



MILESTONES

2018

Dear Valued Partners:



As we enter the New Year, we wanted to take time and celebrate the many successes the Monday Properties team accomplished in 2018 and reflect on the firm's continued momentum and growth. We are grateful to work with extraordinary people throughout the market and look forward to your continued partnership in 2019 and beyond.

In 2018, we officially welcomed Nestlé's U.S. headquarters to 1812 North Moore in Rosslyn. Nestlé's arrival in Northern Virginia is a big win for us and for the region - a sign of the caliber of company that can thrive in the National Capital region. Nestlé's Gerber Products Company followed suit by announcing its U.S. headquarters relocation from New Jersey to the building as well.

In Arlington, we are leading a real estate market shift, and we only anticipate stronger partnerships and more groundbreaking deals, especially after Amazon chose Crystal City as one of the locations for its second U.S. headquarters. Monday Properties remains committed

to developing world-class amenities to create dynamic tenant experiences in all of the assets we own and operate.

Overall, 2018 proved to be an exceptional year for Monday Properties, with strong momentum across the board:

Impactful Leasing. We secured a lease with Michelin-starred restaurateur Fabio Trabocchi to bring a Sfoglina location to 1100 Wilson Blvd., and announced that Cerner, a global leader in health care technology, will lease over 38K square feet of space at 1812 North Moore. Top-notch restaurants and innovative tenants like these are bringing momentum and excitement to Rosslyn, with more to come.

New Acquisitions. We acquired one of the most prominent buildings in the Northern Virginia area, Shirlington Gateway, as well as Cameron Run and Dulles Metro Center. These acquisitions reflect our conviction that the region has significant running room, and we look forward to continued growth in our Northern Virginia portfolio. We unveiled our new rooftop terrace at The Towers, bringing an unparalleled amenity to our tenants. We encourage you to come check it out if you haven't already - the views are inspiring, and the finishes are top-notch.

Awards. We're incredibly proud of the number of awards we received this year, mostly highlighting our success in securing Nestlé as the anchor tenant of 1812 North Moore. These awards were validation that the hard work each one of our team members contributes is paying off in the eyes of our peers in the commercial real estate community.

On behalf of the entire Monday Properties family, we express our gratitude to our trusted partners, investors, tenants and brokers. Your support has helped us sustain positive momentum and explore exciting new projects. We are confident that 2019 will be a spectacular year for the firm as we continue our growth and expansion plans. Our mission continues to be focused on identifying unique investment opportunities, deploying capital wisely and providing remarkable returns for our investors, along with best-in-class office amenities that create an exceptional tenant experience.

Lastly, don't forget to follow Monday Properties on [LinkedIn](#) and [Twitter](#) to stay up to date on our latest announcements and company highlights.

We look forward to hitting the ground running with you in 2019.

Sincerely,

Anthony Westreich, Founding Managing Partner, Monday Properties

Monday Properties' Award-Winning Year

Monday Properties was honored to receive a record number of awards in 2018. Many awards recognized the 1812 North Moore Nestlé transaction, which marked one of the largest corporate relocations, and included: **Real Estate Finance & Investment's Equity - Office Deal of the Year Award**, **CREBA's Leasing Transaction of the Year Award**, and **Washington Business Journal's 2017 Real Estate Deal of the Year**. In our award-winning submissions, Monday Properties illustrated the significance of the transaction and how the firm went above and beyond to satisfy Nestlé's criteria of a single, standalone building.

In addition, **John Wharton** and **Deniz Yener** were recognized by CREBA for being two of the top three landlord leasing agents in the D.C. metro area. We couldn't be prouder of our impressive team for their efforts!

Monday Properties Acquires Shirlington Gateway in Arlington

This year, Monday Properties expanded its presence in Arlington, Virginia with the acquisition of Shirlington Gateway, a 12-story, 206,200 square foot office building located adjacent to I-395. Shirlington Gateway is one of the most recognizable buildings in the region and is steps away from the amenity-rich Shirlington Town Center.

The building is highly accessible from Washington, D.C. and offers outstanding visibility to close to 200,000 drivers daily. It also has on-site amenities including a café and fitness center.



"Shirlington Gateway is an excellent investment opportunity in line with our broader investment thesis, and we are eager to add value and enhance the tenant experience through proactive property and asset management. This strategic acquisition allows Monday Properties to continue growing its portfolio of assets under management, and reintroduce the building to the marketplace."

Wes Machowsky, Senior Vice President



Michelin-Starred Restaurateur Fabio Trabocchi to Open Newest Dining Option at 1100 Wilson Boulevard

Monday Properties continued to attract top-tier talent in Rosslyn by successfully securing a 4,500 square foot lease with one of the nation's most widely celebrated restaurateurs, chef Fabio Trabocchi, where he will open a second location of his award-winning pasta restaurant, Sfoglina. The project includes space for outdoor seating, expanded food service, and catering for the expansive rooftop deck amenity.

"The proven Sfoglina concept is the first of its kind to be positioned in the area and we are proud to have such a prestigious restaurant in the neighborhood that the Rosslyn community can enjoy. This is a huge milestone not only for our portfolio, but for Rosslyn as a whole."

Tim Helmig, Managing Partner

"We're thrilled to be working with Monday Properties to bring Sfoglina to one of Northern Virginia's signature addresses. This is such an exciting opportunity, and we're delighted to be a part of this vibrant and growing community, while further strengthening our love for the craft of pasta-making."

Fabio Trabocchi

Monday Properties Grows Virginia Portfolio with Purchase of Two Office Buildings

Monday Properties also grew its Virginia portfolio with the acquisitions of **Cameron Run Office Park**, a fully leased office park in Alexandria, as well as **Dulles Metro Center**, a Class A office building located in the heart of the Dulles Technology Corridor. Cameron Run is fully leased and contains a diverse array of tenants in the technology, engineering, and government services industries, some of which call Cameron Run their headquarters, including Michael Baker Corporation and Savi Technology. Dulles Metro Center is a recently renovated building that offers tenants a comprehensive best-in-class amenity package, including an expansive fitness center, tenant lounge with catering facility, state of the art conference center, and outdoor patio that offers collaborative workspaces with WiFi.

“Monday Properties sees exceptional growth opportunities in Cameron Run. Alexandria has proven to be one of Northern Virginia’s most desirable submarkets, and this property is located in an amenity-rich neighborhood that’s right in the middle of the region. We pride ourselves on being operators with quality assets and this asset is no different.”

Tim Helmig, Managing Partner

“Dulles Metro Center is in a micromarket with a rapidly evolving 24/7 live-work-play environment that will greatly enhance the tenant experience.”

Wes Machowsky, Senior Vice President



Cameron Run



Dulles Metro Center

The Rosslyn Community Welcomes Cerner to Iconic 1812 North Moore



In September, Cerner joined the Rosslyn, Virginia community by leasing the entire 14th floor and part of the 12th floor at Monday’s 1812 North Moore, a 537,000 square foot LEED Platinum Tower. Cerner will house associates who service a contract with the Department of Veterans Affairs and the Department of Defense.

“After looking all around the region, the Cerner team discovered that Rosslyn and 1812 North Moore was the best option, providing close proximity to the Department of Veteran Affairs and Department of Defense. Plus, the spectacular 24th floor conference center will help Cerner to better serve their clients.”

Brian McVay, Cushman & Wakefield

“We were pleased to learn that Cerner saw tremendous value in the community of Rosslyn, which continues to attract a diverse and high-caliber group of corporations. Rosslyn’s exceptional convenience to transit hubs and Washington, D.C., as well as its growing base of lifestyle amenities, has proven valuable to many exceptional companies.”

Tim Helmig, Managing Partner



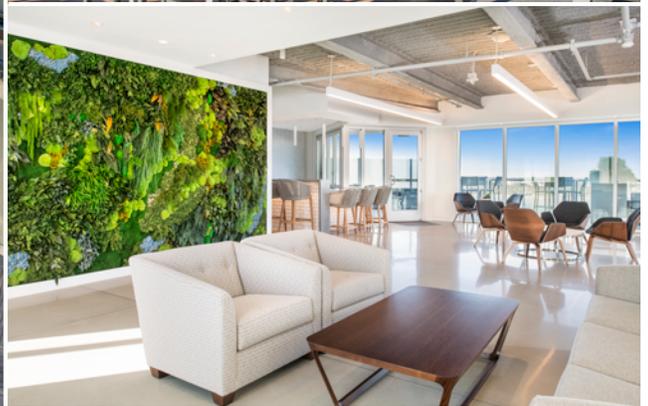
24th Floor Conference Center at 1812 N. Moore

Premier Rooftop Deck is Unveiled at The Towers

Monday Properties brought a new level of amenity to the Towers' tenants by creating one of the most expansive rooftop decks in the D.C.-metro market, offering unobstructed views of Washington, D.C. and over 5,000 square feet of indoor and outdoor space. The rooftop deck now provides tenants of the Towers an unprecedented gathering space for conferences, tenant events and collaboration. It includes indoor and outdoor components with premium finishes and collaboration space, featuring a full-service catering kitchen and lounge area with relaxed seating.

"It's a shift in the market that's built on determining where tenants will collaborate. Where are they going to go take a break? Where are they going to take their laptop? Where are they going to have a drink after work? And for us, we're not checking the box here, we're doing it at a high, high level in terms of the actual service."

Austin Freeman, Senior Vice President



Monday Properties Acquires Office Building in Northern California

As part of Monday's mission to expand beyond the Washington, D.C. metro area, the firm purchased **1840 Gateway Drive**, a Class A, 70,000 square foot office building located in San Mateo, California. 1840 Gateway Drive is conveniently located in San Mateo's Mariner's Island district, at the apex of Highway 101 and State Route 92, connecting the area to the East Bay, San Francisco and Silicon Valley. Monday Properties is enhancing the tenant experience with top quality building amenities and actively promoting the building's highly visible rooftop signage opportunities.

