
Press Release**For Immediate Release****Louis Dreyfus Property Group Begins Construction of Lafayette Tower:
New Building Will Feature Signature Architecture, White House Views and High
Technology**

Washington, DC (October 12, 2006) Louis Dreyfus Property Group has announced the start of construction of Lafayette Tower, a 236,000-square-foot, unique glass office building located at 801 Seventeenth Street NW, just two blocks from the White House. Demolition of the existing building on the site has begun, and Lafayette Tower will be available for occupancy in 2009. Bruce Pascal, Andrew Felber and Mark Klug from CB Richard Ellis are handling the leasing.

"We are confident that a select group of tenants in Washington, DC, will be willing to distinguish themselves from their competitors by occupying the most unique, technically advanced office building in the entire region. It will combine an outstanding location with spectacular transparency and a Gold LEED certification," said Robert H. Braunohler, regional vice president, Louis Dreyfus Property Group.

The free-standing glass building is designed with a column-free perimeter. Designed by Pritzker Prize-winner Kevin Roche to qualify for Gold LEED certification, the building will have typical floors of 21,000 square feet, a state-of-the art fitness facility and a rooftop terrace. Existing low-scale surroundings will offer tenants spectacular views of Lafayette Park and the White House as well as the wide vistas of Seventeenth and H Streets. A lobby attendant will be on duty 24 hours a day, 7 days a week. Concierge service will be available during business hours.

"With dramatic views of the White House, the development will be further enhanced with the highest quality finishes and materials and leading-edge technology throughout. When this extraordinary building is completed, it will be Washington's most advanced office environment and unlike anything else in downtown Washington, DC. It truly will be a landmark for the 21st century," said Bruce Pascal, Executive Vice President at CB Richard Ellis.

About Louis Dreyfus Property Group

Louis Dreyfus Property Group has developed, acquired and managed first-class office buildings in North America and Europe for over 30 years. Active in the Washington real estate market since the early 1970's, it has developed and owns Station Place, the 1.6-million-square-foot development connected to Union Station that contains the headquarters of the SEC, and 1101 New York Avenue. Louis Dreyfus Property Group also developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street. www.louisdreyfus.com

About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG), a FORTUNE 1000 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2005 revenue). The Company serves real estate owners, investors and occupiers through more than 350 offices (including affiliate and partner offices) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; investment management; appraisal and valuation; and research and consulting. Founded in 1906, CB Richard Ellis marks a century of excellence in real estate services this year. www.cbre.com.

Attached: Rendering of Lafayette Tower

Building Information

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