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# T E T R A

FOR IMMEDIATE RELEASE

## FIRST OWNERSHIP OPPORTUNITY EVER OPENS ON RESTON POND

RESTON, VA. - February 27 - Tetra Partnerships General Partner William H. Lauer today announced the opening of Reston and the Dulles Corridor's first multi-story, million dollar plus luxury office condominiums called The Pond.

Designed by award-winning Reston architects Stanmyre & Noel, The Pond is a 49,000 square foot, four story, blue reflective glass building that is cantilevered over a fresh water pond adjacent to and highly visible from the Washington Dulles Expressway/Toll Road in the heart of Reston's twelve million square foot business center.

"For the past quarter century, Reston, VA. has been the Cape Canaveral of "firsts" in the fields of community and land planning, housing innovation and commercial development," said Lauer, who, in the early seventies, learned all about Reston pioneering as a marketing vice president for (then) developer Gulf Reston, Inc.

"For the past seven years, we have played a part in the quadrupling of Reston class A office space. We have watched the proliferation of townhouse/piggy-back kind of office condominium space here and felt Reston and the Dulles Corridor markets were ready for a new kind of luxury office space in which one could have a unique ownership opportunity," Lauer said. "To the best of our knowledge, The Pond has no predecessor or counterpart today."

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The Pond's high-image office space affords maximum views of the pond and its central fountain from every suite and each tenant has the use of an extensive deck built out into the water.

Located at 1939 Roland Clarke Place, The Pond space may be purchased or leased from 5,500 to 40,000 square feet. Pond sale prices start at just over one million dollars for a 5,500 square foot space. The Building Standard Work provided by Tetra for the finishing of office interiors fits the million dollar price tag, Lauer says.

Formed in 1982 by Northern Virginia real estate veterans William H. Lauer and Clark L. Massie, Tetra Partnerships is a commercial developer and brokerage firm which has won several recent awards for its Reston projects including two corporate headquarters - Comsearch and Hunter Lab, and, the Dominion Federal Convenience Center.

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