

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





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.





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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

#### <u>Jefferson Marketplace</u>

**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



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**Buyer:** Dweck Properties

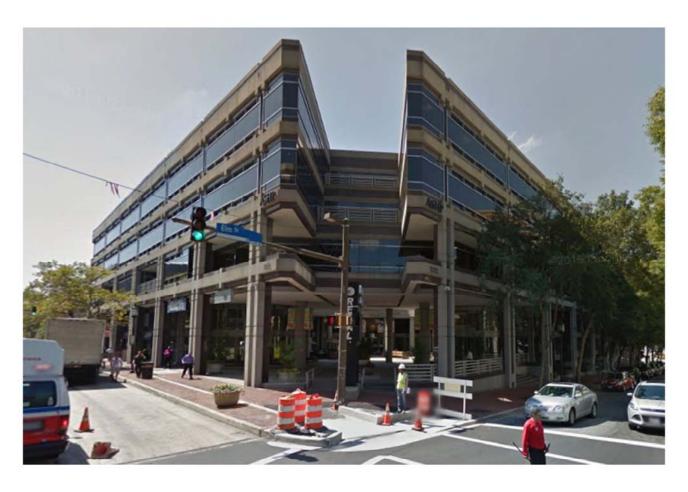
#### **1575 Eye St NW**

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



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**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



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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





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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



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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











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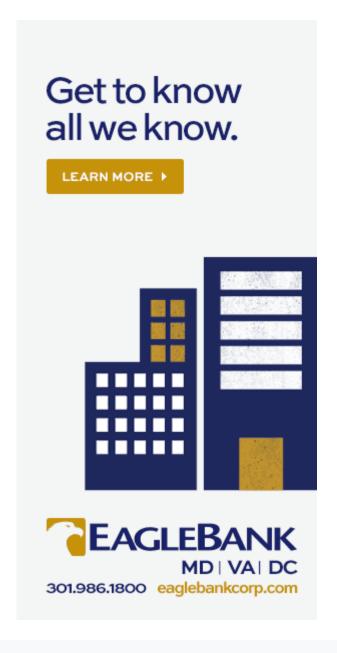


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