

**148 Lafayette Street  
Press Release**

**Media Contact**

Property Group Partners  
609 Fifth Avenue  
Floor 6  
New York, New York  
10017-1021

Telephone 202 490-2626  
Fax 202 490-1060

**Mary Anne Costello**  
**MaryAnne.Costello@ldfo.us.com**

**LDS Investment Group Acquires 148 Lafayette Street  
in New York City**

LDS Investment Group LLC, a newly formed commercial real estate investment fund, announces that it has acquired 148 Lafayette Street in New York City.

Located in Manhattan's SoHo district, the 152,000-square-foot building with typical floors of 12,000 square feet will feature the most exclusive loft office space in the city, including state-of-the-art heating and air conditioning systems, new windows, restrooms and elevators and a renovated facade. When upgrades and renovations are completed in fall 2007, 148 Lafayette Street will offer the best that the city has to offer in terms of location, type of office space and quality of management.

"This is an exciting opportunity for our new fund. The building combines loft office advantages and location with updated amenities and an efficient work environment," said Jeffrey Sussman, president of LDS.

148 Lafayette Street is owned by an investment group including Bruce E. Toll, founder and vice chairman of Toll Brothers, Inc., and affiliates of LDS/Louis Dreyfus. Newmark Knight Frank has been named exclusive leasing agent for the project.

**About Louis Dreyfus Properties**

Louis Dreyfus Properties, an affiliate of LDS, will be the developer of 148 Lafayette Street. It has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. The company's portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.

Louis Dreyfus Properties has also built and developed for ownership a number of hotels in partnership with Four Seasons Hotels and Resorts, including the Four Seasons Hotel Washington DC, the Four Seasons Resort in Jackson Hole, Wyoming, and the Four Seasons Hotel Silicon Valley.  
[www.ldpg.us.com](http://www.ldpg.us.com)

New York, New York (March 2007)



Property Group Partners  
609 Fifth Avenue Floor 6  
New York, New York  
10017-1021

T 202 490-2626  
F 202 490-1060

Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

T 202 470-4900  
F 202 470-4889