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## Old Secret Service HQ to get a new face

*1310 L St. once again a spec project; pricing just right for government tenant*

BY DOUG SCOIT  
Staff Reporter

WASHINGTON – For nearly 30 years the U.S. Secret Service made 1310 L St., NW its home – four blocks from the White House.

The service's address was a well-known fact, but few people realized that the presidential limousine fleet was housed in the 10-story building's parking garage. Limos that served presidents from Richard Nixon to Bill Clinton were dispatched from the East End building.

Today, the Secret Service and the limousines are gone – and so is the facade of the building.

Developed by the Cafritz Foundation in 1970, and still part of its portfolio, the building is undergoing a \$20 million effort to remake the 135,973-square-foot building.

As with other recent developments in downtown Washington, Cafritz has had the building stripped to its concrete and steel superstructure. Just as Charles E. Smith Commercial Realty did when it rebuilt 1919 M St., and as Blake Real Estate Inc. will

when it finishes rebuilding 1425 K St., Cafritz will end up with a new office building.

Cafritz officials hope to make a splash now by renovating the 10-story, mid-block building as a distinctive structure that will have windows on all four sides. Annapolis-based Boggs & Partners is the project's architect.

Work began on the structure earlier this year and the building is scheduled for completion in December. The Cafritz Co. will handle the leasing and property management. **Bognet Construction** is the project's contractor.

"Everything is coming out," said Delores A. Harper, Cafritz Co. vice presi-



dent of commercial leasing.

The project was begun on spec and doesn't have any signed tenants yet, Harper said.

The company is hoping to land a government agency for the building, which once served as a federal office building. The suggested rental rate of \$34.50 per square foot is in the General Services Administration's price range.

According to Cassidy & Pinkard's survey of district office space, the East End – considered the hottest part of town – had a 3.1 percent vacancy rate in the year's first quarter and the Central Business District had a 4.1 percent rate.

"I remember when we built 1310 L St. in the late '60s and opened it in 1970," recalled Michael Hall, a Cafritz Co senior vice president. "That was one of the first modern office building in the East End. Building in that neighborhood was a very bold statement."

Still owned by Cafritz, Washington's 1310 L St is getting a new look after the building was stripped to its superstructure.

The new look (right) was designed by Annapolis-based Boggs & Partners.

"We were scared to death said Hall, who has been at Cafritz since 1964. "That was sort of considered an outpost down there. We took a site that first from everybody told us it was crazy to build because it was too far away downtown."



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