

November 9, 2009

German embassy to temporarily move to M Street

Washington Business Journal - by [Tierney Plumb](#) Staff Reporter



The Embassy of the Federal Republic of Germany is packing up and temporarily moving to a West End office building while its 47-year-old historic embassy gets a major makeover.

It just signed a three-year lease for 76,000 square feet at 2300 M St. NW.

2300 M Street NW

Next fall, the embassy's operations and personnel will move into a portion of the first floor and the entire third through seventh floors of the nine-story property. They will occupy the same space left behind by the **European Union's** Washington delegation, which is scheduled to vacate at the end of March 2010 after 15 years at the site and move to 2175 K St. NW.

Using EU's former space means the security infrastructure an embassy typically needs will already be in place.

"I think there was some comfort level," said Michael Betancourt of **AION Properties**, which bought the M Street building in 2007. "It was embassy space and the overlap in utility was there. It was a glove fit transaction."

AION has put millions of dollars into renovations of the property's lobby, landscaping, elevators, and mechanical systems.

The lease also has two six-month extensions in case the gut rehabilitation of Germany's longtime embassy at 4645 Reservoir Rd. NW takes longer than scheduled.

Bruce Pascal and Mark Klug of CB Richard Ellis represented the tenant. AION Partners was represented by Zeke Dodson, Kerri Mulligan Salih and Jonathan Wellborn of **Cassidy & Pinkard Colliers**.

The Brazilian Embassy also temporarily relocated in D.C. because it needed to perform major renovations at its offices. In 2008 the embassy subleased 18,448 square feet from the **American Institutes for Research** at Jefferson Court.

“One interesting phenomenon of being in D.C. is it is really irrelevant of how our economy is doing -- the embassy market has been active consistently over the years,” said Pascal.

Pascal, who worked on the Estonian Embassy deal on Massachusetts Avenue, recalled many countries in need of embassy space after the Russian empire split up.

Meanwhile, another tenant signed a deal to stay put at the M Street building. HQ Global Workplaces, a member of **The Regus Group**, extended its 20,000 square-foot lease for an additional five years. Brian Murphy and Seth Benhard of CB Richard Ellis represented the tenant.