

CliftonLarsonAllen and TEFCU Sign Long-Term Leases At Greenbelt's Capital Office Park

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Morning Calm Management (**Morning Calm**), the real estate investment and management owner of **Capital Office Park**, announced today that national accounting firm **CliftonLarsonAllen LLP (CLA)** and **Transit Employees Federal Credit Union (TEFCU)** signed long-term leases for a combined 22,000 square feet at Capital Office Park.



“Capital Office Park is a top draw in Prince George’s County for its visibility and accessibility,” said **Mukang Cho, CEO and principal at Morning Calm**. “The campus enjoys a diverse mix of tenants drawn to amenities including two all-day cafes, open outdoor spaces and shuttle service to the Metro. We have over \$7 million in capital improvements planned over the next couple years, as well as a variety of social and athletic programming which will be provided at no charge to our tenants.”

CLA is the ninth largest accountancy firm in the United States. The firm is relocating its regional office from Calverton, Md. to Capital Office Park. TEFCU is also relocating to Capital Office Park from its long-standing location in the heart of H Street’s Atlas District, in Washington, D.C.

The property is home to numerous nationally recognized tenants such as Whiting-Turner and The Bozzuto Group.

Capital Office Park’s amenities include underground and surface parking, two on-site cafes, shuttle service to and from the Metro, on-site 24/7 roving security, a conference/training facility, among other things. Planned capital improvements to Capital Office Park include three new fitness centers (including one with a personal trainer), a conference center, renovated common areas within the building, and an outdoor pavilion and food truck hub. In addition to these enhancements the building will acquire an Energy Star Certification.

In December 2016, Morning Calm made its first DC-area acquisition with Capital Office Park, an 810,000-square-foot, transit-oriented office campus in Greenbelt, Md., approximately 11 miles northeast of Washington, D.C.

More information about Capital Office Park can found at www.CapitalOfficePark.com.

About Morning Calm

Morning Calm is real estate investment and management firm that owns and manages more than five million square feet of commercial real estate throughout the Unites States on behalf of private and institutional capital. For further information, visit www.morning-calm.com.

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