

Greenbelt's Capital Office Park Signs 13K SF Lease for Major National Advocacy Organization

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Morning Calm Management (Morning Calm), the real estate investment and management owner of Capital Office Park, announced today that major national advocacy organization, National Center for Children and Families (NCCF), with headquarters in Washington D.C and Maryland, signed a long-term lease at Capital Office Park for 12,616 square feet of corporate administrative space at 6404 Ivy Lane.



“NCCF’s new administrative office at Capital Office Park will help them expand their operations on the heels of their recent contract award from the District of Columbia,” said Mukang Cho, CEO and Managing Principal at Morning Calm. “Capital Office Park’s location and accessibility will enable NCCF to attract a diverse employee base from the broader DC Metro area.”

Niel Beggy with Avison Young represented NCCF, and Lauren Weiss and Jose Flefil with Morning Calm Advisors were in-house representation for Morning Calm.

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, and a conference/training facility. Planned capital improvements to Capital Office Park in excess of \$7 million include three new fitness centers (including one with a personal trainer), a conference center, and renovated common areas within the building, in addition to the food truck hub and outdoor pavilion. The building is also on track to acquire an Energy Star Certification.

In June of this year, Capital Office Park welcomed several new tenants, including CliftonLarsenAllen LLP, who relocated its regional office from Calverton, Md., and the Transit Employees Federal Credit Union, who relocated from its long-standing location in the heart of H Street’s Atlas District, in Washington, D.C. 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. The property is home to numerous nationally recognized tenants such as Whiting-Turner and The Bozzuto Group.

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 United States on behalf of private and institutional capital. For further information, visit www.morning-calm.com

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