

(CONTINUED FROM PAGE 12) "We continue to see D.C. as a market with above-average potential thanks to a gradual rebounding of the government and service sectors," said Robin Burke, senior vice president of KBS's D.C. office. "Willow Oaks offers an excellent balance of price, location, access and amenities, allowing us to price the building very aggressively relative to the competition."

The 11.4-acre site is supported by a conference center, fitness center, cafe and shuttle service to the Dunn Loring Metro station.

The three buildings, 8260, 8270 and 8280 Willow Oaks Corporate Drive, were completed in 1986, 1989 and 2003, respectively. The 93.2 percent-leased complex houses such tenants as Perot Systems, SRA International, ACS, General Dynamics and CSC.

KBS-affiliated companies also locally own Tysons Dulles Plaza in McLean, 1945 Old Gallows Road in Vienna and Redwood Plaza in Fairfax, totalling 857,000 square feet.

Newport Beach, Calif.-based KBS Capital Markets Group is the dealer-manager for KBS REIT and KBS REIT II.

KBS represented itself, while William Kaye, Bill Prutting and Randall Heilig of CB Richard Ellis represented the seller.

DOD expands in Falls Church

The Department of Defense is expanding by 113,000 square feet at 5611 Columbia Pike and will occupy the entire seven stories.

The General Services Administration amended its existing lease, which runs through 2013, through a supplemental lease agreement to add the extra space. The lease at the building started in 2003.

The 258,248-square-foot Suffolk Build-

ing in Falls Church was fully renovated from 2001 to 2002, with additional security upgrades made in 2005 and 2008.

Kurt Stout, senior vice president, Charles Dilks, vice president, and Keith Lavey, vice president, all of Grubb & Ellis' government services group, represented Carr Properties.

Wegmans takes Largo space

Wegmans Food Markets Inc. is taking office space at 9475 Lottsford Road in Largo to support the grocer's planned location in Prince George's County.

In 2006 the Rochester, N.Y.-based supermarket chain announced plans to build a store at the Woodmore Towne Centre at Glenarden. It is slated to open in the fourth quarter of 2010.

Wegmans signed a 4,673-square-foot lease at the 122,000-square-foot office and warehouse building, which is 88 percent leased.

Ken Fellows, Rob Pugh and Brent Prossner from Edge Commercial represented the owner, Lottsford of Landover LLC, which is an affiliate of Kenwood Management Co. The tenant did not have a broker.

BAE Systems moves to Rockville

BAE Systems is downsizing and modernizing its space in Montgomery County by vacating a Silver Spring building it has sat in for more than four decades.

It signed a 10-year lease for an entire new building in Rockville, or nearly 140,000 square feet. The Class A office building at 520 Gaither Road delivered in the second quarter.

The Silver Spring operation that is relo-

cating is part of the BAE Systems Support Solutions line of business. The 400 employees from that office provide engineering and other services primarily to the U.S. Navy. Relocating to a smaller office will not result in any layoffs, according to a spokesman.

Montgomery County also houses BAE Systems Inc.'s headquarters at 1601 Research Blvd. in Rockville.

BAE's future home and its sister building at 530 Gaither Road make up Redland Corporate Center, which together dumped nearly 350,000 square feet into the North Rockville submarket upon their delivery last quarter. None was pre-leased.

Redland Corporate Center's two new office buildings are pre-certified for a Leadership in Energy and Environmental Design Silver rating by the U.S. Green Buildings Council. The development is a joint venture project of Perseus Realty and Prudential Real Estate Investors.

Locking down an anchor tenant in one of the buildings was a major win for the Maryland market that is looking to fill up vacant space.

BAE's lease "took a fair amount of time, as big leases do," said Woody Bolton, executive vice president and principal at Perseus. "It's very efficient. They liked that to effectively get a better return on occupancy."

BAE Systems will relocate next April from 4115 Aspen Hill Road in Silver Spring, where it has been since 1968. It currently occupies all of Lee Development Group's 263,000-square-foot building, located in the Kensington/Wheaton submarket.

The tenant was represented by CresapPartners and the landlord Perseus Realty was represented by CB Richard Ellis.

Raytheon taps Hickock Cole to design new Dulles campus

Hickock Cole Architects will design the interior renovation of Raytheon Co.'s new Dulles offices.

The Waltham, Mass.-based technology company signed a lease in April for 602,000 square feet in three and a half buildings at AOL's Pacific Corporate Park in Loudoun.

D.C.-based Hickock Cole will design the space to meet Silver Leadership in Energy and Environmental Design standards.

The offices will host more than 1,000 of the company's employees by 2010.

Liberty Building snags law firm

Feldesman Tucker Leifer Fidell LLP has signed an 18,677-square-foot lease to take the fourth floor of 1129 20th St. NW.

The law firm, which will move into the building in June 2010, was looking for a more efficient space. It currently occupies space close by at 2001 L St. NW, where the firm has a significant amount of space on two floors and houses some subtenants there.

The 10-story, fully redeveloped building on 20th Street, known as the Liberty Building, delivered in June and is shooting for a LEED Gold certification from the U.S. Green Building Council. The 176,390-square-foot Class A office building has such tenants as Widmeyer Communications and YMCA.

Phillip Thomas, Eli Barnes and Will Stern represented the owner, Liberty Property Trust. Bruce Pascal and Mike Fox of CB Richard Ellis represented the tenant.