

## Big GSA Lease in Bethesda



The GSA has inked a **99k SF** renewal/expansion on behalf of NIH's Center for Information Technology at Meritage Properties' and Goldentree InSite Partners' **Atrium at Rock Spring Park** in Bethesda. Meritage's **Justin Nonemaker**, who repped ownership with Lincoln Property Co.'s **Merrill Turnbull** (second from left) and **Eugene Smith**, tells us the deal represents **55k SF** of expansion for the group, which has been at the building since 2001. It's backfilling space formerly occupied by NIH's National Institute of Allergy and Infectious Disease, which means the building's occupancy rate remains unchanged at **100%** (which isn't a bad number).



JLL's **Howard Traul** repped the agency. Justin says **power** was a

big reason the agency stayed at the building, a former IBM **data center** with access to three separate electric feeds from the nearest substation. Meritage bought the building with Goldentree in **2001**, giving its common areas an upgrade last year. Another key for renewal was developing a **close relationship** with the agency, which Justin says ownership did by opening food options (JavaCafe) and a **daycare center**.

---

**BISNOW**