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**Pinkard Group, Buchanan Partners, and AEW Capital Management
Acquire Lakeside III @ Loudoun Tech Center**

(Bethesda, MD) – The Pinkard Group of Bethesda and Buchanan Partners of Gaithersburg in a joint venture with AEW Capital Management (AEW), has acquired Lakeside III @ Loudoun Tech Center. The property is a four-story, Class A office building located at 21355 Ridgetop Circle in Sterling, Virginia. AEW has invested in the property on behalf of AEW Partners VII, L.P., the seventh in AEW’s opportunistic fund series.

The 101,787-square-foot building is one of three buildings on the 30-acre campus originally developed by a partnership of Buchanan Partners and Tishman Speyer in 2001. The 305,000-square-foot Loudoun Tech Center offers Route 7 visibility, access to multiple restaurants and two hotels within walking distance and close proximity to both Dulles International Airport and the 150+ retailers at Dulles Town Center.

The property had previously served as the east coast headquarters of VeriSign, Inc. (NASDAQ: VRSN), the global leader in domain names from 2001 to 2010. Current tenants at Lakeside III include both national and regional companies.

“As the Northern Virginia office market continues to strengthen, we feel this Loudoun County acquisition is well-timed,” states Marc Davidson, Portfolio Manager, AEW Partners Funds. “Lakeside III is a high-quality building in a first-class complex that offers unique access to a significant – and expanding – residential and retail base.”

“We have confidence in the Loudoun County office market,” said Bob Pinkard, Principal and Founder of The Pinkard Group. “But even more exciting is the product itself. The virtually column-free floor plates and high ceilings are very desirable for tenants today and the setting at Loudoun Tech Center provides a unique office environment while still proximate to a number of great amenities.”

Buchanan Partners Principal Bob Buchanan notes, “A strong roster of tenants, large blocks of contiguous available space, and the option for open plans make this building and the complex a good option for forward-thinking companies in the Dulles Tech Corridor.”

The property was purchased from a Special Servicer who managed it on behalf of BACM 2004-2 Lakeside III at Loudoun, LLC.

Wells Fargo Bank, N.A, provided debt financing for the acquisition.

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About The Pinkard Group

The Pinkard Group is a real estate investment company, focusing on adding value to properties it acquires in the Washington, DC metropolitan area. The company was founded in 2010 by Bob Pinkard, the former Chairman and CEO of Cassidy & Pinkard. The Company is currently investing the Pinkard Fund I, a commingled discretionary real estate fund focused on investment opportunities in the greater Washington DC area. For more information, please visit: pinkardgroup.com

About Buchanan Partners

Buchanan Partners is one of the leading commercial and residential real estate developers in the Washington, DC metropolitan area, with a solid reputation for integrity, innovation, and community involvement. Over the last decade, Buchanan Partners has acquired, planned, or developed over 2,300 acres of commercial and residential land, over five million square feet of office, industrial, flex, and retail projects, and more than 3,000 lots and residential multifamily units since 1998. For more information, visit: buchananpartners.com.

About AEW Capital Management

Founded in 1981, AEW Capital Management, L.P. (AEW) provides real estate investment management services to investors worldwide. One of the world’s leading real estate investment advisors, AEW and its affiliates manage over \$37 billion of capital invested in \$50.8 billion of property and securities in North America, Europe and Asia (as of September 30, 2013). Grounded in research and experienced in the complexities of the real estate and capital markets, AEW actively manages portfolios in both the public and private property markets and across the risk/return spectrum. AEW and its affiliates have offices in Boston, Los Angeles, London, Paris, Hong Kong and Singapore, as well as additional offices in eight European cities. For more information, please visit: AEW.com.