

## The List

# Industrial leases in 2008

Ranked by lease size

| Rank | PROPERTY ADDRESS   | LEASE SIZE | TOTAL SQUARE FOOTAGE | LEASE SIZE AS A PERCENTAGE OF TOTAL SPACE | TENANT                              | TENANT REPRESENTATION                                 | LANDLORD                      | LANDLORD REPRESENTATION               |
|------|--|------------|----------------------|---|-------------------------------------|---|-------------------------------|---------------------------------------|
| 1    | Dulles 636 Center<br>22900 Shaw Road<br>Dulles, VA 20166                                     | 131,000    | 131,000              | 100%                                      | American Security Programs, Inc.    | n/a   | APA Properties No. 2 LP       | Tran western                          |
| 2    | 15850 Commerce Court<br>Upper Marlboro, MD 20774   | 96,515     | 110,525              | 87.32%                                    | DPI Mid Atlantic Inc.               | NAI The Michael Cos. Inc.                             | MGP Real Estate LLC           | NAI KLNb LLC                          |
| 3    | Ammendale Commerce Center<br>6435 Virginia Manor Road<br>Beltsville, MD 20705                | 76,292     | 76,292               | 100%                                      | Siemens Building Technologies, Inc. | CB Richard Ellis Group Inc.                           | First Potomac Realty Trust    | First Potomac Realty Trust            |
| 4    | Loudoun Exchange Phase-1, Building D<br>43791 Devin Shafron Drive<br>Dulles, Va. 20166       | 76,000     | 135,000              | 56.3%                                     | JP Morgan Chase                     | Direct Deal   | Digital Realty Trust Inc.     | CB Richard Ellis Group Inc.           |
| 5    | Gateway Distribution Center Phase 2, Building 5<br>45180 Global Plaza<br>Sterling, Va. 20166 | 75,124     | 75,124               | 100%                                      | Graebel Mid-Atlantic Van Lines      | Direct deal   | ProLogis                      | Cushman & Wakefield of Virginia, Inc. |
| 6    | Avion Tech I<br>3901 Stonecroft Blvd.<br>Chantilly, Va. 20151                                | 69,564     | 102,022              | 68.19%                                    | Intersections Inc.                  | CB Richard Ellis Group Inc.                           | Advance Realty Group          | CB Richard Ellis Group Inc.           |
| 7    | Loudoun Exchange Phase 1, Building D<br>43791 Devin Shafron Drive<br>Dulles, Va. 20147       | 65,000     | 135,000              | 48.15%                                    | n/a                                 | Direct deal   | Digital Realty Trust Inc.     | CB Richard Ellis Group Inc.           |
| 8    | Dulles Summit Court, Building D-1<br>Sterling, Va.   | 64,004     | 64,004               | 100%                                      | Emil America                        | Cassidy & Pinkard Colliers                            | Seefried Properties Inc.      | NAI KLNb LLC                          |
| 9    | Mario Furniture<br>5650 General Washington Drive<br>Springfield, Va. 22312                   | 60,000     | 207,397              | 28.93%                                    | Wolsey Enterprises                  | GVA Advantis  | n/a                           | Transwestern                          |
| 10   | Beauneade Corporate Park, Building 7<br>44620 Guilford Drive<br>Ashburn, Va. 20147           | 57,000     | 75,250               | 75.75%                                    | Silver Eagle Group                  | The Stuart Rabkin Co.                                 | n/a                           | NAI KLNb LLC                          |
| 11   | Charlity Distribution Center, Building 2<br>3920 Stonecroft Blvd<br>Chantilly, Va. 20151     | 55,322     | 159,665              | 34.65%                                    | NB Handy                            | Cambridge Property Group LLC & Keystone Partners, LLC | Principle Financial Group     | Cassidy & Pinkard Colliers            |
| 12   | Seneca Center II<br>18753 Frederick Ave.<br>Gaithersburg, Md. 20879                          | 54,190     | 91,000               | 59.55%                                    | Board of Elections                  | Direct deal   | Kinedinst Management          | McShea & Co. Inc.                     |
| 13   | Interstate Plaza<br>5775 General Washington Drive<br>Alexandria, Va.                         | 51,279     | 109,081              | 47.01%                                    | General Service Administration      | n/a   | First Potomac Realty Trust    | First Potomac Realty Trust            |
| 14   | TransDulles Centre 15<br>22714 Glenn Drive<br>Sterling, Va. 20164                            | 47,040     | 78,560               | 59.88%                                    | Fitness Research Inc.               | Kimel Co. Inc.  | Duke Realty Corp.             | Duke Realty Corp.                     |
| 15   | Dulles Summit Court, Building A<br>22725 Dulles Summit Court<br>Sterling, Va. 20163          | 45,489     | 98,117               | 46.36%                                    | n/a                                 | n/a   | Seefried Properties Inc.      | NAI KLNb LLC                          |
| 16   | Corporate Campus at Ashburn Center, Building C<br>21635 Rum Drive<br>Ashburn, Va. 20147      | 45,000     | 71,192               | 63.21%                                    | PullThePlug Technologies            | CB Richard Ellis Group Inc.                           | MRP Realty Inc.               | Cassidy & Pinkard Colliers            |
| 17   | The Ironwood Industrial Center<br>3700-3721 West Street<br>Lanover, Md. 20785                | 42,503     | 129,601              | 32.8%                                     | ABC Packaging And Labels Inc.       | Winco Realty Co.                                      | Rock Creek Property Group LLC | TSC Realty Services LLC               |
| 18   | 4260 Entire Court<br>Chantilly, Va. 20151  | 42,200     | 121,000              | 34.88%                                    | n/a                                 | n/a   | n/a                           | The Pruitt Corp.                      |
| 19   | Dulles Summit Court, Building D-2<br>22675 Dulles Summit Court<br>Sterling, Va. 20166        | 41,906     | 83,282               | 50.32%                                    | n/a                                 | n/a   | Seefried Properties Inc.      | NAI KLNb LLC                          |
| 20   | 10726 Tucker St<br>Beltsville, Md. 20705   | 41,800     | 148,529              | 28.14%                                    | Wal-Mart Stores, Inc.               | NAI The Michael Cos. Inc.                             | JG Realty, Inc.               | NAI The Michael Cos. Inc.             |
| 21   | Sullyfield Commerce Center 2<br>14320-14330 Sullyfield Circle<br>Chantilly, Va. 20151        | 39,002     | 97,654               | 39.94%                                    | L-3 Communications                  | Cassidy & Pinkard Colliers                            | RREEF Alternative Investments | Transwestern                          |
| 22   | National Commerce Park, Building C<br>6300 Sheriff Road<br>Lanover, Md. 20785                | 38,569     | 155,000              | 24.88%                                    | AAA Mid-Atlantic Inc.               | Studley Inc.  | Perfect Settings, LLC         | n/a                                   |
| 23   | Gateway Phase 2, Building 2<br>45181 Global Plaza<br>Sterling, Va. 20166                     | 37,335     | 81,673               | 45.71%                                    | Tire Center                         | Grubb & Ellis Tysons Corner                           | ProLogis                      | Cushman & Wakefield of Virginia, Inc. |
| 24   | 10541 Ewing Road<br>Beltsville, Md. 20705  | 34,700     | 50,794               | 68.32%                                    | n/a                                 | n/a   | n/a                           | Transwestern                          |
| 25   | Beauneade Corporate Park, Building 3<br>44601 Guilford Drive<br>Ashburn, Va. 20147           | 34,100     | 71,100               | 47.96%                                    | Airbus                              | Jones Lang LaSalle Inc.                               | n/a                           | NAI KLNb LLC                          |

Sources: The CoStar Group Inc. n/a – not available Research by Lindsay Smith

The List does not endorse the participants or suggest the quality of products and services. Please send updates or corrections on company letterhead to Research Director, Washington Business Journal, 1555 Wilson Blvd, Suite 400, Arlington, Va. 22209.