



NEWS RELEASE

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FOR IMMEDIATE RELEASE

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Urban Swirski & Associates Chooses New Headquarters

Urban Swirski & Associates Will Move to 601 Thirteenth Street

(Washington, D.C.)—Akridge announced today a fully executed lease agreement with Urban Swirski & Associates, a full service advocacy firm specializing in tax and financial services. The firm will move from 1455 Pennsylvania Avenue into The Homer Building at 601 Thirteenth Street. Urban Swirski & Associates will take occupancy on the ninth floor of The Homer Building, which is owned by majority shareholder Mitsui Fudosan America, during the first quarter of 2014.

Brian Connolly, Senior Vice President with Akridge noted that the firm selected The Homer Building for its many assets, stating, “Urban Swirski & Associates was looking for a trophy class, quality building with best-in-class amenities and property management attributes. We welcome Urban Swirski & Associates to The Homer Building and look forward to serving them for years to come.”

The Homer Building is located blocks from the White House and minutes from the Capitol make it an ideal home for a government affairs firm. Akridge's property management team will ensure that Urban Swirski & Associates receives superior services and is happy in their new headquarters. Brian Cornrich and Sam Heiber of Cresa's Washington, DC office represented Urban Swirski & Associates while Wil Pace and Katie Gorretta of Akridge provided landlord representation for the property.

The Homer Building was Akridge's first integration of new development and historic preservation, and is one of the most elegant structures in Washington's commercial center. Located atop Metro Center station, its premier amenities, including a roof deck with rare views of the DC skyline, a full-service fitness facility, and a 12-story atrium, make The Homer Building the destination for business in downtown Washington. The building has received numerous accolades, including the BOMA International's Office Building of the Year Award.

Akridge continues to manage this trophy-class property and ensures it maintains the highest standards in the industry by continuously upgrading technology, incorporating green features, and enhancing amenities. The

Homer Building achieved LEED Gold Certification in 2011, is an EPA ENERGY STAR labeled property, and has received a BOMA 360 Performance Building designation.

ABOUT AKRIDGE

Akridge is a comprehensive real estate services company that provides acquisition, development, asset and property management, leasing and consulting services. For seven of the past eight years, Akridge was ranked the number one real estate firm in the country, among firms of similar size, for Client satisfaction by CEL & Associates and BOMA. Since 1974, the company's projects have encompassed more than 12 million square feet of space in the Greater Washington region. Notable projects include the 1 million square foot Gallery Place, the internationally recognized Homer Building, and a 3 million square foot Burnham Place air rights development project at Union Station. For more information please visit WWW.AKRIDGE.COM.

ABOUT MITSUI FUDOSAN AMERICAN

Mitsui Fudosan America, Inc. (MFA) is a real estate investment and development company headquartered in New York, NY. MFA is the U.S. subsidiary of Mitsui Fudosan Co., Ltd., Japan's largest publicly quoted real estate company. MFA's history in the U.S. markets dates back to the early 1970's and includes the acquisition and redevelopment of the renowned Halekulani Hotel in Waikiki, Hawaii, with additional investments in San Francisco, Los Angeles, Washington, D.C., Chicago and New York. MFA's flagship commercial property is located at 1251 Avenue of the Americas in New York, one of the city's most prestigious business addresses. In 2012, MFA acquired an 80% interest in the Homer Building and a 95% interest in 1200 Seventeenth Street, both in Washington D.C. For more information please visit WWW.MFAMERICA.COM.

ABOUT URBAN SWIRSKI & ASSOCIATES

Urban Swirski & Associates is a full service advocacy firm, specializing in tax and financial services. We are results-driven and work closely with clients to achieve short and long-range objectives in a strategic way. At Urban Swirski, we offer the substantive and personal attention of a boutique firm, as well as the political reach and clout of a much larger organization. Clients have direct and regular access to partners as well as every member of our team. Our reputation is built on integrity, loyalty and personal commitment. We stand ready to help you achieve your goals in Washington. For more information please visit WWW.URBANSWIRSKI.COM.

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