

PRESSRELEASE

LERNER ENTERPRISES • 2000 TOWER OAKS BOULEVARD • EIGHTH FLOOR • ROCKVILLE, MARYLAND 20852
and

THE TOWER COMPANIES • 2000 TOWER OAKS BOULEVARD • NINTH FLOOR • ROCKVILLE, MARYLAND 20852

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MANATT, PHELPS & PHILLIPS, LLP LEASES AT WASHINGTON SQUARE

WASHINGTON, D.C. — SEPTEMBER 15, 2014 — [Lerner Enterprises](#), one of Washington, D.C.’s largest private real estate developers, and [The Tower Companies](#), the largest Green Builders in the nation’s capital, both of Rockville, Maryland, are proud to announce that [Manatt, Phelps & Phillips, LLP](#) has signed a lease for a 37,500 square feet at [Washington Square](#), located at 1050 Connecticut Avenue, NW in Washington, D.C.

“Washington Square is one of the iconic office buildings in The District and we are excited to welcome Manatt, Phelps & Phillips, LLP to our list of highly coveted tenants,” said Brian R. Raher of the Washington, D.C. office of Cushman & Wakefield. “With floor plans that offer great flexibility, on-site Metro accessibility, and world-class retail, Washington Square is one of the most desired buildings in Washington,” he added.

Manatt, Phelps & Phillips, LLP ([Manatt.com](#)), is one of the nation’s leading law and consulting firms, with offices strategically located in California (Los Angeles, Orange County, Palo Alto, San Francisco and Sacramento), New York (New York City and Albany) and Washington, D.C.

Manatt, Phelps & Phillips, LLP was represented by Elizabeth K. Cooper, Creighton J. Armstrong, and Steve Spartan, Jr. of the Washington, D.C. office of Jones Lang LaSalle. Washington Square was represented by Brian R. Raher of the Washington, D.C. and Brian F. Tucker of the Virginia offices of Cushman and Wakefield.

Class ‘A’ trophy office space is available within Washington Square. For leasing information, please contact [Brian R. Raher](#) of the Washington, D.C. office or [Brian F. Tucker](#) of the Virginia office of Cushman & Wakefield. Retail leasing within Washington Square is represented by [William J. Winterburn](#), Vice President of Retail Leasing for Lerner.

Lerner Enterprises and The Tower Companies have collaborated on numerous landmark developments for over 40 years including: White Flint, Washington Square, White Flint North,

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Beaumeade Corporate Park, Residence Inn – Dulles Airport @ Dulles 28 Centre, 2000 Tower Oaks Boulevard, Dulles 28 Centre, and numerous other projects in the Washington, D.C. area.

About Washington Square

[Washington Square](#), located at 1050 Connecticut Avenue, NW, in the heart of Washington, D.C.'s Central Business District, is an award-winning 1,000,000 square foot landmark office building. Washington Square's recent renovation included extensive exterior, lobby, atrium and building system upgrades. The building perfectly blends business with pleasure with premier office tenants such as the American Bar Association, Baker Hostetler, Gibson, Dunn & Crucher, and premium retail choices including The Art of Shaving, Sarar, Morton's – The Steakhouse, Au Bon Pain, Lou Lou Boutique, Starbucks, Victoria's Secret and others. The building recently added four luxurious [Ultimate Suites](#), which provide potential tenants a turn-key flexible office with high-end finishes. The suites feature premium wood, stone and decorative accents and vary in sizes up to 7,300 square feet. The building is a co-development of Lerner Enterprises and The Tower Companies, both of Rockville, Maryland.

About Lerner Enterprises

Lerner Enterprises ([Lerner.com](#)) of Rockville, Maryland, founded by Theodore N. Lerner in 1952, is one of Washington, D.C.'s largest private real estate developers and is involved in all phases of commercial, residential, retail, hotel and mixed-use real estate. This includes planning, development, construction, leasing and asset and property management. Lerner has developed and currently manages more than 20 million square feet of office buildings, retail centers and residential communities. Lerner's office portfolio is comprised of many well-known developments including: The Corporate Office Centre at Tysons II ([Tysons2.com](#)), Tysons, VA; 2000 Tower Oaks Boulevard ([TowerOaks.com](#)) with LEED® Platinum Certification, Rockville, MD; The Corporate Office Park at Dulles Town Center ([DullesTownCenter.com](#)), Dulles, VA; Washington Square ([WashingtonSquareDC.com](#)), Washington, D.C.; Fallsgrove Village Office Center ([FallsgroveOffice.com](#)), Rockville, MD; White Flint North, North Bethesda, MD; 20 M Street, SE ([20MStreetSE.com](#)) with LEED® Gold Certification, Washington, D.C.; 1133 Connecticut Avenue, NW, Washington, D.C.; Flint Hill Park ([FlintHillPark.com](#)), Fairfax, VA; and 7799 Leesburg Pike, Falls Church, VA, among many others. 2000 Tower Oaks Boulevard, Lerner's corporate headquarters, was internationally recognized in the *World's Greenest Book* by Jerry Yudelson and Ulf Meyer.

Lerner's newest developments include:

- Construction of 1775 Tysons Boulevard ([Tysons2.com](#)), a LEED® Platinum designed 476,000-square foot, Class 'A' office tower that will deliver in the fourth quarter of 2015 in Tysons, Virginia.

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- The completion of a major interior and exterior renovation of One Flint Hill (FlintHillPark.com), a 132,000 square foot 6-story medical and commercial office building within Flint Hill Park in Fairfax, Virginia.
- The construction of Windmill Parc at Dulles Town Center (WindmillParcDTC.com), a 437-unit luxury apartment home community in Dulles, Virginia. Phase I is scheduled to open in of the fourth quarter of 2014 in Dulles, Virginia.
- The construction of Nokes Plaza (DullesTownCenter.com/NokesPlaza), a mixed-use 56,000 square foot retail | office | medical project composed of four buildings that is adjacent to Windmill Parc and Dulles Town Center mall. Occupancy is scheduled for the fourth quarter of 2015 in Dulles, Virginia.

About The Tower Companies

The Tower Companies (TowerCompanies.com) is a family-owned, award-winning real estate development company founded by Albert Abramson in 1947. Tower has pioneered the building of USGBC LEED® certified residential and commercial properties and its portfolio includes over 5 million square feet of office buildings, office parks, lifestyle centers, regional malls, eco-progressive live-work-play communities and hotels in the Washington, DC Area. Additionally, a 3.8 million square foot Blair Master Plan redevelopment is in progress for vibrant urban living in Downtown Silver Spring, MD, including five acres of public parks, and a 5.4 million square foot White Flint mixed-use redevelopment is in progress in North Bethesda, MD.

Among its signature properties are [Blair Towns](#), the first LEED® Certified Apartment in the United States, [Washington Square](#), [2000 Tower Oaks Boulevard](#), [The Millennium Building](#), [The Tower Building](#), [1050 K Street](#), White Flint North (home to the United States Nuclear Regulatory Commission), River Creek Club and Bethesda Place Office and Apartments. 90% of The Tower Companies properties are LEED® certified, 65% of its commercial office building portfolio is ENERGY STAR® certified and 100% of GHG building emissions are offset with wind power and carbon credit purchases. The Tower Companies has received numerous awards and recognition for its commitment to sustainability, energy independence and building some of the healthiest buildings in the region by national organizations, and Federal and State agencies. These organizations include, but are not limited to, the US Green Building Council, Urban Land Institute, Harvard University, US Department of Energy, US Environmental Protection Agency, District Department of the Environment and the State of Maryland. In 2013, Tower became the first, two-time winner of the District of Columbia's Mayor's Sustainability Award and 2000 Tower Oaks Boulevard was internationally recognized in the World's Greenest Building Book by Jerry Yudelson and Ulf Meyer. The Tower Companies is proud to be a Carbon Neutral organization.

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