

2003 office leasing deals

Ranked by square footage¹

RANK	OFFICE/LOCATION	SQUARE FOOTAGE	TENANT	TENANT REPRESENTATIVE	LANDLORD	LANDLORD REPRESENTATIVE
1	BETHESDA PLACE I 7700 Wisconsin Ave. Bethesda, Md.	1.02 million	Fannie Mae	Spaulding & Syle Colliers	Bethesda Place LP	Polinger Shannon & Luchs
2	481, 701 SOUTH 12TH ST. Arlington, Va.	850,000	Transportation Security Administration	Spaulding & Syle Colliers	Commercial Net Lease Realty	Transtell Crow
3	1801, 1875 PENNSYLVANIA AVE. NW Washington, D.C.	644,000	Wilmer Cutler Pickering	Julien J. Studley Inc.	CTWB Associates, 1801 Penn Avenue Associates	The Mark Winkler Co., Cushman & Wakefield, Eastburn
4	TAYLOR BUILDING 2531 Jefferson Davis Highway Arlington, Va.	524,867	Department of Defense	Spaulding & Syle	Equity Office	CB Richard Ellis
5	INTERNATIONAL SQUARE 1825, 1875 I St. NW Washington, D.C.	417,029	Dickstein Shapiro & Oshinsky	CB Richard Ellis	CamAmerica	Carl Real Estate Services
6	WATSONVIEW 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	Howery, Simon, Arnold & White	Studley	Warner Investments	Kemper Management Services
8	TWO FREEDOM SQUARE 17925 Freedom Drive Reston, Va.	282,000	Ther	CB Richard Ellis	Boston Properties, Tenatavik	Prospective
9	1875 PENNSYLVANIA AVE. NW Washington, D.C.	271,137	Wilmer, Cutler & Pickering	Cushman & Wakefield	CTWB Associates Limited Partnership	The Mark Winkler Co.
10	PLAZA AMERICA I 11720 Plaza America Drive Reston, Va.	270,000	Unitys	Transtell Crow	Cable & WirelessPrime Tenant	Cosidy & Pinkard
11	MARKET SQUARE AT SHADY GROVE ROAD One Choke Cherry Road Rockville, Md.	228,020	GSA and SAMHSA	Ena Co., Crown-Adams	Market Square One LLC, JBG Cos.	Hudell Co.
12	CITYVIEW SQUARE FIVE 1755 Jefferson Davis Highway Arlington, Va.	226,994	TRC 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	Prince George's Metro Center	None
14	ONE RESTON CRESCENT 12000 Sunrise Valley Drive Reston, Va.	184,900	Norcel Communications	Staubach and Binowanger	Tizec Properties	Real Schuman and Eddie Trujillo
15	11401 SUNSET HILLS ROAD Reston, Va.	177,962	Unitys Corp.	Transtell Crow	iStar Financial	Spaulding & Syle Colliers
16	TYSONS II 1800 Tysons Blvd. McLean, Va.	160,025	PrincetonHouseCoopers	CDW 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.	Cosidy & Pinkard
18	3611 COLUMBIA PIKE Falls Church, Va.	144,551	Missile Defense Agency	Capitol CREAG	Nasell Cos.	Transtell Crow
19	18201 GOOD LUCK ROAD Lanham, Md.	143,810	National Aeronautical Charting Services	GSA, Spaulding & Syle	CDDevelopment Associates	John H. Cunningham, Cambridge
20	2442 M ST. NW Washington, D.C.	143,674	Advisory Board Co.	Spaulding & Syle	Beacon Capital Partners	Cosidy & Pinkard
21	2841 FAIRVIEW PARK Falls Church, Va.	135,204	General Dynamics	None	2841 Fairview LLC	Cushman & Wakefield
22	REDLAND TECHNOLOGY PARK I 540 Gunther 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.	125,488	Alston & Bird	Cushman & Wakefield	Jerni's Atlantic	Carl America
25	BETHESDA PLACE I 7700 Wisconsin Ave. Bethesda, Md.	118,214	Fannie Mae	Spaulding & Syle Colliers	Bethesda Place LP	Polinger Shannon & Luchs
—	WEBB BUILDING 4040 N. Fairfax Arlington, Va.	118,214	GSA	Spaulding & Syle Colliers	Webb Building LP	REI Management Corp.

¹NA - not applicable - and - would not disclose

²The deals listed were provided by real estate companies to researchers upon request. The list does not endorse the participants or suggest the quality of products and services. Deals were to have been completed by December 31, 2003. Please send corrections on company information to Research Director, Washington Business Journal, 1555 Wilson Blvd., Suite 400, Arlington, Va. 22209. Originally appeared March 12, 2004. Sources: the real estate companies.

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