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**Consulting firm ICOR Partners LLC selects The Hartford in Clarendon,
Arlington for its new corporate headquarters**

WASHINGTON (Business Wire) – ICOR Partners LLC, a leading strategy, transformation and operations improvement consulting firm, announced that it has signed a lease with the Multi-Employer Property Trust and Akridge for 9,730 square feet at The Hartford located at 3101 Wilson Boulevard in the Clarendon area of Arlington, Virginia.

ICOR, who was recently awarded contracts with the US Agency for International Development and Department of Homeland Security, is moving its headquarters from King Street in Alexandria to the thriving Clarendon area. The increasingly popular neighborhood offers some of the area's best restaurants and retailers. Sette Bello, sister restaurant to Georgetown's hot spot, Cafe Milano, just opened at The Hartford and high end furniture store, VESTA Home, is also in the building.

ICOR is working with renowned architecture firm of PageSoutherlandPage on the design and build-out of the space and anticipates a completion date of late February, 2006. Lisa Benjamin and Barry Wright of Newmark represented ICOR Partners and Andrew J. Eichberg of Akridge represents the ownership.

“The Hartford is located in the dynamic Clarendon neighborhood of Arlington and offers our clients and consultants access to great restaurants and retail as well as direct access to Washington DC via the Clarendon Metro located directly across Wilson Boulevard” said Keary Crawford, ICOR’s Chief Administrative Officer. “Our headquarters in The Hartford will be designed with open workspace, team rooms and a flexible conference center that will directly support our collaborative consulting approach” said Wayne Simmons, Managing Partner of ICOR. “Our intent is to incorporate these workspace design elements into our approach to help our consultants collaborate with clients in order to unlock creative ways to solve their business and technical problems.”

About ICOR Partners, LLC

ICOR Partners, LLC is a strategy, transformation and operations improvement consulting firm serving the public sector. ICOR’s mission is to be the trusted advisor that helps public sector clients achieve sustainable success by solving their most critical management, organizational, technical, and operational challenges. ICOR’s clients include the Department of Homeland Security, Department of Defense, U.S. Citizenship and Immigration, Services, Department of Energy, National Nuclear Security Administration, U.S. Patent and Trademark Office, and U.S. House of Representatives. Established in 2002, ICOR is a veteran-owned, small business and is headquartered in the Washington DC metropolitan area. For more information, visit www.icorpartners.com.

About The Hartford

The Hartford combines a 212,000 SF office building with premier retail space and an accompanying six-story condominium building with 70 elegant residential units. Distinctive amenities in the office building include a lobby attendant, fitness facility, computerized access and building systems, a rooftop terrace, and award-winning property management services by Akridge. Clients include renowned architecture firms, DMJM H&N, PageSoutherlandPage and Gensler, Georgetown University, consulting firm, Greener & Hook, strategy consulting firm ICOR Partners, federal contractor, Stanley Associates, The National Association of Child Care Resource and Referral Agencies (NACCRRRA) among its high-end retailers. The complex is a joint development

by Akridge, Multi-Employer Property Trust, and The Holladay Corporation. The Hartford is located at 3101 Wilson Boulevard, adjacent to the Clarendon Metro station.

About Akridge

Akridge is a comprehensive real estate services company that provides acquisition, development, asset and property management, leasing and consulting services. For five of the last six years, Akridge ranked the number one real estate firm in the country, among firms of similar size, for Client satisfaction by CEL & Associates and BOMA. Since 1974, the company's projects have encompassed approximately 9.7 million square feet of space in the Greater Washington region. For more information please visit www.akridge.com.

About MEPT/Kennedy Associates

The Multi-Employer Property Trust (MEPT) is an open-end, equity real estate fund that invests in high-quality, income producing office buildings, warehouses, flex/R&D facilities, retail centers, hotels, and apartments. The Fund's portfolio is comprised of 100% union-built new construction projects located in regions where participating pension plan beneficiaries live and work. Kennedy Associates Real Estate Counsel, Inc, founded in 1978, is a full service registered real estate investment advisor to MEPT.