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## News, Trends & Resources

Washington Business Journal

### Holliday Fenoglio Fowler lines up \$60M for Ballston Tower

The D.C. office of **Holliday Fenoglio Fowler LP** arranged \$60 million in refinancing for Ballston Tower in Arlington.

The 11-story building at 671 N. Glebe Road, was developed by **Monument Realty** and sold to The Bernstein Cos. in 2002. Holliday Fenoglio Fowler Managing Director Mark Remington worked with Bernstein on behalf of Consortium Atlantic Realty Trust Inc. to secure a 10-year, fixed-rate securitized loan through **UBS Investment Bank**, a conduit lender.

The 260,000-square-foot building is fully leased to E\*Trade Financial Corp.

### British group buys Georgetown office building for local HQ

A federal-style commercial building in Georgetown, at 1069 Thomas Jefferson St. NW, has been sold to **Oxford Analytica of the U.K.** for an undisclosed price. The property's 2008 assessment value is nearly \$1 million.

The British company plans to relocate from its current D.C. office at 3050 K St. NW to its newly purchased home.

The building, on a 2,400-square-foot lot, is located between M Street and the C&O Canal, and was designed as the home of Nathan Hedges in 1815. **Wanchul Lee Associates**, which occupies the building now, sold it. O'Neill Realty Advisors LLC of D.C. was its real estate adviser.

The **Staubach Co.** represented Oxford Analytica.

### First Potomac starts work on **Sterling Park Business Center II**

First Potomac Realty Trust of Bethesda recently broke ground on Sterling Park Business Center II.

The build-to-suit park in Sterling will be adjacent to the existing five buildings in Sterling Park Business Center.

The first structure will be a 57,521-square-foot office building expected to be completed next summer. The new business park will eventually contain approximately 500,000 square feet of one and two-story office, flex and industrial buildings.

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