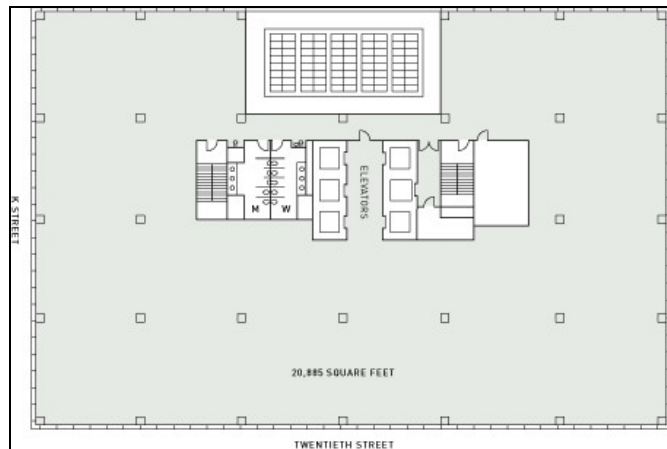




2001 K STREET



LOCATION:	Washington, DC
PROJECT COST:	\$72,500,000
NET RENTABLE AREA:	239,600 square feet
PRICE PER SQUARE FOOT:	\$302.59
STORIES:	Eleven (11)
BUILT:	2000
TYPICAL FLOOR:	20,880 rentable square feet
PARKING:	3-level garage with 170 spaces
DEVELOPER:	Louis Dreyfus Property Group & Apollo Real Estate Advisors
MAJOR TENANT:	Clifford Chance Rogers & Wells, LLP

PROJECT SUMMARY:

While employed at Louis Dreyfus Property Group, John Menkes performed the feasibility analysis for this development and designed the development pro forma used during construction. He assisted in securing a \$69 million construction loan arranged through Daiwa Bank. The class A building is located in Washington's "Golden Triangle" at the northwest corner of Twentieth and K Street. Designed by Skidmore, Owings & Merrill, features include seven-foot windows, internal light court penetrating all levels, 9'0" ceiling height on floors 2 through 9 and 9'6" on floors 10 and 11, and a state-of-the-art fitness center for tenants' use only. The property was sold in 2001 for \$95 million.