

**WIEHLE AVENUE, RESTON VIRGINIA DISPOSITION FOR \$18,000,000**

**Reston, Virginia --** Cambridge structured the disposition of Wiehle Avenue, on behalf Wiehle I LP. The project, a three-story, 75,191 square foot office building, in Reston Virginia was sold for total consideration of \$18,000,000 to 1831 Wiehle, LLC. At the time of closing the property was 100 % leased.

According to Andrew J. Czekaj, President of Wiehle Associates Inc., General Partner "The sale 1831 Wiehle brings to fruition our value added strategy for the asset. We purchased the asset in 1999 with the intent to create value through a comprehensive re-lease program. That program was accomplished at a point and time that the market has reached an inflection point to warrant our disposition".

Linpro Park I (1831 Wiehle Avenue) is located at the intersection of Wiehle Avenue and the Dulles Toll Road in Reston Virginia. The project is fully leased to five tenants. The three major tenants are Long and Foster Real Estate, Virginia Spine Institute, and Northern Virginia Community College. This is prime location at one of the three toll road interchanges in Reston affords the property exceptional access and visibility in one of Northern Virginia's most desirable sub-markets. Situated in the heart of the Dulles Technology Corridor and three miles east of Washington Dulles International Airport, the property is less than one mile to Reston Town Center, which is the area's focal point for its business, retail and residential community.

According to T. Michael Scott, Cambridge President, "We have consistently applied our program in the Dulles Corridor for the last twenty years. We re-positioned the asset following the departure of the primary tenant Northrop Grumman. This was accomplished through full floor long-term leases; to the Northern Virginia Community College and a premier spine surgery Institute."

Since 1983, Cambridge and its subsidiaries have successfully developed over 5.5 million square feet of space, leased in excess of 11 million square feet of space, and structured/placed in excess of \$2.5 billion of commercial real estate. The firm also provides management services to approximately 4.0 million square feet of office, laboratory, and industrial space. For more information on Cambridge, please visit [www.cambridgeus.com](http://www.cambridgeus.com).

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