

*A Landmark Offering Of  
Historical Significance*

*SunTrust Headquarters In Washington, D.C.*





## One-Of-A-Kind Building. World-Class Location.

SunTrust is pleased to offer its highly desirable Washington, D.C. Headquarters building as a truly unique investment opportunity. Recognized as one of the most beautiful office buildings in the District and protected for its historical significance, this prestigious 125-year-old structure sits directly across the street from the U.S. Treasury and within sight of the White House.

With its exceptional character and important location in the heart of Washington, this impressive building is the ideal setting for an international headquarters or the perfect address for an organization looking to make a significant statement.

This landmark building is part of a much larger SunTrust real estate offering that includes approximately 470 properties located throughout the Mid-Atlantic and Southeastern United States. However, given the uniqueness of this special property, SunTrust will entertain separate bids for this property.

For details on this Washington property, the complete offering, and the bidding process, interested parties should contact SunTrust at [realestate@suntrust.com](mailto:realestate@suntrust.com). Upon qualification, potential bidders will receive property data, transactional documents, and financial information, including suggested rental rates.

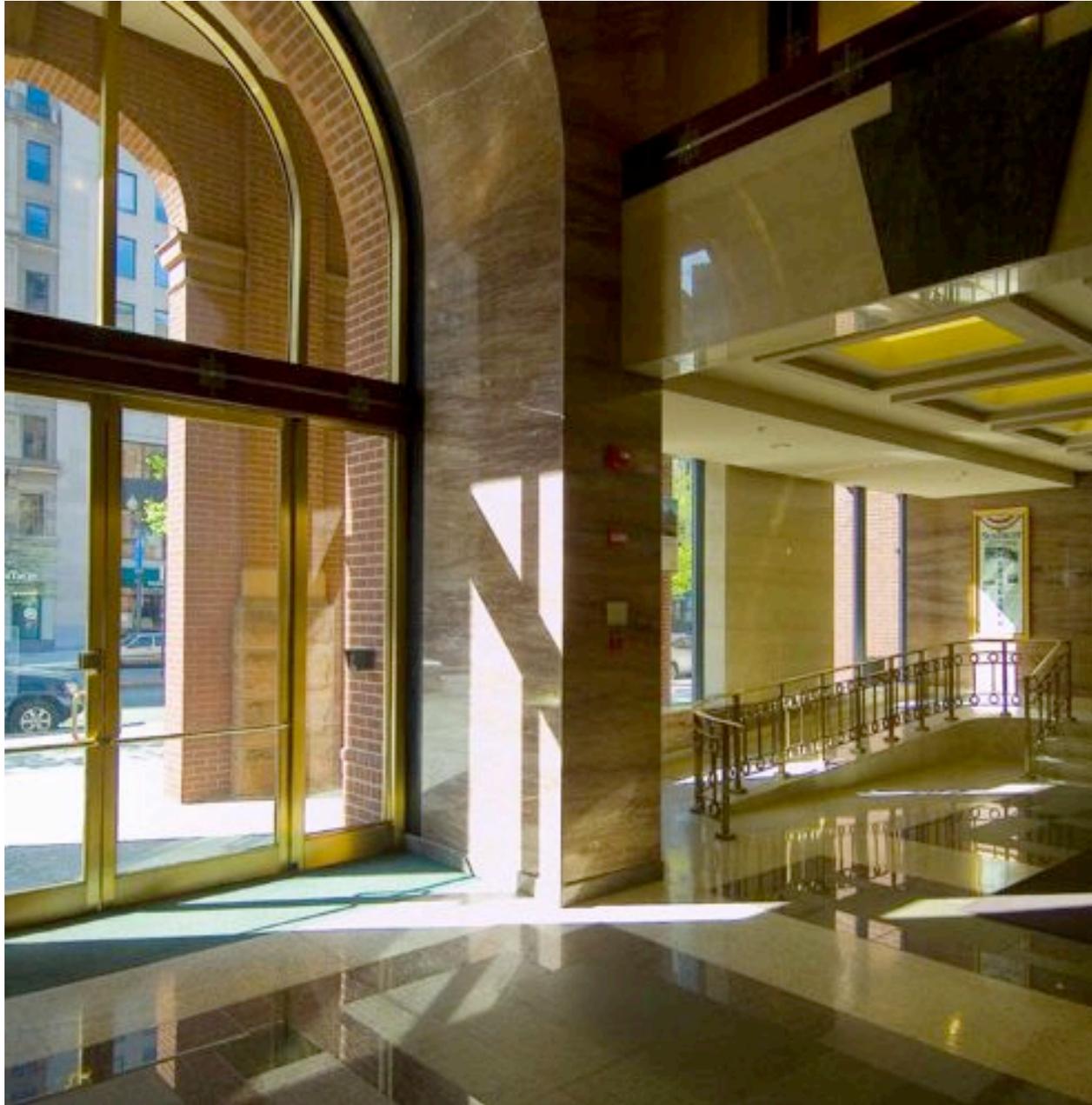


## A Storied Past. A Beautiful Future.

Located at 1445 New York Avenue, this remarkable building originally dates from 1867. The five-story main structure was built in 1888 and a nine-story addition was completed in 1916. The building served as headquarters for the National Savings & Trust Company for more than 80 years until that company was acquired by SunTrust in 1985.

Its distinctive architecture, striking appointments, exquisite finishes and prestigious location make this building an extremely rare find.



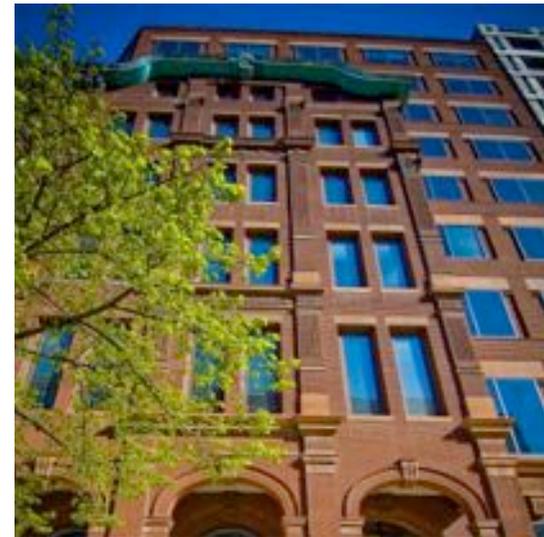


The walls of this remarkably well-built 158,000-square-foot brick building are 42 inches thick to the top of the third floor, 33 inches thick to the fifth floor and 27 inches thick from there to the roof. The partition walls on the upper floors are constructed of hollow tiles, and the floors are formed of double arches of brick laid in cement on 15-inch wrought-iron beams.

With its unusual combination of rich history, notable character and world-class location, this is a truly unique opportunity for the right investor.

For more information on this one-of-a-kind building, contact **Susan Gallienne**, Senior Vice President, SunTrust Bank, at [realestate@suntrust.com](mailto:realestate@suntrust.com).

*Fronting 65 feet on New York Avenue and 130 feet on Fifteenth Street, this world-class building sits on one of the most prestigious corners in Washington, with imposing views of the White House and U.S. Treasury.*



## Part Of A Much Bigger Offering

The Washington, D.C., property is just one part of the extensive SunTrust real estate asset portfolio that includes approximately 470 properties located throughout the Mid-Atlantic and Southeastern United States.

This broad portfolio consists of:

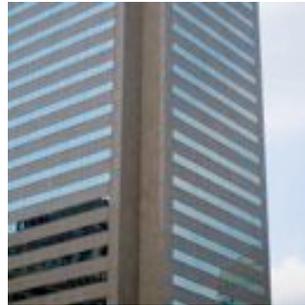
- 421 net sale leasebacks of SunTrust retail branch buildings where SunTrust will continue to be the sole tenant. SunTrust's preference is to sell the retail branch buildings as one transaction. However, SunTrust reserves the right, in its sole discretion, to divide this portfolio into smaller segments.
- 14 net sale leasebacks of SunTrust office buildings where SunTrust will continue to be the sole tenant.
- 35 sale partial leasebacks of office buildings where SunTrust will continue to be a substantial tenant, with leaseback percentages ranging from a low of 36% to a high of 80%, depending on the building.

This is the first time SunTrust has made a real estate offering of this magnitude. The offering is part of the Corporation's internal initiative to improve efficiency and excellence in execution.

While most real estate investment offerings involve multiple tenants and/or partially leased properties, the complete SunTrust portfolio features SunTrust as the sole tenant in most of the properties, and a significant tenant in the others.

SunTrust will enter into Lease Agreements for each of the properties for at least 10 years at fair market rents, which means purchasers will incur minimal risk. For that reason, bidders should consider the associated low risk as they formulate their offers.

Details on the complete offering are available by contacting **Susan Gallienne**, Senior Vice President, SunTrust Bank, at [realestate@suntrust.com](mailto:realestate@suntrust.com).



## Process & Timetable

The specific timeline for qualification and bidding is as follows:

1. Prospective bidders should request the Confidentiality Agreement and Qualification Document from Susan Gallienne, Senior Vice President, SunTrust Bank, at [realestate@suntrust.com](mailto:realestate@suntrust.com). Requests should include the company name, address, office phone number, fax number, email address and contact name. In addition, prospective bidders should indicate their specific area of interest, including, but not limited to, the retail branch net sale leaseback portfolio, office net sale leaseback portfolio and/or the sale partial leaseback portfolio.
2. The Confidentiality Agreement and Qualification Document must be executed no later than July 16, 2007.
3. The Comprehensive Offering Memorandum with detailed property information and transactional documents will be made available to prospective bidders who have executed the Confidentiality Agreement, **and been qualified by SunTrust**, on August 15, 2007. At that time, properties will be made available for inspection.
4. Bids will be accepted after August 15, 2007.
5. Preliminary bids are due August 29, 2007.
6. Final bids are due September 26, 2007.
7. Winning bidders will be notified during the fourth quarter of 2007, with a goal of closing all property sales in 2007.
8. SunTrust reserves the right to alter this process and timetable, as well as the right to accept or reject any or all bids in its sole discretion. This brochure does not constitute an offer or an acceptance of an offer to sell or lease the SunTrust properties and shall not be binding upon any party.

## Contact Information

Any questions related to this offering should be directed to Susan Gallienne, Senior Vice President, SunTrust Bank, at [realestate@suntrust.com](mailto:realestate@suntrust.com) or at 804-782-5170. Requests should include the company name, address, office phone number, fax number, email address, and contact name.

SunTrust has entered into a real estate advisory agreement with SunTrust Capital Markets, Inc., doing business as SunTrust Robinson Humphrey, to assist in the sale of this property.

*Publicly traded under the symbol STI, SunTrust Banks, Inc. is one of the nation's largest commercial banking organizations, with total assets exceeding \$186 billion effective March 31, 2007, and total deposits of \$123.4 billion. The Company serves a broad range of consumer, commercial, corporate, and institutional clients and operates an extensive branch and ATM network throughout the Southeastern and Mid-Atlantic states, as well as in selected markets nationally. Its primary businesses include deposit, credit, trust, and investment services. Through various subsidiaries, the Company provides credit cards, mortgage banking, insurance, brokerage, equipment leasing, and capital markets services. SunTrust's Internet address is [suntrust.com](http://suntrust.com).*

SunTrust Robinson Humphrey<sup>SM</sup>  
A Division of SunTrust Capital Markets, Inc.



