29,995-square-foot deal at 20 M St. SE in the District. The company will occupy half of the ninth floor and all of the 10th floor of the 10-story building.

Lerner Enterprises owns the two-year-old, 190,600-square-foot, Class A office property in the Capitol Riverfront District. The LEED Gold building is now 70 percent leased. The Bureau of Land Management, the only other tenant, has a 10-year deal for nearly 100,000 square feet on floors two through six. Occupancy for the two organizations is set for this year.

Brian R. Raher of Cushman & Wakefield negotiated for Lerner. Ken Patton of Jones Lang LaSalle represented Booz Allen Hamilton.

