

PRESSRELEASE

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



FOR IMMEDIATE RELEASE

BOOZ | ALLEN | HAMILTON LEASES AT 20 M STREET; LERNER FINALIZES SECOND MAJOR LEASE

WASHINGTON, DC – March 30, 2010 – Lerner Enterprises of Rockville, Maryland, Washington, D.C.'s largest private real estate developer, is proud to announce that Booz | Allen | Hamilton (BoozAllen.com) has secured a lease for 29,995 square feet at 20 M Street, SE. The award-winning office building in Southeast Washington, DC is now over 70% leased. Booz | Allen | Hamilton will occupy the entire tenth and one half of the ninth floor.

This lease follows the recent announcement of a ten year lease with the General Services Administration (GSA) for nearly 100,000 square feet; the Bureau of Land Management will occupy floors two through six of the ten-story building. Both Booz | Allen | Hamilton and GSA will occupy 20 M Street in 2010.

20 M Street is a 190,600 square foot Class 'A' award winning office building located at the intersection of M and Half Streets in the Southeast Washington Capitol Riverfront District (CapitolRiverfront.org; JDLand.com). 20 M Street is situated directly across from the newly expanded Navy Yard Metro Station and two blocks from Nationals Park, the award-winning home of the Washington Nationals Baseball Club (Nationals.com).

20 M Street was awarded a LEED® Gold certification, the first office building in the city to achieve this certification level for Core and Shell. 20 M Street was the first building designed and developed by Lerner under its Green Initiative Program that, in addition to building state-of-the-art environmental friendly buildings, focuses great attention on utilizing energy and resource conservation, while preserving a healthy environment for tenants and visitors alike. The building's environmental benefits include roofing designed to reduce heat island effects, plumbing designed to reduce water consumption, water reclamation for the building's landscape, reduced energy consumption through high efficiency HVAC systems, maximized use of recycled materials, humidification controls to ensure optimum tenant comfort and proximity to Metro that encourages the use of public transportation.

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Lerner was represented by Brian R. Raher of the Washington, DC office of Cushman & Wakefield (CushmanWakefield.com) and the Booz | Allen | Hamilton was represented by Ken Patton of the Washington, DC office of Jones Lang LaSalle (JonesLangLaSalle.com).

For more information on 20 M Street, please visit: 20MStreetSE.com.

About Lerner Enterprises:

Lerner Enterprises (Lerner.com) of Rockville, Maryland, founded by Theodore N. Lerner in 1952, is Washington, D.C.'s largest private real estate developer and is involved in all phases of commercial, residential, retail, hotel and mixed-use real estate. This includes planning, development, construction, leasing, asset and property management. Lerner has developed and currently manages more than 15 million square feet of office buildings, retail centers and residential communities. Lerner's office portfolio has several well-known developments including: The Corporate Office Park at Dulles Town Center (DullesTownCenter.com), Dulles, VA; The Corporate Office Centre at Tysons II (Tysons2.com), McLean, VA; Falls Grove Village Office Center (FallsGroveVillageCtr.com), Rockville, MD; White Flint North, North Bethesda, MD; Washington Square (WashingtonSquareDC.com), 1050 Connecticut Avenue, NW, Washington, DC; 1133 Connecticut Avenue, NW, Washington, DC; Flint Hill Office Park (FlintHillOfficePark.com), Fairfax, VA; 7799 Leesburg Pike, Falls Church, VA; and 400 Army Navy Drive, Arlington, VA , among many others.

Lerner's newest trophy office building, co-developed with The Tower Companies, 2000 Tower Oaks Boulevard (TowerOaks.com) in Rockville, Maryland, is the first multi-tenant commercial building in the Washington area with LEED® Platinum Certification. The project was awarded the 2009 National Association of Industrial and Office Parks (NAIOP) Best Green Building of the Year, the 2009 Peerless Rockville Preservation Award, the first building in the State of Maryland to achieve "Designed to Earn Energy Star" by the American Institute of Architects and was certified as the first LEED® Platinum office building in the State of Maryland. Lerner's new corporate headquarters, located in 2000 Tower Oaks Boulevard was recently certified LEED® CI Gold by the United States Green Building Council (USGBC) and was awarded the Metro Washington Chapter of the Associated Builders and Contractors (ABC) 2009 'Excellence in Construction' Award.

Lerner has been the recipient of numerous NAIOP and other industry awards (Lerner.com/Awards.html) in its 58-year history including the Honor Award for Design Excellence in the Fairfax County 2009 Exceptional Design Awards Program for 1800 Tysons Boulevard in The Corporate Office Centre at Tysons II.

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