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Successfully Structured The Acquisition Of Loudoun Gateway IV On Behalf Of A User Occupant Client For \$14,250,000

2/9/16



Cambridge Property Group, LLC is pleased to announce the purchase of 22980 Indian Creek in Dulles, Virginia, a **102,422 square foot** office building for a user client who will occupy approximately 50,000 square feet. The four-story, Class A office building, was purchased from Carr Properties, whom was represented by Holiday Fenoglio Fowler. Cambridge has been retained to manage, lease, and provide construction services for the property, which will have 24,110 square feet available for lease following occupancy of the Owner. According to Randy Jaegle,

Chief Operating Officer of Cambridge, "The pending vacancy will allow the new owner to own and occupy a visually stunning building that has been exceptionally well maintained. The acquisition of Loudoun Gateway IV demonstrates our approach to value creation on behalf of our clients and partners."

According to **Ben Eldridge**, EVP & Director of Leasing & Asset Management of Cambridge "We are pleased to have been appointed Property Manager and Leasing Agent. We look forward to helping the Owner achieve its goals of providing a quality working environment for its employees and building tenants while maintaining flexibility for future growth." J Andrew Czekaj III, Vice President of Cambridge added "the location of the project between two future metro stops was key to the transaction to create easy access for the client to Tysons and DC".

Developed in 2001, Loudoun Gateway IV is one of four buildings in the 38.6-acre office campus within the prestigious Loudoun Gateway Business Park, located in Washington D.C.'s upscale Virginia suburbs. The park is located in Eastern Loudoun County, one mile west of Herndon, VA, one mile north of Washington Dulles International Airport and 26 miles west of Washington, D.C. The exterior is finished with architectural pre-cast concrete panels in shades of red and beige. Tinted-glass punched windows accent the building, while the lobby provides a point of interest and allows natural light to permeate the building's entry. This building was awarded an Energy Star label in 2013, 2014 and 2015 for its operating efficiency.

Cambridge provides real estate services to institutions, investment partnerships and individual owners to comprehensively address the challenges of today's real estate market. Since 1983, Cambridge and its subsidiaries have successfully developed over 6.7 million square feet and structured the acquisition and/or disposition of in excess of 20.5 million square feet of commercial real estate as well as 465 acres of land with a total value exceeding \$6.4 billion. In addition, Cambridge has been instrumental in the restructure of approximately \$1.5 billion of CMBS and institutional debt on behalf of clients and partners. The firm also provides property management, leasing and construction management services to approximately 5.25 million square feet of office, R&D and industrial space.

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