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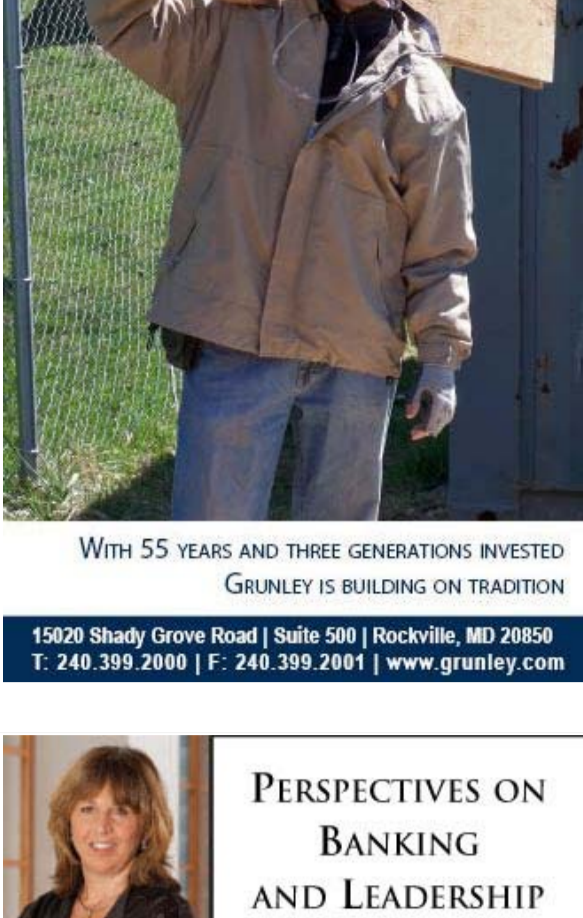
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February 10, 2011

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POLISHED JEWEL

Kudos to our friends at Monday Properties for earning the prestigious 2010-2011 Operating Office Building of the Year—Over 1M SF at last night's BOMA awards in NYC. Their 1.4M SF 230 Park Ave. office tower beat out 1301 Ave. of the Americas and 7 Times Square. Find more info on the building [here](#).

Last night was Washington Square's big re-opening (three years and \$14M in the making), and some big names were all smiles for our camera.



To older denizens of DC, 1050 Connecticut was the spiffiest gem around, but 28 years takes a toll, so we were thrilled to be the only media outlet on hand to celebrate the Lerner and Tower landmark's rebirth. We snapped Lerner Enterprises' **Bob Tanenbaum** and **Mark Lerner**, Tower Cos.' **Jeff Abramson** and **Ronald Abramson**, and Lerner's **Ed Cohen** representing 40 years of DC Class-A partnering, most recently to revive the 1 MSF tower at 1050 Connecticut. It includes the only LED-illuminated canopy in DC, and Jeff tells us it's one of Abramson patriarch **Albert's** favorite projects.



Cushman & Wakefield's **Brian** (have you tried these yet?) **Tucker**, here with CBRE's **Sherry Cushman** and some tasty-looking hors d'oeuvres, tells us over **200k SF** will be available at the building by 2013 and that he and colleague **Brian Raheer** repped law firm Gibson Dunn & Crutcher's litigation group in a **33k SF** expansion (bringing it to 205k total) on the eighth floor. Sherry repped Baker & Hostetler in its **100k SF** renewal there in December and is already planning June 9's 20th annual **Real Estate Games** at American University, a series she says has raised over **\$4M** for the Juvenile Diabetes Research Foundation.

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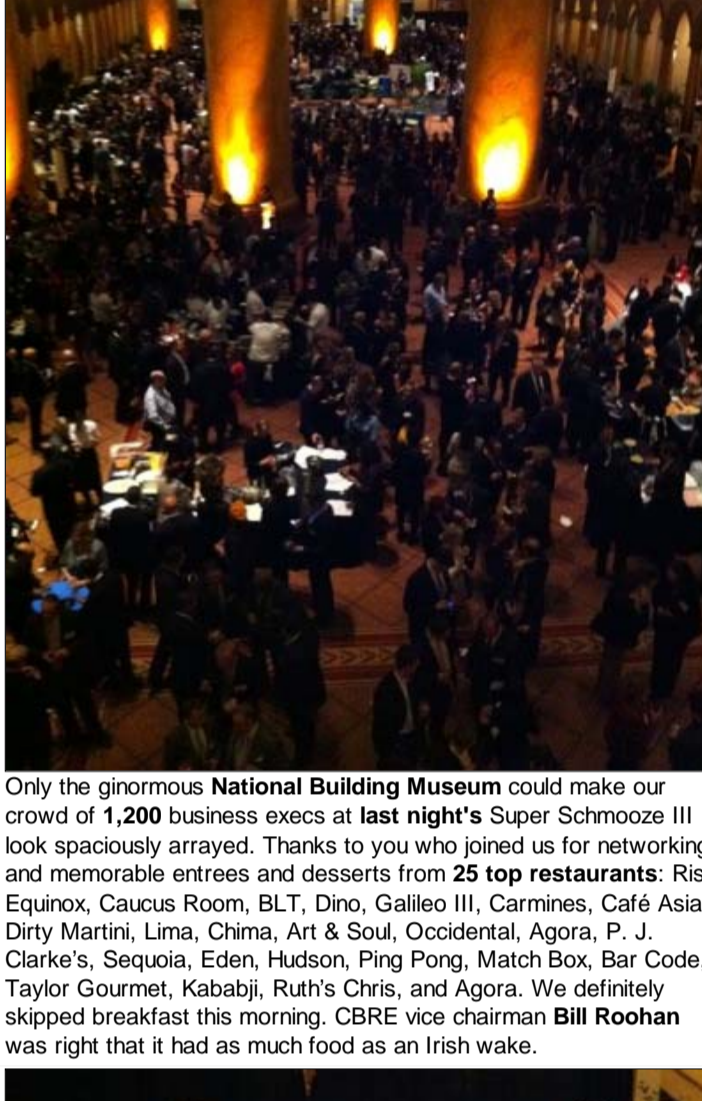
THAT'S ONE BIG CONDO



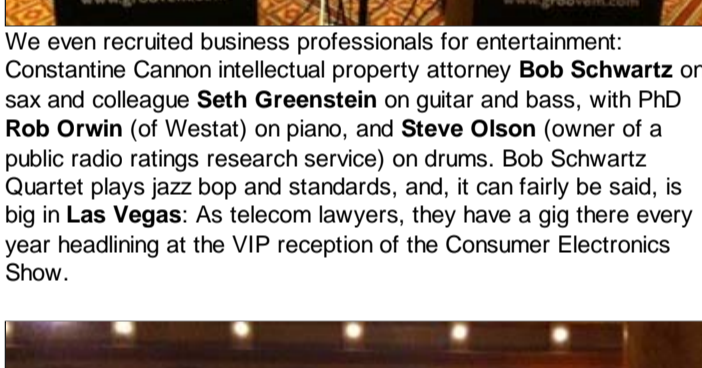
This morning, Monument Realty principal **Michael Darby**, right, with president **Russell Hines**, told us Monument Realty and Angelo, Gordon & Co. have purchased a **106k SF** condo (three office floors and 2,700 SF of retail) in the 220k SF **Midtown Building** at 21st and L. Michael's in front of his spare kite board (in case he ever wants to split from the office straight to his house at **Bethany Beach**). The JV paid Verizon (repped by Cushman & Wakefield's **Brian Dawson**) \$12.8M in cash and will put **\$17.2M** into renovations. Michael says he'd buy for \$120/SF in the CBD all day every day, especially with **low B-minus vacancy**. Monument could sell smaller office condos and has already spoken with **associations**. The National Restaurant Association, for example, is searching for about 30k SF of space since it's selling its too-big 170k SF home at 17th and M to First Potomac and Akridge.

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GOING ALL OUT



Only the ginormous **National Building Museum** could make our crowd of **1,200** business execs at last night's Super Schmooze III look spaciouly arrayed. Thanks to you who joined us for networking and memorable entrees and desserts from **25 top restaurants**: Ris, Equinox, Caucus Room, BLT, Dino, Galileo III, Carmine's, Café Asia, Dirty Martini, Lima, Chima, Art & Soul, Occidental, Agora, P. J. Clarke's, Sequoia, Eden, Hudson, Ping Pong, Match Box, Bar Code, Taylor Gourmet, Kababji, Ruth's Chris, and Agora. We definitely skipped breakfast this morning. CBRE vice chairman **Bill Roohan** was right that it had as much food as an Irish wake.



We even recruited business professionals for entertainment: Constantine Cannon intellectual property attorney **Bob Schwartz** on sax and colleague **Seth Greenstein** on guitar and bass, with PhD **Rob Orwin** (of Westat) on piano, and **Steve Olson** (owner of a public rating research service) on drums. Bob Schwartz Quartet plays jazz pop and standards, and, it can fairly be said, is big in **Las Vegas**: As telecom lawyers, they have a gig there every year headlining at the VIP reception of the Consumer Electronics Show.



We snapped Hickok Cole's "**Yo**" **Cole** and **Mike Hickok**, who have some news! They just won the job to design **Phase 1** of Comstock Development's **Reston Station** at the Dulles Metro extension's Wiehle Ave. stop. **Davison Construction** is building the James Carter Scott-designed Metro parking garage and bus terminal there, and Hickok Cole's **400k SF** will rise above it, with 640 parking spaces, **400 residential units**, and 10k SF of retail. Future phases on the nine-acre site call for **three office buildings** and a **hotel** and will be delivered by 2014.

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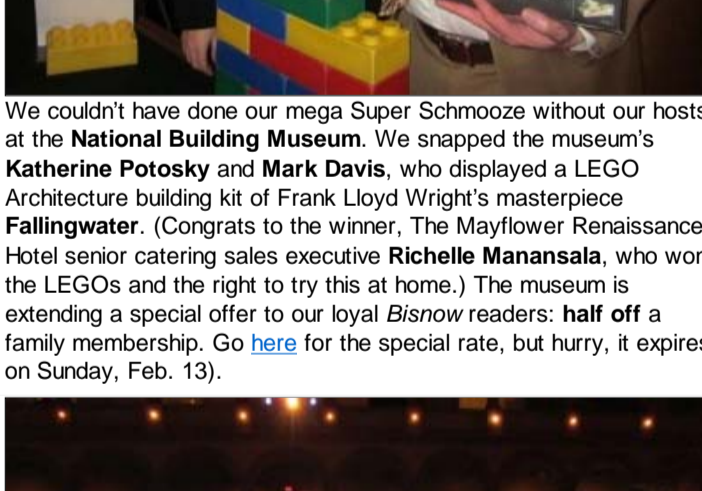
FALLS CHURCH RISING



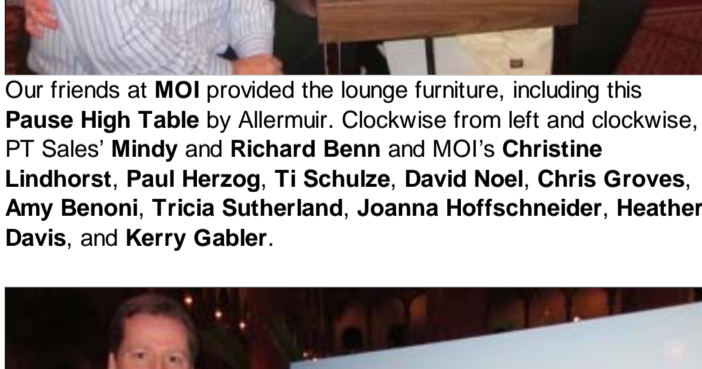
The City of Falls Church has approved Akridge's **Falls Church Gateway** (83k SF of office and 200 residential units, with potential ground-floor retail). **Akridge** tells us three occupied office buildings totaling 57k SF stand on the site at 500 N. Washington St. now and that there's a contingency that **construction start** within three years. It's walking distance to the East Falls Church Metro Station, which will be the first transfer point to the coming **Silver Line**.

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OUR AWESOME SCHMOOZE SPONSORS



We couldn't have done our mega Super Schmooze without our hosts at the **National Building Museum**. We snapped the museum's **Katherine Potosky** and **Mark Davis**, who displayed a LEGO Architecture building kit of Frank Lloyd Wright's masterpiece **Fallingwater**. (Congrats to the winner, The Mayflower Renaissance Hotel senior catering sales executive **Richelle Manansala**, who won the LEGOs and the right to try this at home.) The museum is extending a special offer to our loyal **Bisnow** readers: **half off** a family membership. Go [here](#) for the special rate, but hurry, it expires on Sunday, Feb. 13).



Our friends at **MOI** provided the lounge furniture, including this **Pause High Table** by Allermuir. Clockwise from left and clockwise, PT Sales' **Mindy** and **Richard Benn** and MOI's **Christine Lindhorst**, **Paul Herzog**, **Ti Schulte**, **David Noel**, **Chris Groves**, **Amy Benoni**, **Kerry Sutherland**, **Joanna Hoffschneider**, **Heather Davis**, and **Tricia Gabler**.



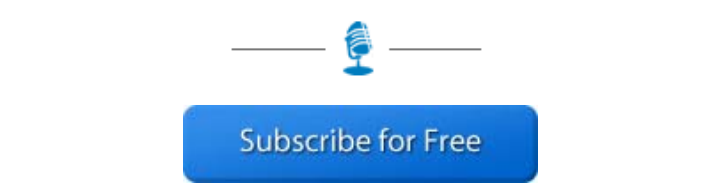
You may have noticed condo sales gurus **Matt Cummings** and **Julie Zelaska** having these easels with the sharp-looking Turnberry Tower condos in Rosslyn. The upscale luxury tower is **60% sold**. All units feature top-of-line kitchens with Sub Zero and Miele appliances, Italian cabinets, and granite countertops—plus the biggest bathrooms on the market, replete with **Italian marble** and Jacuzzis.

BISNOW

KEEPING UP WITH THE NEW YORKERS



We've been covering parties, clubs, and benefits for the last five months in *The Scene Bisnow New York*. Last night, we snapped **Matthew McConaughey** at the start of NY Fashion Week, there to cheer on his wife, who walked the runway.



We also snapped **Susan Sarandon**, who came out to support her daughter. We also found **Eve**, **Natasha Bedingfield**, **Christy Turlington**, and **Jay McInerney**. Check it [out](#) and [subscribe!](#)

Have fun at the party? E-mail amanda.metcalf@bisnow.com.

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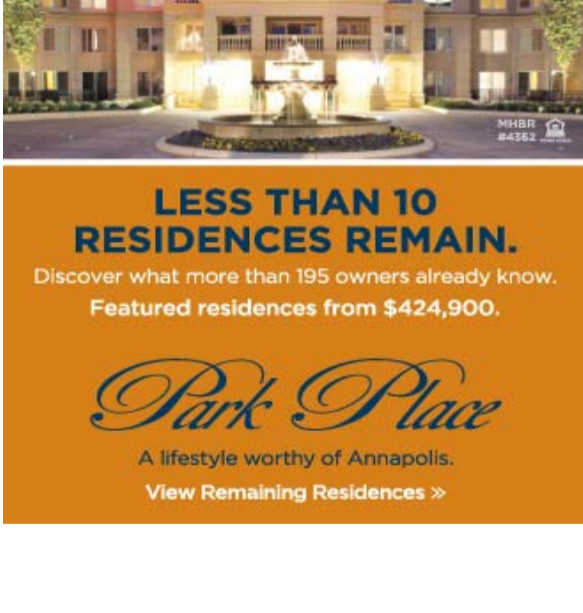
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