



Access TAB

Real Estate Services

CORE COMPETENCIES

Property Services

- Asset Management
- Building Management
- Engineering Services
- Project Management
- Property Inspections
- Property Assessments

Brokerage Services

- Sales
- Leasing
- Acquisitions
- Capital Markets

Development Services

- Due Diligence
- Site Sourcing
- Entitlements
- 3rd Party Development
- Construction Management
- Capital Sourcing

Sustainability

- Solar Projects: feasibility study, design, installation & maintenance of solar systems
- Green Buildings: feasibility study, design, installation & maintenance of green building systems

CURRENT PROJECTS

- **555 4th Street, NW Washington DC**
345,000 sf leased by GSA for The Department of Justice through 6/2022. The asset is being repositioned with a total of \$30MM in renovations to be completed by the end of 2023. The property is currently being marketed for lease to multiple tenants.
- **801 9TH Street, NW Washington DC**
236,000 sf leased by The United States Mint through 12/2036. The tenant has occupied the building since delivery in 1997. A 20-year lease extension was negotiated in 2016 to include \$25MM in tenant improvement and building upgrades. Project work associated with these funds is ongoing and includes; new elevators, restroom renovations, lighting retrofit, lobby renovation, and significant TI work.
- **The Pacifica, Dupont Circle, Washington DC**
A 9-unit luxury condominium building built in the heart of Dupont Circle. The project was designed by GTM Architects, financed by Eagle Bank, and built by McCullough Construction. The total project cost was \$15MM.