



## Washington Hilton

Washington, DC

### Project Summary

1,070 rooms  
\$150 million property restoration project  
230-unit Residential Tower

### Services Provided

Acquisition  
Repositioning  
Redevelopment  
Entitlement  
Property Management  
Construction Management

### Project Timeline

Acquisition - 2007  
Redevelopment - 2009

In 2007, Lowe teamed with Canyon-Johnson Urban Funds (CJUF) to acquire the iconic Washington Hilton. At that time, it was the largest hotel acquisition in Washington DC history. CJUF is a joint venture between Canyon Capital Realty Advisors and basketball legend-turned entrepreneur, Earvin “Magic” Johnson.

Upon acquisition, the owners announced plans for a \$150 million, top-to-bottom restoration of the historic property. The restoration of the property included a makeover of all 1,070 guestrooms, meeting rooms and function spaces, the lobby, restaurants and all public areas. The hotel’s renewed 110,000 square foot function space now features a new 30,000 square foot multi-purpose addition, named Columbia Hall. The hall has a network of moveable walls, allowing for maximum flexibility to create areas ranging from 900 to 7,800 square feet of social and exhibition space. The new Heights Executive Meeting Center includes nine meeting rooms designed to accommodate the latest technology. Extensive modifications were also made to the hotel’s 36,000 square-foot International Ballroom complex, the site of the only official inaugural ball for President Barack Obama. The ballroom complex was reconfigured to handle multiple groups and events simultaneously, and can now hold up to 4,200 people for a reception, and 2,600 for a seated dinner. Lowe oversaw the extensive renovation program from major new construction to detailed design features. The hotel’s new interiors highlight the property’s historic mid-century modern style and distinct features and amenities while introducing fresh, functional and timeless décor. Lowe also secured hotel’s listing as a place of significance within the Washington Heights neighborhood on the National Register of Historic Places.

In addition to completing the \$150 million renovation to restore this historic asset, Lowe concurrently developed a plan and secured approvals to add a residential component to the property. Lowe is monitoring the economic environment and will proceed with the residential tower at the appropriate time in the market.

