



We are pleased to announce that Barbara S. Pierson has joined us as Senior Property Manager in our Rockville (MD) office. Barbara has over 26 years of experience in commercial real estate.

Construction Updates

We are continuing the final design and application for building permits for our next new development, **FallsGrove West** in Rockville. Two (2) of the new buildings are designed to appeal to medical users due to the close proximity to Shady Adventist Hospital. More news will be forthcoming.

West-X Building, 1375 Piccard Drive

Installation of a new roof is in progress. The roofing system used is the TPO membrane system manufactured by Firestone Building Products Company. This roofing system is one of the most environmentally friendly roofing systems in the market today. This system's white surface and reflectivity also contributes to eliminating the "Urban Heat Island Concept". The high R-value insulation and white color of the roof will benefit the building's energy consumption and costs. The lobbies on all floors of the building are being renovated to reflect the current design trends and color palette.

Research West I & II, 2400 & 2440 Research Boulevard

An extensive elevator modernization project has recently been completed for all of the three elevators in each building resulting in an effectively new vertical transportation system including the features expected in a Class A office building. New elevator cabs were installed as well. Later this year, a complete remodel of the elevator lobbies will be undertaken. This project will include significant design changes/ upgrades to reflect current design trends.

Conservation

In an effort to recognize energy conservation in 2008 and forward, Realty Capital Management has implemented the following procedure; regular air conditioning and heating services that are provided by the lease on Saturdays are now provided upon request only. Since implementation in January of 2008 we have received approximately a 4% savings in costs each month and are thereby reducing tenant operating expenses.

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