



For immediate release

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Quadrangle Delivers 1850 Towers Crescent Plaza in Tysons Corner, VA

295,000 SF Building Features Pedestrian Connection to Tysons Corner Center and Future Metro Station

Tysons Corner, VA, October 27, 2009... The 13-story 295,000 square foot trophy office building at 1850 Towers Crescent Plaza in northern Virginia's Tysons Corner, just outside Washington, D.C., has delivered and is ready for occupancy. The only new office project to deliver in the Tysons Corner submarket in 2009, 1850 Towers Crescent Plaza was developed by Quadrangle Development Corporation of Washington, D.C. on behalf of its ownership, affiliates of Quadrangle and Promark Global Advisors. Promark Global Advisors is advised by AEW Capital Management, L.P. (AEW).

1850 Towers Crescent Plaza was planned with the future Metrorail extension in mind. A covered pedestrian bridge, currently under construction and scheduled for completion in December, will link 1850 Towers Crescent Plaza directly to Tysons Corner Center, providing safe, easy access to the mall's 300 shops and restaurants. When the Metrorail station at Route 123 opens in 2013, riders will be able to walk from Towers Crescent through the mall directly to the Metro station.

Designed by SmithGroup of Washington, D.C., the building features a dramatic curved glass curtain wall along its principal façade, providing tenants with sweeping panoramic views of the area. The building's brick-clad south facade anchors a landscaped plaza that will be lined with shops and restaurants. The plaza will serve as an inviting destination for office workers, future residents, and visitors with its fountains and water features, outdoor sculptures, comfortable outdoor seating areas, and opportunities for outdoor dining. On-site amenities at 1850 Towers Crescent Plaza include a building concierge and 14,451 square feet of ground-floor restaurant and retail space.

Highly visible from the Capital Beltway and points throughout Tysons Corner, both during the day and at night with its extensive exterior lighting, 1850 is the fourth and final office building planned for the Towers Crescent mixed-use development, which includes the iconic 8000 Towers Crescent Drive, designed by Philip Johnson in the 1980's and home of The Tower Club.

"1850 Towers Crescent Plaza is nothing less than a new landmark for the region and a symbol of the Tysons Corner of tomorrow – the quintessential 'edge city' that is evolving from a suburban office park into a mixed-use, transit-oriented, live-work-play environment," noted Christopher Gladstone, President of Quadrangle. "Combined with the other buildings at Towers Crescent, 1850 Towers Crescent Plaza provides all the amenities of a lively, pedestrian-oriented urban center, with beautifully landscaped streetscapes, dynamic architecture, great restaurants, and a wonderful public plaza for special events."

Towers Crescent enjoys an outstanding location at the juncture of the Capital Beltway (I-495) and Route 7 in Tysons Corner, the 17th largest office market in the U.S. Unlike some nearby properties, it is not affected by ongoing Metro construction. Upon build-out, Towers Crescent will comprise over one million square feet of office space in four buildings, three residential towers totaling approximately 900 apartments, and 100,000 square feet of retail space. Current retail tenants in the Towers Crescent complex include Chima Brazilian Steakhouse, Dessange salon, and Habatat Galleries. Jones Lang LaSalle is leasing the office space at Towers Crescent and Asadorian Retail Solutions is leasing the retail space.

The Towers Crescent development team is managed by affiliates of Quadrangle Development Corporation. Quadrangle is one of the Washington area's largest and most reputable developers and managers of office space. The company has built, acquired, or begun development of 86 buildings totaling 23 million SF at an aggregate current cost of \$7 billion.

Quadrangle is developing Towers Crescent in partnership with Promark Global Advisors and its advisor, AEW. Promark, formerly GM Asset Management, is an investment fiduciary affiliated with General Motors Corporation. As a manager of institutional assets, Promark Global Advisors is responsible for more than \$132 billion of investments representing 30 employee benefit plans, foundations, insurance companies, and other institutional clients. AEW, founded in 1981, provides real estate investment management services to investors worldwide and currently manages over \$43 billion of real estate assets and securities on behalf of many of the world's leading institutional and private investors. AEW is an autonomous subsidiary of Natixis Global Asset management, one of the world's leading asset management firms.

For further information about Towers Crescent, visit the Website at www.towerscrescent.com.

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