



Holliday Fenoglio Fowler, L.P.

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Sale of Washington Harbour in Washington, D.C. closed by HFF

WASHINGTON, D.C. – The Washington, D.C. office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has closed the sale of Washington Harbour, a Class A, two-building mixed-use development on the Potomac River in Washington, D.C.

The HFF investment sales team was led by executive managing director Stephen Conley, managing director Andrew Weir and director Elizabeth Taylor Johnston. Rockpoint Group and MRP Realty purchased the property free and clear of debt.

Located at 3000 and 3050 K Street NW, Washington Harbour is situated directly on the Potomac River in the Georgetown submarket of Washington, D.C. The property includes two towers totaling 532,601 square feet; 456,376 of office space and 76,225 square feet of retail space. Washington Harbour is 86% leased to more than 20 tenants, the largest of which are law firms Foley & Lardner and Kelley Drye & Warren. On-site amenities include a two-story, 489-space underground parking garage and a fitness center.

“The sale of Washington Harbour is the largest investment sale transaction this year for HFF D.C. and clearly demonstrates that there are buyers out there for properties with the right combination of tenancy, location and amenities,” said Conley.

“Washington Harbour is the only office building in downtown Washington, D.C. that has direct access to the Potomac River,” added Weir. “As a result, it has become a destination for residents and tourists seeking riverfront dining as well as office tenants seeking a location with unparalleled views of downtown in a vibrant, amenity-rich environment.”

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Rockpoint Group, L.L.C. is a global real estate investment management firm with offices located in the U.S., Europe and Asia. Rockpoint targets a broad range of real-estate related investments across all asset classes and geographic regions, with particular focus on value creation and distressed/restructuring opportunities. The firm invests primarily on behalf of public and private pension funds, endowments and financial institutions.

MRP Realty is a strategic real estate development and investment firm with projects active throughout the Washington, D.C. metropolitan area. The management team includes some of the region's most experienced real estate executives, with a track record of over 17 million square feet of development at a total capitalization in excess of \$3 billion.

HFF (NYSE: HF) operates out of 17 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, structured finance, private equity, loan sales and commercial loan servicing. www.hfflp.com.