

## CAMBRIDGE SELECTED FOR NACO BUILD-TO-SUIT

**Lanham, MD : 07.05.03** - The National Aeronautical Charting Office (NACO) has leased 130,250 square feet to be constructed in a single-story building by Cambridge Development Group in Lanham, Maryland on behalf of CA/Development Associates, L.L.C. NACO will occupy 100% of the rentable area which is 124,630 square feet. The NACO space will include approximately 30,000 square feet of general office space and 94,630 square feet will be printing, preparation, computer and warehouse use.

The building will be situated on what is currently a flat, wooded 9.3656-acre site located in Lanham, Maryland. The site is on Good Luck Road near the intersection of Greenbelt Road. The site is zoned I-1 and is directly adjacent to NASA's Goddard Space Flight Center and several established business parks.

According to Andrew J. Czekaj, Manager of CA/Development Associates, LP, "We are pleased with the overall deal. The NACO build to suit, will provide ownership with a stable long term asset in an otherwise challenging investment environment."

John H. Cunningham, President of Cambridge Development Group, states, "NACO is consolidating four facilities into this central location which we intend to develop and hold for the long term. The overall deal structure required resolving the client's functional requirements within a constrained time schedule, while being able to offer a competitive rental rate structure. At the end, we were able to satisfy the myriad of requirements of both the user and owner."

Since 1982, Cambridge Development Group has successfully developed in excess of 5 million square feet of office, flex/R&D, and laboratory facilities primarily in the north and south eastern regions of the US. The development focus has been on build-to-suits and selective speculative opportunities where the project enjoys inherent strategic advantages.

Cambridge Holdings provides real estate services to institutions, investment partnerships and individual owners to comprehensively address the challenges of today's real estate market. In addition to development, Cambridge and its subsidiaries have also successfully leased in excess of 9 million square feet of space, and structured/placed approximately \$1.323 billion dollars of commercial real estate. The firm also provides management services and administers approximately 5 million square feet of office and industrial space.

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