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For Immediate Release

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Tetra Partnerships Wins NAIOP “Best Buildings” Award

Reston, VA –Tetra Partnerships won a “Best Buildings” Award for a Mixed-Use Project at the 20th Annual Best of NAIOP Awards, on November 16, 2006. The award-winning project is the Herndon Commerce Center, located at 754 Elden Street in the historic downtown district of Herndon, Virginia.

The Herndon Commerce Center, now known as the TPI Center for its majority owner, is an exemplary project in the Mixed-Use category, given its significance to the Town of Herndon’s planning efforts, the extensive coordination between the Town and developer, and the quality of the building itself. The Center is a 3-story, 27,280-square-foot office/retail condominium, incorporating 8,507 square feet of retail space. Professional accounting firm TPI Group occupies the top two floors, with a variety of restaurants and services on the street level. The TPI Center, replacing a long-deserted and dilapidated gas station commonly referred to as “the eye sore”, enhances the entire downtown area and fulfills the Town’s vision for its future.

The building is both beautiful and functional - very much in the spirit of Lewis Sullivan’s architectural ethos. Sullivan was an internationally acclaimed turn-of-the-century architect, best known for his Clock Tower bank designs built all over the western United States. Sullivan created a one-of-a-kind medallion for each of his buildings, a tradition that Tetra Partnerships carried over for the TPI Center. Architect Beese Quast designed a unique medallion motif that was used in the precast panels and then etched on the glass doors.

The building materials consist of brick, architectural precast and etched glass over a steel and concrete subframe. The architect is Beese Quast Design and the contractor is Dietze Construction Group. Civil Engineering is by Tritex Consulting. Structural Engineering is by Goughnour Engineering PC. Development, property management, sales and marketing is by Tetra Partnerships.

“We are very proud of the TPI Center,” stated Bill Lauer, President/CEO of Tetra partnerships. “It is a signature project that sets an appropriate tone for the future development of the historic downtown district of Herndon.”

Tetra Partnerships is a Reston-based, family-owned, full-service real estate development firm. The leader in commercial condominiums since 1978, Tetra is committed to the provision of first-class real estate properties and services to clients and tenants in the Washington metropolitan area. The firm has over two million square feet of office, retail and residential property under management and development, and has brokered over two billion dollars in transactions on behalf of its clients. For more information, visit www.tetrapartners.com.

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