

NOW OPEN

myeyedr.

PEACHY

small door

VETERINARY

DIPPY



UNDER
CONSTRUCTION
TOUS *les* JOURS

CROSSING

CAPITOL RIVERFRONT • WASHINGTON, DC



TISHMAN SPEYER





OVERALL PROJECT:
TWO ACRE SITE AT THE NORTHWEST QUADRANT OF FIRST ST, SE AND K ST, SE

818 APARTMENTS
29,702 SF OF RETAIL

CAPITOL RIVERFRONT DEVELOPMENT MAP

DEVELOPMENT PROGRESS

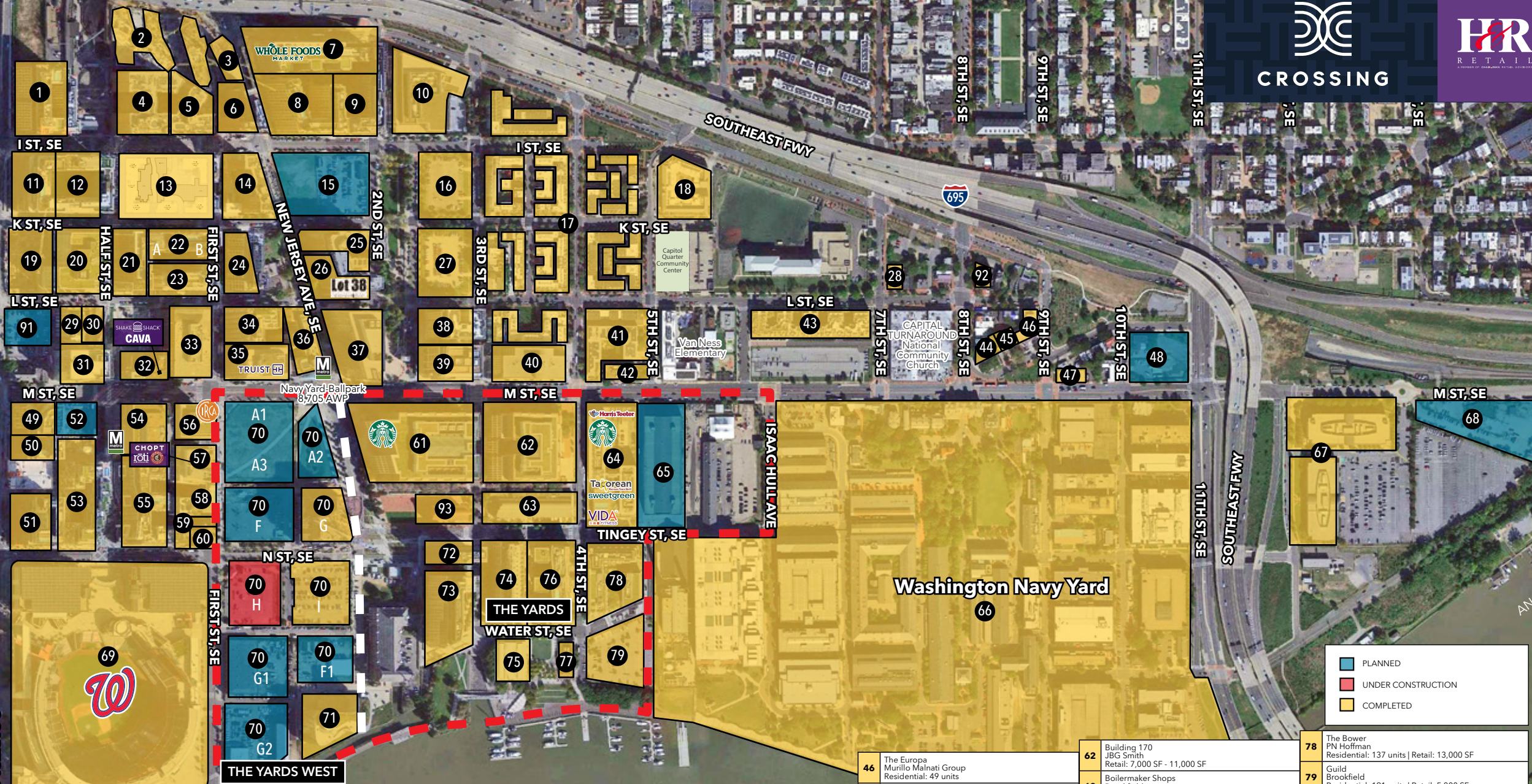
	2024 EXISTING	IN DEVELOPMENT
OFFICE	7.4M SF	795,000 SF
RETAIL	1.28M SF	263,730 SF
RESIDENTIAL (# of units)	49 Multifamily (14,707)	10 Projects (5,224)
HOTEL ROOMS (# of keys)	646,100 SF (1,422)	130,000 SF (200)

RES/RETAIL HIGHLIGHTS

13 BUILDINGS DELIVERED IN 2020	130 RESTAURANTS & RETAILERS	30K RESIDENTS AT FULL BUILDOUT
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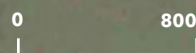
OFFICE HIGHLIGHTS

4 METRO LINES	36,000 EMPLOYEES
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■ PLANNED
■ UNDER CONSTRUCTION
■ COMPLETED

1 Novel South Capitol Dart Interests/RCP Development Residential: 539 apt. units Retail: 4,872 SF	16 Arthur Capper Carrollsburg (Senior Housing) DCHA/Urban Atlantic/Brookfield Residential: 162 apt. units	30 Coda on Half MRP Realty/May Reigler/Kruger Real Estate Residential: 161 units Retail: 3,500 SF	46 The Europa Munillo Malnati Group Residential: 49 units	62 Building 170 JBG Smith Retail: 7,000 SF - 11,000 SF	78 The Bower PN Hoffman Residential: 137 units Retail: 13,000 SF
2 Greystar Residential: 756 units	17 Capitol Quarter I&II DCHA/EYA Residential: 322 townhomes	31 20 M Lerner Office: 198,230 SF Retail: 7,582 SF	47 900 M Street Paramount Investments Retail: 7,480 SF	63 Boilermaker Shops Brookfield Office: 10,600 SF Retail: 30,398 SF	79 Guild Brookfield Residential: 191 units Retail: 5,800 SF
3 The AC Hotel Greystar Hotel: 200 rooms	18 Capper Senior Building DCHA Residential: 162 units	32 Homewood Suites Englewood LLC/CG Investments Hotel: 195 rooms Retail: 4,800 SF	48 Humane Rescue Alliance Headquarters Forest City Office: 20,000 SF Delivery: 2025	64 Twelve12 Brookfield Residential: 218 units Retail: 86,500 SF	80 Dock 79 MRP Realty/Florida Rock Properties Residential: 305 units Retail: 14,600 SF
4 Seventy 70 Eye Street Acquisition LLC Residential: 448 apt. units	19 1000 South Capitol Lerner Residential: 244 apt. units Retail 14,000 SF	33 80 M - Expansion Spaulding & Slye Colliers Lerner Office: 392,071 SF	49 Monument Realty Office: 113,689 SF Retail: 4,400 SF	65 The Yards - Future Phases Forest City Mixed-use: 3.2 million SF	81 Maren MRP Realty/Florida Rock Properties Residential: 264 units Retail: 7,000 SF
5 1Hundred 100 Eye Street Acquisition LLC Residential: 246 apt. units	20 1015 Half Hines Global Income Trust Office: 374,342 SF Retail: 17,433 SF	34 Onyx On First Faison Development Residential: 266 apt. units	50 Avidian Monument Realty Residential: 171 units	66 Washington Navy Yard U.S. Department of the Navy Employees: 16,000 Office: 2.2M SF	82 45 Q D.B. Lee Development Hotel: 190 rooms Residential: 60 units Retail: 9,400 SF Delivery: 2025
6 Ore 82 Greystar/RCP Development Residential: 227 apt. units Retail: 5,700 SF	21 1100 Half Lerner Enterprises Retail 17,000 SF	35 100 M Opus East Office: 243,135 SF Retail: 13,130 SF	51 1221 Van JBG Smith Residential: 291 units Retail: 21,500 SF	67 Maritime Plaza I & II COPT/Lincoln Property Company Office: 363,000 SF	83 S Capitol Street Properties Stewart Investment Co Land: 1,500,000 SF 550 Units
7 Agora WC Smith Residential: 334 apt. units Retail: Whole Foods Market 39,000 SF	22 Parc Riverside Toll Brothers Residential: 595 apt. units	36 Insignia on M Donohoe/MetLife Residential: 324 units Retail: 10,685 SF	52 25 M Brandywine Realty Trust Office: 250,000 SF Retail: 20,000 SF	68 1333 M Felice Development Group Residential: 900 units Retail: 44,100 SF	84 2 S Street, SW Florida Rock Properties Land: 91,789 SF Delivery: 2026
8 Park Chelsea WC Smith Residential: 429 apt. units	23 Velocity Condominiums Cohen Companies Residential: 200 units Retail: 2,000 SF	37 1100 New Jersey WC Smith Office: 281,452 SF Retail: 18,100 SF	53 West Half II/III JBG Smith Residential: 465 units Retail: 42,937 SF	69 Nationals Park DC Sports and Entertainment Commission Office: 30,000 SF Retail: 40,000 SF	85 Verge MRP Realty/Florida Rock Properties Res: 344 units Ret: 8,500 SF Hotel: 25 rooms
9 The Garrett WC Smith Residential: 373 apt. units Retail: 10,700 SF	24 Meridian on First Paradigm Development Residential: 275 apt. units	38 Harlow DCHA/Urban Atlantic/Brookfield Residential: 179 units Retail: 3,700 SF	54 55 M Monument Realty/MacFarlane Partners Office: 267,439 SF Retail: 13,273 SF	70 The Yards West (A-I) Brookfield F - Office: 275,000 SF Retail: 25,000 SF G - Office: Chemonics 287,191 SF Retail: 14,549 SF H - Res: 478 units Ret: 26,570 SF I - Vela Residential: 379 units Retail: 21,000SF G1 - Residential: 428 units Retail: 25,000 SF G2 - Residential: 243 Retail: 24,000	86 Watermark Douglas Development Corp. Residential: 453 units Retail: 18,000 SF
10 200 I DC Gov't/Stonebridge Carras Office: 350,000 SF	25 Capitol Hill Tower Co-op Valhal Corporation Residential: 344 units Retail: 2,000 SF	39 250 M Street at Canal Park WC Smith Office: 174,500 SF Retail: 12,200 SF	55 The Kelvin/Envy Jair Lynch Real Estate Partners Residential: 312 units/127 units Retail: 51,200 SF	71 DC Water Headquarters DC Water Office: 151,000 SF	87 1930 1st Street, SW Peppo Residential: 480 units Retail: 399,125 SF Museum: 99,000 SF
11 10K Hill South Ruben Companies/Related Companies Residential: 305 apt. units	26 Courtyard by Marriott Valahl Corporation Hotel: 204 rooms Retail: 2,300 SF	40 300 M Federal Center LP Office: 285,000 SF Retail: 6,000 SF	56 99 M Skanska Office: 224,032 SF Retail: 10,750 SF	72 Thompson Washington D.C. JW Capital Partners/Geolo Capital Hotel: 225 rooms Retail: 6,500 SF	88 DC UNITED SOCCER STADIUM 20,000 seat capacity Retail: 72,000 SF
12 One Hill South Ruben Companies/Related Companies Residential: 383 apt. units Retail: 25,000 SF	27 Arthur Capper Carrollsburg Urban Atlantic/Forest City Residential: 162 units	41 400 M DCHA Residential: 138 apt. units	57 F1RST Residences Grosvenor Americas, McCaffrey Interests/CEI Residential: 325 units Retail: 21,400 SF	73 Estate Brookfield Residential: 264 apt. units Retail: 14,000 SF	89 The Stacks Akridge/NEBF Phase I & II 2.1M SF Mixed-Use (Office, Retail, Residential, Hotel) Phase I - Completion: 2025 Office: 250,000 SF Retail: 40,000 SF Residential: 1,100 units Hotels: 2 Park: 15,000 SF
13 CROSSING Tishman Speyer Residential: 818 apt. units Retail: 29,702 SF	28 The Heywood Coha Properties Residential: 18 units	42 Carroll Apartments (Senior Housing) DCHA Residential: 60 apt. units	58 Residence Inn by Marriott Grosvenor Americas/McCaffrey Interests/CEI Hotel: 170 rooms	74 Foundry Loft Residential: 170 units Retail: 9,400 SF	90 The Vermer 113 Potomac Avenue SW Retail: 37,330 SF Residential: 501 units
14 909 JP Morgan Asset Management Residential: 237 apt. units Retail: 5,700 SF Scarlet Oak Harry's Reserve	29 Kennedy on L Red Ace/DBT Residential: 74 units	43 The Bixby DCHA/Urban Atlantic/Brookfield Residential: 195 units	59 Hampton Inn & Suites Perseus Realty/Buccini/Pollin Group Hotel: 168 rooms Retail: 5,000 SF	75 The Lumber Shed Brookfield Office: 16,790 SF Retail: 14,339 SF	91 1100 South Capitol SE Ruben Companies Residential: 263 units Delivery 2025 162 Parking
15 Square 767 DCHA/Urban Atlantic/Forest City Residential: 322 units		44 810 Potomac 8 Potomac LLC Office: 28,500 SF	60 1299 First MGA Retail: 13,303 SF	76 Arris Brookfield Residential: 327 units Retail: 17,225 SF	92 Emblem at Barracks Road Northfield Development Residential: 20 units Retail: 4,000 SF
			61 U.S. Department of Transportation GSA Office: 1.35 million SF Retail: 1,200 SF	77 District Winery Forest City Retail: 17,000 SF	93 200 Tingley St SE Up to 22,906 SF Available



ESTABLISHED RETAIL

DISTRICT WHARF

- SHAKE SHACK
- BEN & JERRY'S
- WHISKEY CHARLIE
- LUPO MARINO
- HANKS
- KIRWAN'S
- Del Mar DE FABIO TRABACCHI
- HYATT house
- KITH
- KIN
- canopy
- CANTINA bambino
- BRIGHTON
- MI-VIDA
- POLITICS PROSE
- INTERCONTINENTAL OFFICINA
- COLADA SHOP
- Toastique
- TIKI TNT

D.C. UNITED

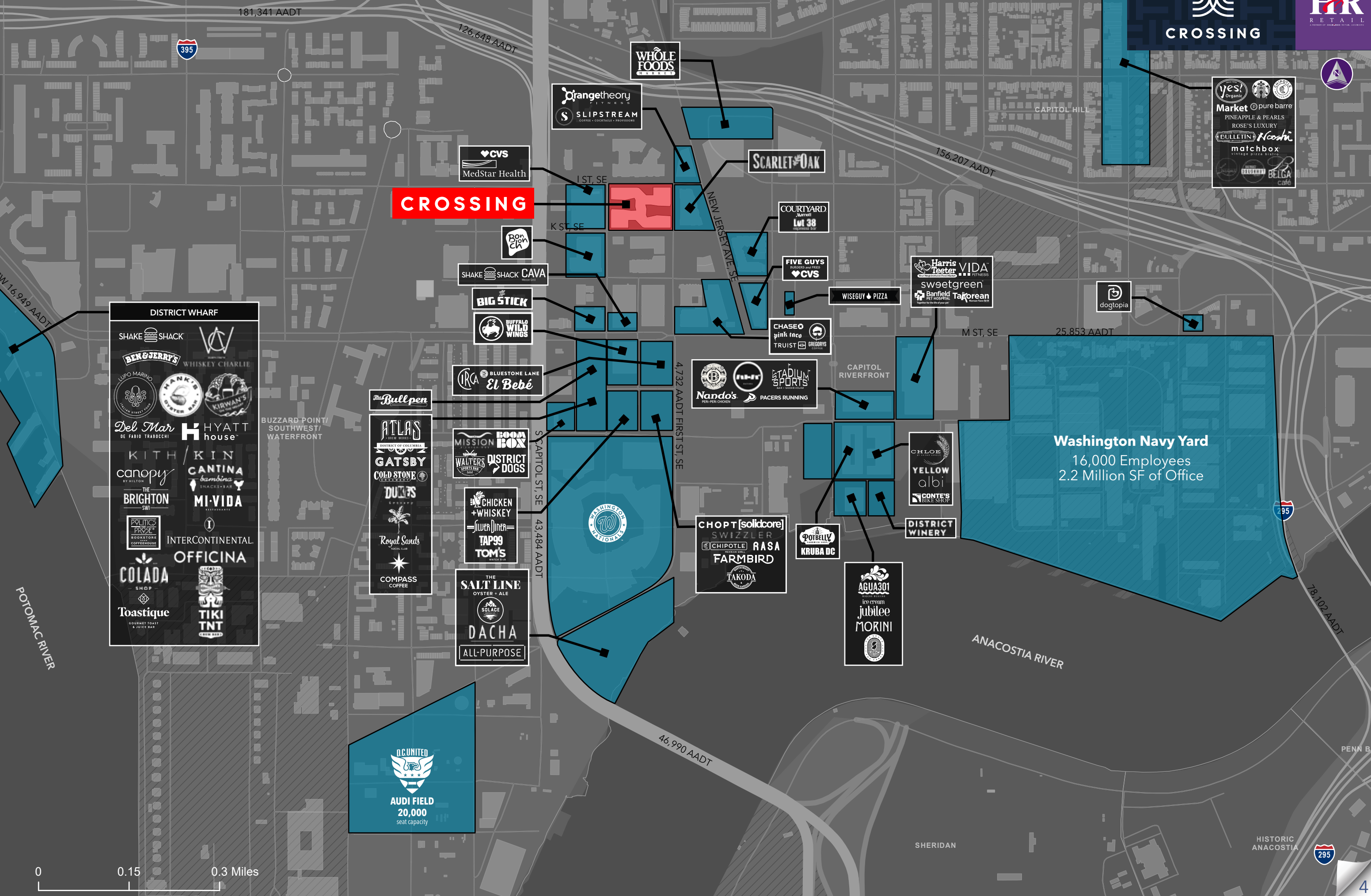
AUDI FIELD
20,000 seat capacity

CROSSING



Washington Navy Yard
16,000 Employees
2.2 Million SF of Office

yes! Organic
Market @ pure barre
PINEAPPLE & PEARLS
ROSE'S LUXURY
BULLETIN Koolhaa
matchbox
vintage pizza bistro
BELCA cafe

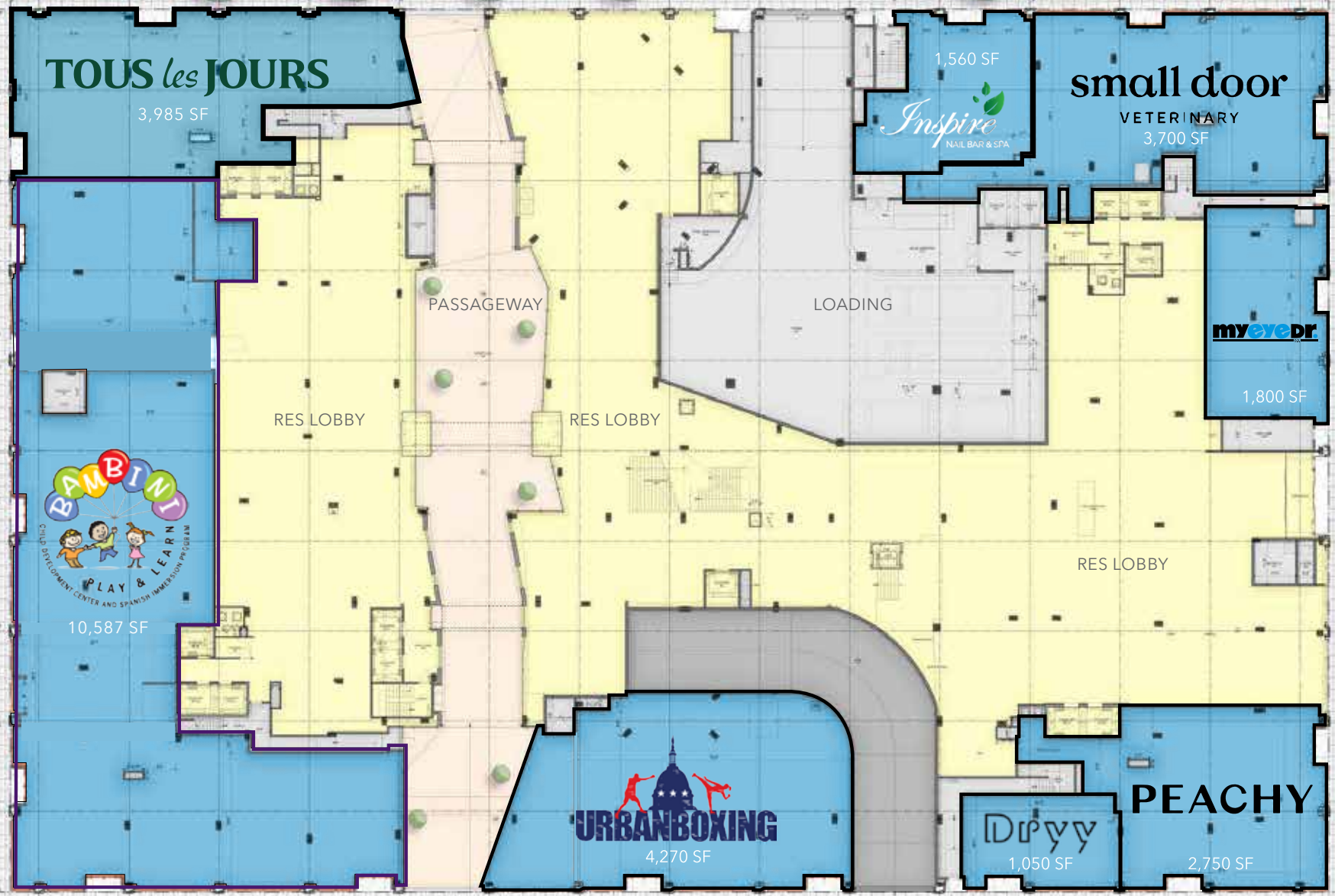


HALF ST, SE

I ST, SE

FIRST ST, SE

K ST, SE



Legend
 LEASED

Summary Demographic Profile

2023 and 2028 Esri Forecasts. Converted Census 2010 data into 2020 geography
 Lat/Lon: 38.87883/-77.00673



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POPULATION			
2010 Total Population	7,282	24,938	49,966
2020 Total Population	8,328	26,695	52,530
2023 Total Population	21,854	46,652	76,530
2028 Total Population	26,423	56,472	88,635
2023-2028 Annual Rate	3.87%	3.89%	2.98%
Median Age	34.8	36.7	37.0

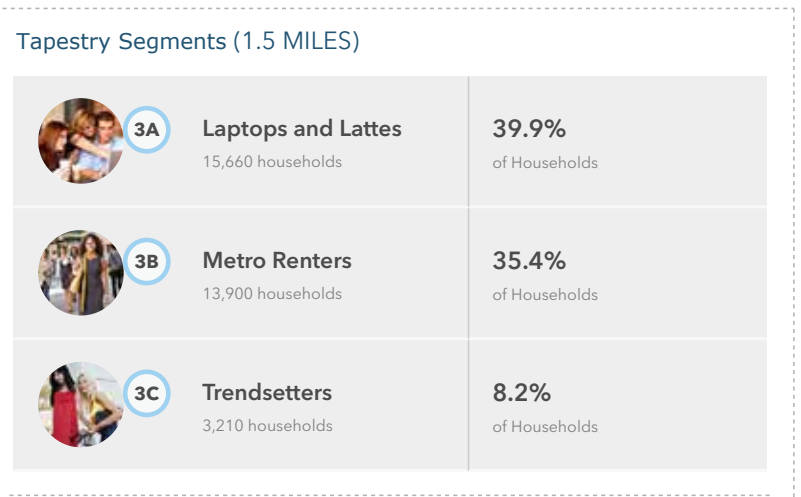
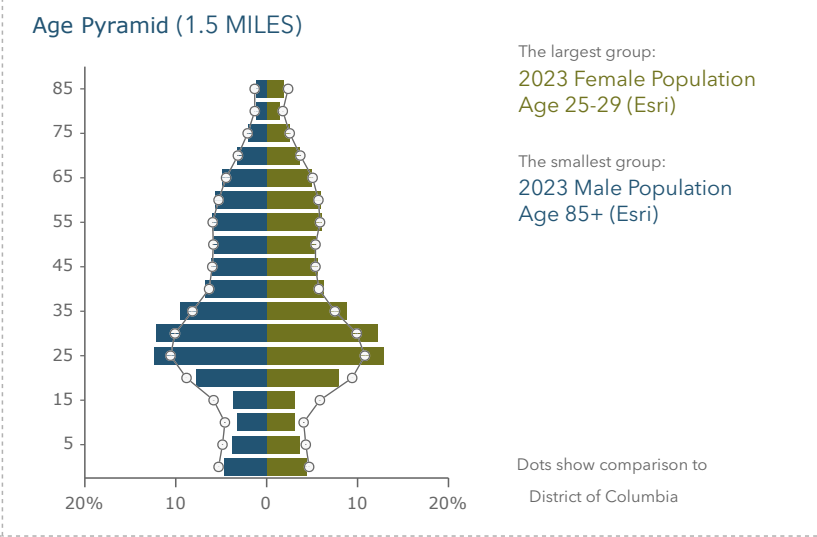
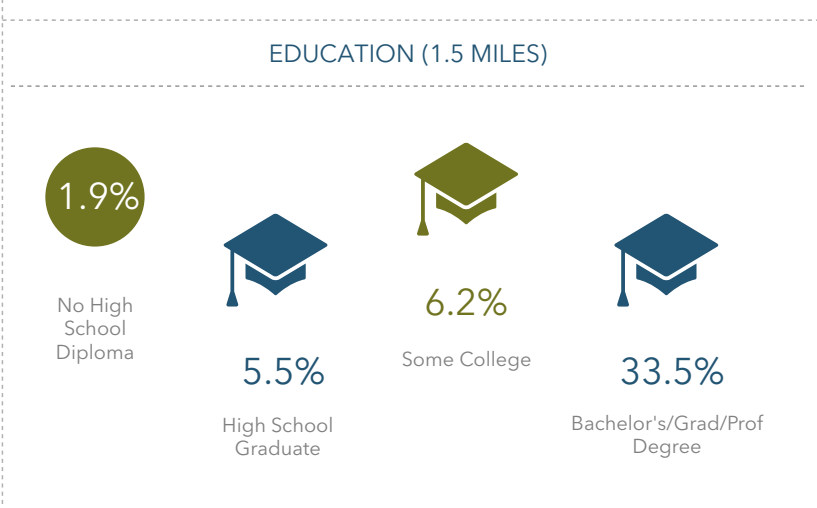
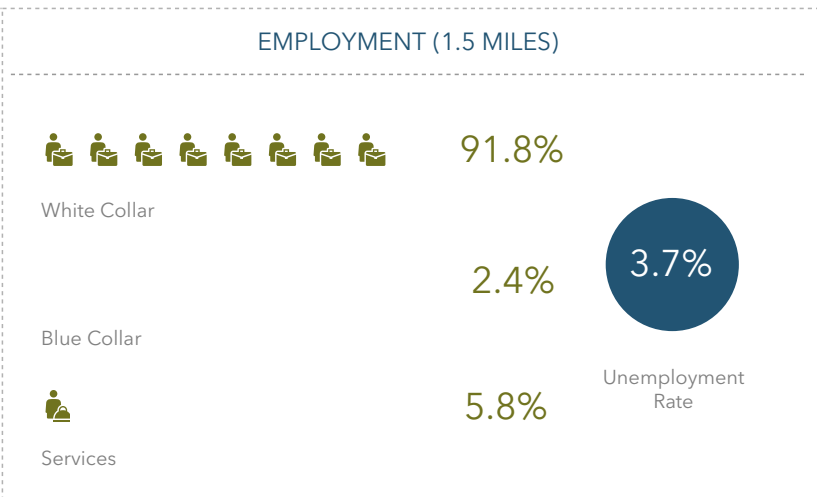
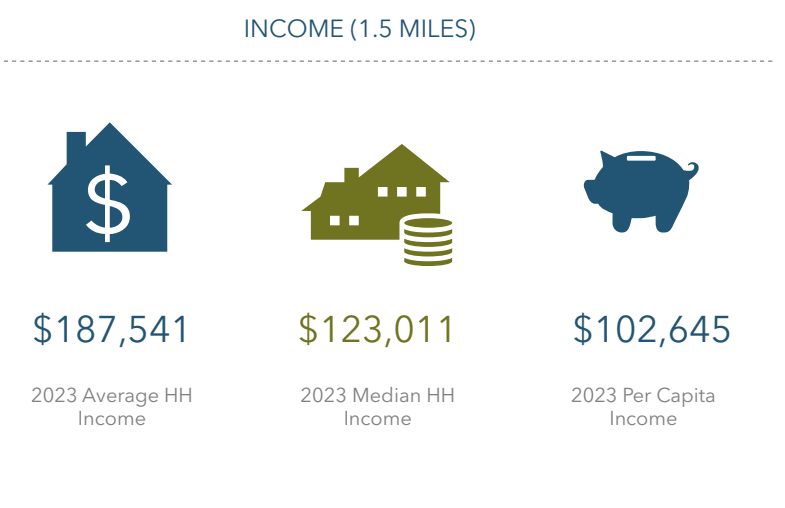
HOUSEHOLDS			
2010 Households	3,626	13,741	24,948
2020 Households	4,617	14,635	26,601
2023 Households	13,147	27,482	41,660
2028 Households	16,194	33,520	48,880
2023 Average Household Size	1.65	1.67	1.80

2023 INCOME			
Average Household Income	\$174,341	\$170,394	\$187,541
Median Household Income	\$122,966	\$114,596	\$123,055
Per Capita Income	\$93,569	\$97,566	\$101,281

2023 POPULATION BY RACE/ETHNICITY			
White Alone	63.4%	60.1%	60.5%
Black Alone	23.2%	28.3%	27.8%
American Indian/Alaskan Native Alone	0.3%	0.5%	0.4%
Asian Alone	4.9%	5.0%	4.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	1.8%	2.0%	2.0%
Two or More Races	7.6%	7.9%	8.3%
Hispanic Origin (Any Race)	6.6%	7.1%	7.0%

2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	17,544	37,468	60,303
Less than 9th Grade	1.8%	1.6%	1.3%
9th - 12th Grade, No Diploma	2.0%	2.4%	1.9%
High School Graduate	4.8%	5.0%	5.5%
GED/Alternative Credential	0.8%	0.8%	0.9%
Some College, No Degree	5.0%	6.7%	6.2%
Associate Degree	3.6%	3.5%	2.9%
Bachelor's Degree	39.7%	35.4%	33.5%
Graduate/Professional Degree	42.3%	44.7%	47.7%

BUSINESS			
Total Business	682	2,710	5,793
Total Employees	26,704	86,264	181,861
Employee/Residential Population Ratio	1.600:1	1.620:1	2.320:1



Laptops and Lattes

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

Trendsetters

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.



CROSSING

OVERALL PROJECT:

TWO ACRE SITE AT THE NORTHWEST QUADRANT OF FIRST ST, SE AND K ST, SE

818 29,702 SF

APARTMENTS

OF RETAIL

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