

For Immediate Release

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**Washington, DC (October 19, 2009)** — Monument Realty is pleased to announce the signing of a lease agreement with Sayres and Associates at 55 M Street, SE in Washington, DC. 55 M Street is a 275,000 SF class A office building located directly above the Navy Yard Metro at Half and M Streets, SE, one block north of Nationals Ballpark. The LEED Gold Certified office building is the first phase of Monument's Half Street project, the dynamic mixed-use development that also includes 320 residential units, 50,000 SF of retail and a 200-room boutique hotel. More information can be found at [www.halfstreet.com](http://www.halfstreet.com).

Sayres, a Government Services contractor providing engineering, technical, acquisition and program management, business financial and IT, and security analysis support to DoD, DoT, Homeland Security and other federal agencies, will locate its 20,000 SF headquarters in the new building. Yvonne Sayres, Facilities Manager, said "We know the area well already and we're excited about its renaissance, this is a very exciting move for us. Coupled with convenient access to our customers, the vibrancy and amenities that Monument is bringing to their Half Street project make 55 M Street an ideal home for us." Sayres was represented by Bob Shue and Steve Burman of Jones Lang LaSalle. Shue said "It was the perfect location for Sayres and it delivered on every level. The lease was negotiated, executed and approved by all parties within 30 days of signing the letter of intent."

Doug Olson, Monument's Executive Vice President, said "Sayres is the perfect tenant for this building. They truly understand and appreciate the dramatic changes to the Capitol Riverfront neighborhood and have demonstrated their commitment to the area by consolidating their Navy Yard and Crystal City offices in a headquarters facility at 55 M Street."

Michael Darby, Principal of Monument Realty, described this deal as very important for the building, Half Street and the broader Capitol Riverfront area. "This deal will create the momentum we need to complete the leasing of 55 M Street and continue the other phases of Half Street," Darby said. "Perhaps most importantly, it shows our ownership's commitment to leasing the building in these difficult financial times. We set aggressive deadlines to complete this lease in order to meet Sayres' timeline, and were especially pleased with the speed at which our investment partners and lenders responded."

#### About Monument Realty

Monument Realty is an award winning full service real estate firm. The firm's diverse portfolio includes mixed use, office, residential and hotel properties. Monument Realty has developed more than 5 million square feet of Class A office space, nearly 3,500 residential units and three hotels valued at more than \$5 billion. For more information, visit [www.monumentrealty.com](http://www.monumentrealty.com).

#### About Jones Lang LaSalle

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2008 global revenue of \$2.7 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of

approximately 1.4 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than \$36 billion of assets under management. For further information, please visit our Web site, [www.joneslanglasalle.com](http://www.joneslanglasalle.com).

#### About Sayres and Associates

Sayres and Associates was established in 2001 and is a Service Disabled Veteran Owned Small Business. Sayres provides a broad spectrum of management and technical services to the Federal Government. In 2008 Sayres received the DHS Small Business Achievement Award for Excellence. Sayres currently employs approximately 200 people across the country. For more information, visit [www.sayresandassociates.com](http://www.sayresandassociates.com).

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