

June 24, 2010

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Justice Dept.'s Office HQ in DC Trades for \$305 Million

StonebridgeCarras/Walton JV Sells 589,000-SF, Fully Leased Asset



Northwestern Mutual completed its purchase of Two Constitution Square in Washington, DC, from Bethesda, MD-based StonebridgeCarras and Walton Street of Chicago for \$305 million, or approximately \$518 per square foot.

The 12-story office building, part of Constitution Square business park, totals 589,000 square feet on 1.39 acres at 145 N St. NE in the NoMa district.

The U.S. General Services Administration signed a long-term lease for the Department of Justice to fully occupy the property, which delivered earlier this year. The agency will move in the late fall after the tenant constructed project is completed this summer.

"This is one of the highest quality buildings delivered to the Washington, DC office market in recent years, leased to the best credit tenant in the world for the next 15 years," said Bill Collins, executive managing director of Cassidy Turley, which represented StonebridgeCarras and Walton Street.

Clark Construction Group LLC was the developer of Two Constitution Square and HOK Washington, DC was the architect. The project is awaiting certification from the U.S. Green Building Council on its LEED Platinum for Core and Shell program application.

"The location, building and the long-term lease with the GSA make this an outstanding value-add to our investment portfolio. In addition, the building's pending platinum certification furthers our commitment to 'greening' our portfolio," said Matt Ascher, director of Northwestern Mutual Investment Management Co.

Cambridge Property Group represented Northwestern Mutual. StonebridgeCarras was retained as the property manager.

StonebridgeCarras and Walton Street Capital partnered to develop Constitution Square. It has a 1.6 million-square-foot first phase that includes the 329,251-square-foot One Constitution Square, which is fully occupied by GSA's headquarters, a 440-unit luxury apartment building, a 50,000-square-foot Harris Teeter grocery store, a 204-room Hilton Garden Inn, 30,000 square feet of street-level retail space plus 1 million additional square feet in future development.

Please see CoStar COMPS #1937100 for more information.