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FOR IMMEDIATE RELEASE

Akridge and First Potomac Realty Trust Complete Acquisition of 1200 Seventeenth Street

Washington, DC (October 12, 2011) – First Potomac Realty Trust (NYSE: FPO) and Akridge closed today on their purchase of 1200 Seventeenth Street, NW. Representatives of both companies gathered at the Akridge office to mark the completion of the sale, which was originally announced in January. The team plans to raze the existing building on the site to make way for a new 170,000 square foot trophy class office building, which is expected to be available for occupancy in 2014.

“This is a great day for all of us,” said Nicholas Smith, Executive Vice President and Chief Investment Officer of First Potomac Realty Trust. “1200 Seventeenth Street is an important component of both companies’ portfolios and we look forward to implementing the exciting plans we have for the site with Akridge.”

The National Restaurant Association, represented by Manny Fitzgerald of CBRE, sold the property to Akridge and First Potomac today. The Akridge and First Potomac team has selected ZGF Architects LLP, a nationally-recognized architecture, planning, and interior design firm with offices in DC, New York, Portland, Seattle, and Los Angeles, to design the new building.

“We have an unparalleled location, a visionary partner in First Potomac, and the beginnings of a great design for this building” said P. Brian Connolly, Senior Vice President of Akridge. “Interest in leasing opportunities is already high, with good reason.”

About Akridge

Akridge is a comprehensive real estate services company that provides acquisition, development, construction management, asset management, property management, leasing, and consulting services. Founded in 1974, the company has acquired or developed more than 11 million square feet of commercial space and currently manages seven million square feet throughout the DC area. The industry’s foremost benchmarking firm, CEL & Associates, has ranked Akridge the number one real estate firm in the country for Client satisfaction, among firms of similar size, 11 times since 1999. Akridge has been honored with the National Capital Business Ethics Award, awarded by the Society of Financial Service Professionals, and has also been recognized as the Best Place to Work in Greater Washington by the *Washington Business Journal*. For more information, please visit www.akridge.com.

About First Potomac Realty Trust

First Potomac Realty Trust is a self-administered, self-managed real estate investment trust that focuses on owning, operating, developing and redeveloping office and industrial properties in the greater Washington, D.C. region. As of June 30, 2011, the Company’s portfolio totaled over 14 million square feet. Its portfolio consists of 38% business parks, 39% office and office parks, and 23% industrial properties. FPO shares are publicly traded on the New York Stock Exchange (NYSE:FPO). For more information, please visit www.first-potomac.com.

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