



November 9, 2009

Aion Partners Inks Two Leases Totaling 96,000 SF at 2300 M Street, NW

Real estate investment and asset management company **AION Partners** has signed two leases totaling approximately 96,000 square feet at its Class-A, West End office property at 2300 M Street, NW.

The Federal Republic of Germany leased approximately 76,000 square feet of space at 2300 M Street, NW. The embassy will occupy a portion of the first floor and the entire third through seventh floors of the nine-story property, while it's undertaking a comprehensive multi-year renovation of its historic embassy building.

Bruce Pascal and **Mark Klug** of **CB Richard Ellis** negotiated the lease transaction on behalf of The Federal Republic of Germany. AION Partners was represented by exclusive leasing agents **Zeke Dodson**, **Kerri Mulligan Salih** and **Jonathan Wellborn** of **Cassidy & Pinkard**.

In the second transaction, **HQ Global Workplaces**, a member of **The Regus Group**, extended its lease for an additional five years. An international network of fully furnished, fully staffed offices and meeting rooms, HQ Global Workplaces will continue to occupy 20,000 square feet office space on the entire eighth floor and a portion of the ninth floor.

Brian Murphy and **Seth Benhard** of CB Richard Ellis represented HQ Global Workplaces in the negotiations. Located in the West End submarket, 2300 M Street, NW is a **Skidmore Owings Merrill**-designed, Class-A building immediately adjacent to the **Westin Grand Hotel**.

Over the last two years, AION Properties planned and executed a multi-million dollar capital improvement campaign to upgrade the property's lobby, landscaping, elevators, and mechanical systems. 2300 M Street, NW boasts 220 lined parking spaces on its three-level garage, convenient access to the Foggy Bottom and Dupont Circle Metro lines and easy connections to the Rock Creek and George Washington Parkways, as well as Interstates 66 and 395.

The Federal Republic of Germany will take possession of the space from the European Union, which has occupied 2300 M Street NW since March 1995.

"Since we acquired the property in 2007, we've dedicated a lot of energy and capital to make sure it would remain a premier business address in the West End submarket," said AION Partners' **Michael Betancourt**. "The building's location, size and high standards make it an ideal option for the finest credit tenants, such as the Federal Republic of Germany."

"We've successfully re-tenanted the building due to its merits, which include a fantastic window line and the recent renovation," said Cassidy & Pinkard's Dodson.

The remaining availabilities at 2300 M Street are 5,000 square feet of space on the first floor, 11,000 square feet on the second floor and 3,600 square feet on the ninth floor. For more information about the property, please contact Zeke Dodson, Kerri Mulligan Salih or Jonathan Wellborn at 202-463-2100.