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Today, Avison Young's **Tom Sandlin** told us that Rinker Design Associates and NAL Research have bought five acres in the 1,500-acre **Innovation @ Prince William** tech park (you may know it as Innovation Technology Park). The JV will build two buildings totaling **90k SF**. **Discovery Center I** (breaking ground in March) will house the two firms' 112 employees. Cost of the land and the first building: \$9M. Avison Young repped the land purchasers and will handle leasing for Discovery Center II. They'll save **\$3 to \$5/SF** over leasing, and the second building always provides an expansion option, Tom says.



Here's the freshman class of the 112th Congress, which the AIA hopes will ease burdens on **small businesses**, since 95% of architecture firms have 50 or fewer staffers. A new requirement in the healthcare bill requires businesses to file a **1099** for all vendors with which they do more than \$600 worth of business (buy a new copier, file a form). And the AIA wants to increase **energy efficiency** tax deductions for commercial buildings from