Lerner Moves Headquarters to 2000 Tower Oaks Boulevard

ROCKVILLE, Md., Oct 15, 2008 /PRNewswire via COMTEX/ -- Lerner Enterprises, Washington, D.C.'s largest private real estate developer, moves into their new eco-smart and sophisticated 46,000 square-foot LEED Gold designed corporate headquarters on Friday, October 17th. The building of the future -- 2000 Tower Oaks Boulevard in Rockville, Maryland, combines the U.S. Green Building Council's (USGBC) "Designed to Meet LEED Platinum" criteria with the world's largest application of Fortune Creating(R) Architecture, making it the healthiest building ever built.

The project is a joint development of Lerner and The Tower Companies of Rockville. Lerner and Tower have combined on numerous retail, office and hotel projects for almost forty years in the Washington, DC area including White Flint Mall, Dulles 28 Centre, White Flint North, Beaumeade Corporate Park, Residence Inn -- Dulles Airport Hotel and Washington Square at 1050 Connecticut Avenue, N.W., among others.

"With nearly six decades of real estate and development experience, our company continues to embrace modern concepts and eco-friendly choices that go above and beyond the industry norm. We are excited to join our long time partners and friends, the Abramson family of Tower in moving our headquarters to Tower Oaks," stated Mark D. Lerner, a principal of Lerner Enterprises. "The design concepts of 2000 Tower Oaks Boulevard allow our employees..."
to experience the healthiest of work environments, the beauty of world class architecture and enjoy the convenience of an uptown address," he added.

Kishimoto, Gordon, Dalaya, PC (KGD) of Rosslyn, Virginia designed the structure, which is built on the Vedic principals of orientation, placement and proportion, and determines how the building relates to the body, mind and the environment to improve the occupant's health, enhance job performance and success. Gensler Associates of Washington, DC designed the new headquarters offices for Lerner.

The 200,000 square-foot office project integrated green efficiencies that are "Designed to earn ENERGY STAR" and include:

-- A reduction in energy consumption by 41% and water consumption by 48%
-- An HVAC system that is 30% more efficient than for typical offices
-- A four-stage air filtration system that circulates 30% more outside air and turns over every 51 minutes while removing 85% of airborne pollutants
-- CO2 monitoring that increases fresh air when necessary and "night sky" protection.
-- An elimination of light pollution that never leaves the site
-- Electromagnetic field (EMF) shielding
-- Eighty percent (80%) of all electric equipment is Energy Star rated
-- 50% of the materials manufactured within a 500-mile radius reducing the need of additional fossil fuels to transport building materials
-- 75% of the construction waste was recycled
-- Over 17,000 drought resistant plantings of trees, ornamental grasses and bulbs that compliment the buildings' landscape into a park-like setting, located along the I-270 Technology Corridor
-- Furthermore, 90% of occupants will have outside views, while 74% have natural daylight

The exquisite office building features commissioned art and sculpture in public spaces, luxurious restrooms, a 30-foot lit onyx wall in the lobby, a 2,500 square foot fitness facility, including lockers, showers and Pilates exercise room, and an on-site cafe that will sell organic and healthy fare.

In July, Tower moved into their new 23,000 square foot corporate offices in the building that are "Designed to Meet LEED" Platinum. Their office is adorned with three sky gardens, original art and a meditation room. Tower's headquarters includes sun-filled space that uses half of the lighting load of most typical offices today, a kitchen that features dishes, glasses and floors of recycled glass, corn paper products, bamboo cabinetry, and a fresh herb garden. The office also includes insulation that is made from blue jean scraps, composite wood and agrifiber door cores that are used throughout that are formaldehyde free, 50% of all wood used for millwork was certified by The Forest Stewardship Council (FSC) -- an international network promoting responsible management of the world's forests -- inclusion of 60% recycled ceiling tiles throughout and Greenguard Indoor Air Quality certified furniture from Knoll and Technion complete the sophisticated office decor.

Lerner also recently introduced LEED Gold certified, 20 M Street, SE, a 10-story, 190,000-square foot office building planned as part of the revitalization of the Capital Riverfront neighborhood surrounding the Washington Navy Yard and Nationals Park, America's greenest ballpark. 20 M Street was the first office building in the city to achieve this certification level for Core and Shell.

2000 Tower Oaks Boulevard has office space from 5,000-130,000 square feet that is available in the building.

http://www.marketwatch.com/news/story/lerner-...23A0-F988-4591-BCE3-1C772BF561F4%7D&dist=hppr (3 of 6) [10/20/2008 1:00:19 PM]
Jeffrey K. Diamond and Brian F. Tucker of Diamond Property Company of McLean, Virginia are providing leasing services for the project.

For additional information please visit: http://www.TowerOaks.com.

ABOUT LERNER ENTERPRISES:
Lerner Enterprises of Rockville, MD, founded by Theodore N. Lerner in 1952, is Washington, DC's largest private real estate developer and is involved in all phases of office, retail, hotel and residential real estate including 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 Centre at Tysons II, McLean, VA; The Corporate Office Park at Dulles Town Center, Dulles, VA; 1133 Connecticut Avenue, NW and 20 M Street, SE in Washington, DC; Flint Hill Office Park, Fairfax, VA; 7799 Leesburg Pike, Falls Church, VA; Sterling Park Technology Center, Sterling, VA and 400 Army Navy Drive, Arlington, VA, among many others. For more information, visit http://www.Lerner.com.

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