



# DC HAD AN EPIC FINAL MONTH OF DEALS. HERE ARE THE 25 BIGGEST.

Dec 17, 2015 | Ethan Rothstein, Bisnow DC



Facebook



Twitter



LinkedIn



Email



Print

2015 is just about over, meaning firms have been **racing to get deals done** and on the books. Here's a list of every significant commercial real estate transaction we could find—**25 in all** since mid-November—including some prices and buyers/sellers that **haven't been previously reported** anywhere.





deals we've seen close or announce since mid-November (we couldn't track down a price on one of them), approximately **\$1.6B** in real estate has changed hands. Capital markets teams at local brokerages have been **busy**.

Dweck Properties spent more than \$200M on 683 suburban residential units. Lest we forget, **Ralph Dweck** is the current record-holder for **best return** on an office property: **\$1,101/SF** with a cap rate of 4.3% on America's Square, two buildings at **300 New Jersey Ave** and **51 Louisiana Ave NW**. These are not the only multifamily purchases Dweck made in 2015. One of the **smartest players** in this area is buying up apartments in the 'burbs. Just sayin'.

Developers clearly see value in suburban offices, but **less value** than they saw in the last cycle. The sellers of offices in Reston, Herndon and Shirlington (pictured) all took **sizable losses**, according to property records. **Value-add properties** are the most active assets in both multifamily and office, and late in the year we didn't see any price tags approach a record.

The race for **most active investor** in the closing frenzy was a **five-way tie** among **Carr Properties** (one buy, one sale), **Dweck** (two buys), **Federal Capital Partners** (two sales), the JV of **Angelo Gordon & Co/The Donaldson Group** (two sales), and **Galaxy Metro** (two buys).

And, without further ado, here's the list:





### **Verizon Campus/Former MCI Worldcom HQ** (pictured)

**Property:** 130-acre campus, 1.9M SF of office

**Location:** Ashburn, VA

**Price:** \$212.5M

**Seller:** Verizon

**Buyer:** Davidson Kempner Capital Management/American Real Estate Partners

### **1333 H St NW**

**Property:** 269k SF in two connected office buildings

**Location:** CBD

**Price:** \$162.5M

**Seller:** MRP Realty/Rockpoint Group

**Buyer:** TA Realty LLC

### **The Crossings at Washingtonian Center**

**Property:** 648-unit apartment complex

**Location:** Gaithersburg, MD

**Price:** \$146M

**Seller:** Quadrangle Development

**Buyer:** Grosvenor Americas

### **Jefferson Marketplace**

**Property:** 281-unit apartment building with 13k SF of retail

**Location:** Shaw

**Price:** \$141M

**Seller:** Jefferson Apartment Group

**Buyer:** Invesco Real Estate

### **Rolling Brook Village**

**Property:** 432-unit apartment complex

**Location:** Woodbridge, VA





**Buyer:** Dweck Properties

**1575 Eye St NW**

**Property:** 219k SF office building

**Location:** CBD

**Price:** \$107.9M

**Seller:** Carr Properties

**Buyer:** Duwaliya US Real Estate (Qatari Royal Family)



**Apex Building** (pictured)

**Property:** 164k SF office, plans for future mixed-use of up to 935k SF

**Location:** Bethesda, MD

**Price:** \$105.5M

**Seller:** American Society of Health-System Pharmacists

**Buyer:** Carr Properties



**Location:** Alexandria, VA

**Price:** Undisclosed (but well north of \$83M, per the [WBJ](#))

**Seller:** Buchanan Partners/Principal Real Estate Investors/The Pinkard Group

**Buyer:** LaSalle Investment Management

### **Metropolitan at Lorton Station**

**Property:** 251-unit apartment complex

**Location:** Lorton, VA

**Price:** \$65.2M

**Seller:** Cornerstone Real Estate Investors

**Buyer:** Dweck Properties

### **1250 23rd St NW**

**Property:** 128k SF office building with ground-floor retail

**Location:** West End

**Price:** \$64M

**Seller:** Westport Capital Partners

**Buyer:** Galaxy Metro/Hartford Investment Management Co

### **Andrews Ridge Apartments**

**Property:** 492-unit apartment complex

**Location:** Suitland, MD

**Price:** \$59.5M

**Seller:** Angelo, Gordon & Co/The Donaldson Group

**Buyer:** Unknown

### **1501 Pennsylvania Ave NW, 730 15th St NW**

**Property:** 5k SF Bank of America, 112k SF office, building

**Location:** Right near the White House

**Price:** \$55.5M

**Seller:** Cornerstone Real Estate Advisers (on behalf of an institution)

**Buyer:** The Milken Institute





**11111 Sunset Hills Road** (pictured)

**Property:** 216k SF office building

**Location:** Reston, VA

**Price:** \$54.6M (previously undisclosed)

**Seller:** Beacon Capital Partners

**Buyer:** The Meridian Group

**Homestead at Laurel** (previously Montpelier Crossing)

**Property:** 386-unit apartment complex

**Location:** Laurel, MD

**Price:** \$52.9M

**Seller:** Federal Capital Partners

**Buyer:** Pantzer Properties

**Shirlington Tower**

**Property:** 233k SF office building

**Location:** Shirlington, VA

**Price:** \$45M (previously undisclosed)

**Seller:** A-Quincy Tower LLC

**Buyer:** Velocis/Moore & Associates

**Unnamed Future Data Center**

**Property:** 125.9 acres of undeveloped land





**Seller:** Unknown

**Buyer:** Digital Realty Trust

**South Pointe Apartments**

**Property:** 390-unit apartment complex

**Location:** Temple Hills, MD

**Price:** \$35.8M

**Seller:** Federal Capital Partners

**Buyer:** Unknown

**1270 4th St NE**

**Property:** 51k SF of land for future 440-unit, 30k SF of retail building

**Location:** Union Market/NoMa

**Price:** \$25.6M

**Seller:** Edens

**Buyer:** Trammell Crow Residential/Level 2 Development





**Location:** Herndon, VA

**Price:** \$21.8M (previously undisclosed)

**Seller:** Farmers Group (previously undisclosed)

**Buyer:** Crilley Warehouse

### **The Harrison Building**

**Property:** 101k SF office building

**Location:** Tysons, VA

**Price:** \$21.5M

**Seller:** TIAA-CREF

**Buyer:** Galaxy Metro

### **Former Parkway Atrium Building**

**Property:** 183k SF office building

**Location:** Herndon, VA

**Price:** \$21M

**Seller:** Private family trust

**Buyer:** Stream Realty

**Park Stone Place** (pictured)

**Property:** 76k SF office building

**Location:** Chantilly, VA

**Price:** \$21.0M

**Seller:** Blue Knight LLC

**Buyer:** Epic LLC

**Comsat Campus** (pictured)

**Property:** 204-acre property with 496k SF office

**Location:** Clarksburg, MD

**Price:** \$11.5M

**Seller:** LCOR

**Buyer:** Lantian Development

### **1690 Old Meadow Road**

**Property:** 13k SF building plus a large surface parking lot

**Location:** Tysons, VA

**Price:** \$7.6M





This requires a little more context: Akridge and friend to *Bisnow* **Ron Paul**'s private development company, bought this GEICO claims training center and plan to develop a 250k SF trophy office building in its place. It signed GEICO to occupy a new, 32k SF training facility in Ashburn to clear the way for the future development.

### **Rose's Luxury**

**Property:** 4,540 SF restaurant

**Location:** Barracks Row

**Price:** \$4.1M

**Seller:** Greg Selfridge of Novo Development and James Gushner

**Buyer:** Unknown

See Also: [Bisnow Scoop: Akridge Acquires YMCA in Dupont Circle](#)

Related Topics: [Carr Properties](#), [MRP Realty](#), [Reston/Herndon](#), [Verizon](#), [Milken Institute](#), [Dweck Properties](#), [Invesco Ltd](#), [Angelo Gordon & Co](#), [Galaxy Metro LLC](#)



Facebook



Twitter



LinkedIn



Email



Print

## RELATED STORIES



**Jamestown Buys NSF HQ in Ballston**



**Bisnow Scoop: Akridge Acquires YMCA in Dupont Circle**



**Better Business Practices When Forming a Senior or JV Partnership**



**Beacon Capital Partners  
Sells Fountain Square to  
Boston Properties**



**5 Ways Bobby Turner's  
Funding Social Change**



**Warren Dahlstrom Tapped  
to Lead New DC Brookfield  
Financial Office**



**Fundrise Launching Online  
REIT, Sets Goal of \$50M**



**Bisnow Scoop: Meridian  
Group Buys 216k SF Office  
Building Next to Silver Line  
in Reston**



**Breaking: 700k SF Former  
AOL Campus, Current  
Raytheon HQ Up for Sale**



**Former MCI/Worldcom HQ  
in Loudoun Sells for  
\$212.5M**



**Stream Realty Buys Former  
Parkway Atrium Building  
for \$21M**



**Saudi-Backed, DC-Based  
Ritz Banc Group Makes  
Two Multifamily Buys**



**BISNOW**

SUBSCRIBE

Email

**SIGN UP FOR FREE!**

Get to know  
all we know.

LEARN MORE ►



**EAGLEBANK**

MD | VA | DC

301.986.1800 [eaglebankcorp.com](http://eaglebankcorp.com)

**MOST READ STORIES**





## DC Had An Epic Final Month Of Deals. Here Are The 25 Biggest.

Dec 15, 2015

Washington DC

### New, Chinese-Backed Firm Is Targeting Massive, Obsolete Properties

Dec 16, 2015

Washington DC

Capital Markets

### Saudi-Backed, DC-Based Ritz Banc Group Makes Two Multifamily Buys

Dec 18, 2015

Washington DC

### Don Peebles on Family, Business and Running For Mayor

Dec 16, 2015

Washington DC

Technology

### How L.F. Jennings Built Local Motors' Car Dealership of the Future

## MORE TOP STORIES

[Careers](#) / [Contact Us](#) / [FAQ](#) / [Media Kit](#) / [Press](#) / [Archives](#) / [Legal Jargon](#)

Help