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**Contact:**

Meaghan Treanor  
202.624.8616  
mtreanor@akridge.com

## One Tysons East Earns NAIOP Northern Virginia's 2016 Best Real Estate Transaction Award of Excellence

### **AKRIDGE AND THE RONALD D. PAUL COMPANIES WILL REDEVELOP THE FORMER GEICO BUILDING INTO A BEAUTIFULLY DESIGNED, GLASS OFFICE TOWER**

(Washington, DC)— NAIOP Northern Virginia named One Tysons East, the project located at 1690 Old Meadow Road in Tysons, Virginia, the 2016 Real Estate Transaction of the Year. Akridge and the Ronald D. Paul Companies will redevelop the existing building into an 11-story, 250,000-square-foot, trophy office building designed to maximize its Client's comfort, health, and professional performance. One Tysons East was honored with the award because of the many complexities of the tri-party transaction and the project's prominent position in the growing Tysons market.

The sale of One Tysons East resulted from a complex, tri-party agreement with Akridge, GEICO, and Merritt Properties. GEICO has relocated its former training facility to a new, state-of-the-art facility designed and built specifically to meet its needs and located in Merritt's Ashbrook business park. Jeff Groh and Michael Blyumin from JLL represented GEICO and Joseph Svatos represented Akridge and the Ronald D. Paul Companies in the real estate transaction, while Akridge's Andrei Ponomarev represented GEICO in the development and construction phase of the project.

One Tysons East is located in the rapidly emerging east side of Tysons and sits just across the street from the Silver Line's McLean Metrorail station. It provides easy access to major thoroughfares such as Route 123, the Capital Beltway, Interstate 66, and the Dulles Toll Road. When complete, the building will be well positioned for easy car travel to and from key local destinations, allowing for easy commuting in and out of Tysons.

Designed by KGD Architecture, One Tysons East will feature a striking, 15-story, curved, glass curtain wall delivering the next generation of trophy office space to Tysons. The boutique building will offer an array of amenities, including a conference facility, in-building wireless, an onsite restaurant, and an elevated, landscaped terrace with common space and bocce courts.

"Akridge is honored that One Tysons East won NAIOP's 2016 Award of Excellence," said Joe Svatos, Senior Vice President of Acquisitions at Akridge. "The award is a testament to the team's dedication, the burgeoning Tysons market, and the tremendous potential of this project."

"Ronald D. Paul Companies is proud to be partnering with Akridge in the development of this first-class project," said Ronald D. Paul. "The NAIOP recognition is testament to the creativity and vision that Akridge and we bring to real estate."

JLL's Northern Virginia Agency Leasing Team is leasing One Tysons East.

### About Akridge

Akridge is a comprehensive real estate services company that has invested in the Washington Metropolitan area for over four decades. It provides acquisitions, design and construction management, development, finance and asset management, leasing, and property management services. For over 40 years, the company has acquired, developed, or entitled more than 14 million square feet of office, industrial flex, residential, retail, and entertainment space. Akridge has another 9 million square feet in its active pipeline, currently manages approximately 3.6 million square feet, and has a portfolio with an estimated value of over \$2.0 billion. Notable projects include the 1-million-square-foot Gallery Place, the internationally recognized Homer Building, and the 3-million-square-foot Burnham Place air rights development project at Union Station. For more information please visit [www.akridge.com](http://www.akridge.com).

### About the Ronald D. Paul Companies

Formed in 1987, Ronald D. Paul Companies is a multi-faceted real estate developer, investor, property manager and asset manager, with interests in mixed use projects, multifamily, and commercial real estate, and in operating companies. It owns interests in dozens of downtown and suburban projects and companies in the Washington, DC metropolitan area and elsewhere in the United States. It was founded and is led by Ronald D. Paul, who also serves as Chairman and Chief Executive Officer of EagleBank and its parent company, Eagle Bancorp, Inc. For more, please visit [www.ronaldpaulcos.com](http://www.ronaldpaulcos.com).

### About Merritt Properties

As a full-service commercial real estate development firm with more than 45 years of experience, Merritt Properties owns and manages the largest privately held commercial real estate portfolio in the Baltimore/Washington area. Since 1967, the company has focused on creating “homes for businesses” by building long-term customer relationships along with 16 million square feet of Class A office, flex, warehouse, distribution, retail and build-to-suit properties throughout Maryland and Northern Virginia. For more information, visit [www.merrittproperties.com](http://www.merrittproperties.com).

### About JLL

JLL (NYSE: JLL) is a professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate. A Fortune 500 company with annual fee revenue of \$4.7 billion and gross revenue of \$5.4 billion, JLL has more than 230 corporate offices, operates in 80 countries and has a global workforce of approximately 58,000. On behalf of its clients, the firm provides management and real estate outsourcing services for a property portfolio of 3.4 billion square feet, or 316 million square meters, and completed \$118 billion in sales, acquisitions and finance transactions in 2014. Its investment management business, LaSalle Investment Management, has \$57.2 billion of real estate assets under management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [www.jll.com](http://www.jll.com).