

For Information contact: Jane Mahaffie
StonebridgeCarras 301-913-9610

Jonathan Kayne
DC DGS 202-741-0945

200 I Street Awarded Platinum Core and Shell and Platinum Commercial Interiors Certification



StonebridgeCarras and The District of Columbia Department of General Services are pleased to announce that 200 I Street, SE has been certified by USGBC for LEED Platinum Core and Shell LEED-CS v2009 Platinum and LEED Platinum Commercial Interiors (CI) – the largest project in the District to receive both Platinum certification.

200 I Street, SE (formerly 225 Virginia Avenue, SE) is a public private partnership between StonebridgeCarras and The District of Columbia that renovated the old abandon printing facility into an aesthetically beautiful, efficient, exciting and now LEED Platinum certified building for the District of Columbia.

Given the adaptive reuse, 200 I Street retained 76% of the existing buildings structural elements making it the perfect candidate to achieve the highest levels of sustainability. Other key sustainable practices include a high efficiency central plant mechanical system, dual flow sensor toilets and faucets contributing to 75% annual reduction in potable water, a dolphin water recirculating system eliminating chemicals and saving approximately 320,000 gallons of water, bike racks and interior light sensors. As part of its adaptive reuse, the building's large floor to floor height complemented with its open plan interior layout allowed for increased day lighting and views to the outside. The building's roof structure also houses one of the largest green roofs in the District with over 32,000 s.f. of green roof. In addition, the storm water collected through the drains is piped underground to a storage facility in use by the new Canal Park owners for their use in the skating rink as well as irrigation for their landscaping. Finally, the building's proximity to many forms of transportation also contributes to its sustainability.

"We are extremely pleased that not only has this old and abandoned building been transformed into an outstanding facility for the District, but the development has also produced a model of

energy efficiency for any DC commercial office building”, noted Jane G. Mahaffie, Principal of StonebridgeCarras.

200 I Street base building and interiors were designed by Hickok Cole Architects. DAVIS Construction was the General Contractor for the base building. rand* construction company was the General Contractor for the interiors.



About StonebridgeCarras

StonebridgeCarras is a privately held real estate investment and development firm based in Bethesda, MD focusing primarily on developing mixed-use properties in the Washington, D.C. metropolitan region. During the past 20 years, the principals of StonebridgeCarras, LLC have been involved in the acquisition, development, joint venture, financing, and disposition of real estate assets in the Washington area exceeding \$5.0 billion in value.