

Monument Realty
New Construction Projects
By Michael R. McCormick
2000 to 2003

Quincy Tower

2900 S. Quincy Street
Arlington, VA 22206



Located in Arlington's vibrant Village at Shirlington neighborhood, Quincy Tower is an eight-story, Class A building with street-level retail and an attached parking garage. The project was developed by a partnership of Monument Realty with Apollo Real Estate Advisors.

The 233,000-square-foot building offers large floor plates with expansive bays and advanced mechanical systems. In addition to the many shops and restaurants nearby, Quincy Tower is located near a Metrobus transfer station, and offers quick access to I-395, the Pentagon, Crystal City, and downtown Washington, DC.

The building is primarily leased to ANSER, a national research institute. In May 2002, the Monument/Apollo partnership sold the building, along with the three-building Presidents Park campus, to Transwestern Investment Company, LLC.

Property Use: Office
Status: Completed in 2001
Project Value: \$37,500,000
Size: 233,000 SF, 8 Floors
Office Space: 218,000 SF
Retail Space: 15,000 SF
Contractor: Centex Construction
Architect: Hickok Warner Fox Architects

Ballston Tower

671 N. Glebe Road
Arlington, VA 22203



An 11—story Class A office building constructed on top of Ballston Common Mall and fully leased to E*TRADE. In November 2002, Ballston Tower was sold to the Bernstein Companies.

Ballston Tower was developed by a partnership of Monument Realty, Apollo Real Estate Advisors, and Prudential Real Estate Investors. The 225,000 square foot office building is the tallest in Ballston and provides tenants with spectacular views of DC. The building features 20,200 square foot floor plates, 40'x 30' bays, 8'6" ceiling heights, and upgraded electrical capacity.

Ballston Tower provides direct access to the Ballston Metro station and a major Metro bus transfer station, the Ballston Common Mall's 125 stores and restaurants, the Regal Cinema complex, a Sport & Health Club, and the 2,950—space Arlington County parking facility.

Property Use: Office/retail
Status: Completed in 2003
Project Value: \$47,500,000
Size: 260,000 SF, 11 Floors
Architect: Davis Carter Scott
Awards: Architectural Precast Association Award, 2004

Monument Realty
New Construction Projects
By Michael R. McCormick
2000 to 2003

Monument Two
12950 Worldgate Drive
Herndon, VA 20170



Monument Four
12900 Worldgate Drive
Herndon, VA 20170



Monument Two @ Worldgate is an eight-story, Class A office building with prominent visibility from the Dulles Toll Road in Northern Virginia. The 204,903-square-foot building is the second in a series of four office towers located in the heart of the Dulles corridor. The project was developed by a partnership of Monument Realty with Apollo Real Estate Advisors and Prudential Real Estate Investors.

Monument Two is convenient to Washington Dulles International Airport and a host of restaurant and retail amenities. Tenants include LaFarge North America and ECI Telecom.

Property Use: Office
Status: Completed in 2000
Project Value: \$36,700,000
Size: 204,903 SF, 8 Floors
Floor Plates: 26,870 SF
Contractor: Clark Construction Group
Architect: Hickok Warner Fox Architects

The largest of four office buildings in the prominent Worldgate mixed-use office park, Monument Four is a 9-story, Class A building with 228,425 square feet of space. The property was developed by a partnership of Monument Realty, Apollo Real Estate Advisors, and Prudential Real Estate Advisors. Monument Four features expansive, 26,700-square-foot floor plates, advanced building systems, and efficient cores.

The building is convenient to Washington Dulles International Airport and a host of amenities in the Dulles Corridor of Northern Virginia. Monument Four was sold in August 2002 to JPMorgan Fleming Asset Management, and is fully leased to Fannie Mae through 2011.

Property Use: Office
Status: Completed in 2001
Project Value: \$33,200,000
Size: 228,425 SF, 9 Floors
Floor Plates: 26,870 SF
Contractor: Clark Construction Group
Architect: Hickok Warner Fox Architects

Monument Realty
New Construction Projects
By Michael R. McCormick
2000 to 2003

Madison Building
1155 15th Street, NW
Washington, DC 20005



Crescent at Carlyle
1940 Duke Street
Alexandria, VA 22314



Located at the corner of 15th and M Streets in downtown Washington, DC, the Madison Building is adjacent to the Madison Hotel, a prominent city landmark for many years. The 12-story office building recently underwent a comprehensive modernization, developed by the partnership of Monument Realty and Buccini/Pollin Group.

The renovation included the construction of an elegant new lobby and installation of state-of-the-art building systems. Office tenants benefit from an array of amenities associated with the hotel, including access to the restaurant, catering services, a fitness center, and conference facilities. The building offers abundant parking and is convenient to the McPherson Square Metro Station, the new Washington Convention Center, and many downtown amenities.

Property Use: Office
Status: Completed in late 2003
Project Value: \$25,300,000
Size: 94,214 SF, 12 Floors
Floor Plates: 10,500 SF
Contractor: James G. Davis Construction Corp
Architect: BBG-BBGM Architects & Interiors

A gateway development located at the main entrance to the 76.5-acre Carlyle development in Alexandria, Crescent at Carlyle is a six-story, 212,000-square-foot office building with street-level retail. The project was developed by a partnership of Monument Realty, Apollo Real Estate Advisors, and Northwestern Mutual Life. The building is fully leased to the intellectual property law firm Oblon, Spivak, McClelland, Maier & Neustadt through 2018; and was sold in early 2003 to Falcon Real Estate Investment Co.

The building features 207,000 square feet of office space and 5,000 square feet of retail space, with three levels of underground parking. A large roof deck provides views of the nearby U.S. Patent and Trademark Office and the Masonic Temple. Old Town Alexandria, with restaurants, shops, hotels, and historic landmarks, is within walking distance; and the property provides easy access to Metro, major highways, and Reagan National Airport.

Property Use: Office/Retail
Status: Completed in 2003
Project Value: \$58,500,000
Size: 212,000 SF, 6 Floors
Floor Plates: 37,000 SF
Contractor: James G. Davis Construction Corp
Architect: Smith Group

Monument Realty
New Construction Projects
By Michael R. McCormick
2000 to 2003

Presidents Park Two
13865 Sunrise Valley Drive
Herndon, VA 20171



Presidents Park Two
13865 Sunrise Valley Drive
Herndon, VA 20171



The second building in a 600,000-square-foot, Class A office complex, Presidents Park II offers tenants an attractive landscaped setting, high-end finishes, generous floor plates, and upgraded mechanical systems. The property is located in the Dulles Corridor area of Northern Virginia, and was developed by a partnership of Monument Realty and Apollo Real Estate Advisors.

Park amenities include a fitness center, a jogging trail, and basketball and tennis courts nearby. Presidents Park also features surface and structured parking. Tenants in the building, which was sold to Transwestern Investment Company in mid-2002, include Washington Gas Services.

Property Use: Office
Status: Completed in 2000
Project Value: \$31,200,000
Size: 201,148 SF, 4 Floors
Floor Plates: 52,000 SF
Contractor: James G. Davis Construction Corp
Architect: DVA Architects

Presidents Park III is a five-story, Class A property and the third building to be completed in Presidents Park, a 600,000-square-foot office complex located in the Dulles Corridor of Northern Virginia. The park was developed by a partnership of Monument Realty and Apollo Real Estate Advisors.

Presidents Park III, which is primarily leased to Getronics, offers upgraded mechanical systems and generous floor plates with virtually column-free, 42' x 30' bays. The landscaped park has ample surface and structured parking and a variety of fitness amenities. All three buildings in the park were sold to Transwestern Investment Company in mid-2002.

Property Use: Office
Status: Completed in 2001
Project Value: \$34,100,000
Size: 201,000 SF, 5 Floors
Floor Plates: 42,000 SF
Contractor: James G. Davis Construction Corp
Architect: DVA Architects