

## Related Services

- Development and Construction
- National Security / CFIUS / Compliance
- New York Zoning and Land Use
- Real Estate

## Government Real Estate

Clients turn to our highly specialized government real estate team to handle their GSA and other government related real estate transactions and disputes. We are one of only a small handful of real estate teams that offer clients experience in both public and private sector matters.

When it comes to government real estate, we provide comprehensive services in the areas of government lease and lease administration, government contracting and disputes and national security, CFIUS and other regulatory matters. Our government real estate team includes lawyers and consultants formerly with the GSA and Department of Justice and assists with government lease, enhanced use lease, build-to-suit, public-private partnerships, economic development, bond or similar financing, infrastructure construction, renewable energy or any other project with both a government and real estate component. With a tremendous insight and understanding of the government's procedures and processes, we represent developers, buyers, owners, lenders and lessors of government real estate and are familiar with the problems that repeat themselves from deal to deal and provide realistic solutions.

### Areas of Focus

- Acquisitions and Dispositions
- Claims and Protests
- CFIUS and National Security Matters
- Compliance Standards and Requirements
- Development and Construction
- Financing Government Properties
- Government Affairs
- Government Contracts
- Government Leasing
- Procurement and RFPs

### Experience

- **Morgan Stanley Real Estate**, as the seller, in the \$224 million disposition of **1801 North Lynn Street**, a 24-story, 348,000 square foot trophy commercial property in Arlington, VA, to the long-time tenant, General Services Administration on behalf of the U.S. Department of State. The sale was based upon the exercise of a purchase option negotiated by the team in a prior lease amendment.
- **Beacon Capital Partners** in the sale of two multiple building office portfolios located in Washington, D.C. and Virginia. The portfolios include **Lafayette Center**, a three building, 789,000 square foot office complex in D.C.'s central business district, and **Pentagon Center**, in Crystal City, VA, leased to the GSA that serves as a back-up to the Pentagon. The transaction required a complex mitigation plan for CFIUS and the novation of five government leases.
- **Stonebridge Carras**, the landlord, in the \$616 million government lease to the Department of Justice for part of the four building, 2.6 million square foot project known as **Constitution Square** in Washington, D.C. This was the largest federal government lease in D.C. since 2002.
- **Easterly Government Properties**, a public REIT comprised solely of U.S. Government-tenanted assets, in the acquisition of over 35 in-process development and fully constructed government leased properties throughout the country.
- **USAA Real Estate Company**, the purchaser, in the \$376 million acquisition of two properties located in Rockville, MD. A ground lease with **John's Hopkins University** and existing financing were assumed by the purchaser. The properties are leased to the U.S. Government.
- **FD Stonewater**, in a settlement with the GSA in connection with a Government-delay and construction cost claim for a build-to-suit project for a military occupied installation in Texas.