

**ROSS KOEHN**  
DEVELOPMENT ASSOCIATE



**PROFILE**

As a Development Associate, Ross is responsible for sourcing new deals and managing FD Stonewater’s principal development projects from acquisition to disposition. Ross’s background allows him to add value to principal and third-party developments by utilizing his analytical and management skills.

**DEVELOPMENT EXPERIENCE**

**FEDERAL BUREAU OF INVESTIGATION (FBI), ATLANTA, GA**

Ross is working as an associate on the 150,000-SF built-to-suit facility for the FBI Atlanta Regional Field Office project. The facility is under construction and expected to be delivered in 2017. The project will earn LEED Silver Certification.

**BRIGHT BEGINNINGS EDUCATION FACILITY, WASHINGTON, DC**

Ross is currently serving as the project manager for Bright Beginnings’ new 19,000-SF early-childhood education facility located in Southeast, DC. He is responsible for overseeing the land acquisition, entitlement, financing and development processes for the New Market Tax Credit deal. The total development budget for the center is over \$10 million.

**ONE NORTH STATE STREET, CHICAGO, IL**

Ross served as a key member of the development and construction team for this 523,000-SF historic office building located in the heart of Chicago’s East Loop. FD Stonewater was tasked with repositioning the building to meet prospective tenant and market demands as well as executing specific building improvements to meet Chicago’s Class L tax incentive ordinance. The \$7 million dollars’ worth of scope included: lobby renovation, speculative suites, cooling tower and chiller replacement, new roof including 13,000 SF of green roof, HVAC control upgrades, core restroom upgrades, and stairwell upgrades.

**U.S. DEPARTMENT OF IMMIGRATION & CUSTOMS ENFORCEMENT (ICE), RALEIGH, NC**

Ross served as development associate on a 15,000-SF, mission-critical facility for the U.S. Department of Immigrations and Customs Enforcement in Raleigh, NC. This project consisted of a full tenant build-out which included new detention areas, fitness facility, general office, and special use areas. The exterior improvements included the addition of a secured sallyport, first floor office area expansion, windows, and fencing surrounding the expanded parking area.

**SAMPLE PROJECT LIST:**

FBI Field Office	Atlanta, GA	Field Office	150,000 SF/12 acres – Build to Suit
DEA/DOI	New Orleans, LA	Field Office	48,000 SF/3 acres - Existing building renovation
ICE Field Office	Indianapolis, IN	Field Office	15,000 SF/3 acres – Existing building renovation
ICE Field Office	Raleigh, NC	Field Office	15,000 SF/2.5 acres – Existing building renovation
Bright Beginnings	Washington, DC	Education	19,000 SF/1.3 acres – Build to Suit
One North State	Chicago, IL	Office	533,000 SF Class A Office

**PREVIOUS EXPERIENCE**

*Asset Management, Federal Realty Investment Trust, Rockville, MD June 2014-November 2014*

Ross completed a 6-month internship at Federal Realty Investment Trust where he was responsible for supporting the VP of Asset Management and assisting in the development of a new concept senior housing apartment building.

**EDUCATION**

University of Wisconsin-Madison - Madison, WI, BA- Economics