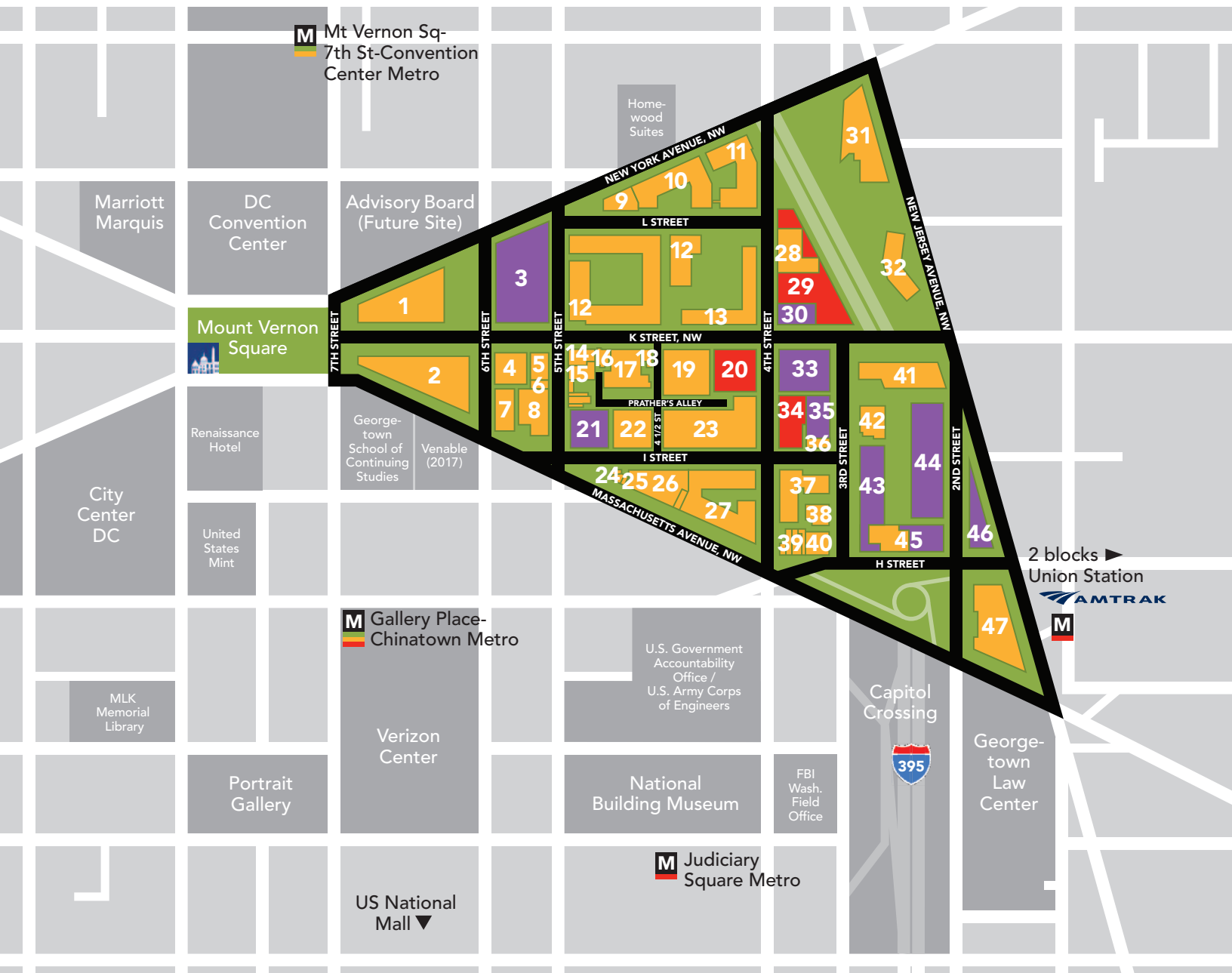




MOUNT VERNON TRIANGLE DC

DEVELOPMENT MAP

AS OF SECOND QUARTER 2017



60+ RESTAURANTS & SHOPS



1.8 MILLION SF OFFICE



18 THOUSAND RESIDENTS WITHIN 0.5 MILE

DEVELOPMENT SUMMARY - AS OF FOURTH QUARTER 2016

MVT Development	Office SF	Residential Units	Hotel Rooms	Retail SF
Existing	1,689,371	3,998	238	280,815
Under Construction	103,000	547	0	21,144
In the Pipeline	1,033,867	547	376	96,900
Total Projected Build-out	2,826,238	5,092	614	398,859



OFFICE

- 1 Association of American Medical Colleges (AAMC)**
Office: 273,280 sf | Retail: 14,346 sf
Owner: AAMC
- 2 601 Massachusetts Avenue (key tenant: Arnold & Porter)**
Office: 460,500 sf | Retail: 18,300 sf
Owner: Boston Properties
- 3 1001 6th Street**
Office: 495,000 sf | Retail: 29,000 sf
Owners: Steuart Investments & Boston Properties
- 16 Federal Management Systems**
Office: 6,072 sf
Owner: Federal Management Systems
- 23 425 Eye Street (key tenant: Veterans Affairs)**
Office: 361,647 sf | Retail: 26,353 sf
Owner: Paramount Group, Inc.
- 26 455 Massachusetts Avenue**
Office: 230,872 sf | Retail: 12,393 sf
Owner: ASB Real Estate Investments
- 33 300 K Street**
Office: 233,079 sf | Retail: 12,700 sf
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 34 901 4th Street (future owner: DC Bar)**
Office: 103,000 sf | Retail: 7,734 sf
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 35 950 3rd Street**
Office: 117,788 sf
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 45 AIPAC**
Office: 90,000 sf
Planned: 162,000 sf Office
Owner: AIPAC
- 47 111 Massachusetts Avenue (key tenant: Homeland Security)**
Office: 267,000 sf
Planned: 95,400 sf Office & Retail
Owner: Douglas Development

RESIDENTIAL

- 8 555 Massachusetts Avenue**
Condo units: 246
Developer: The JBG Companies
- 9 460NYA**
Condo units: 63
Developers: Bozzuto & NVCommercial

- 10 Meridian at Mount Vernon Triangle**
Rental units: 390
Owners: Steuart Investments & Paradigm
- 11 Meridian at Mount Vernon Triangle II**
Rental units: 393
Owners: Steuart Investments & Paradigm
- 12 City Vista**
Condo units: 441 | Rental units: 244
Retail: 115,000 sf (includes 55,000 sf Safeway)
Owners: Gables Residential (apartments) & EDENS (retail)
- 13 Museum Square Apartments**
Rental units: 302 | Retail: 6,500 sf
Owner: Bush Construction Corporation
- 17 450K**
Rental units: 233 | Retail: 6,576 sf
Owner: Ogden CAP Properties
- 19 Lyric 440 K Apartments**
Rental units: 234 | Retail: 9,130 sf
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 20 The Lydian**
Rental units: 324 | Retail: 13,410 sf
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 22 455 Eye Street**
Rental units: 174 | Retail: 2,000 sf
Owner: Equity Residential
- 27 401 & 425 Massachusetts Avenue**
Rental units: 559 | Retail: 1,952 sf
Owner: Equity Residential
- 28 The Aspen DC Apartments**
Rental units: 133 | Retail: 5,890 sf
Owners: Blue Sky Housing, Paramount Development & Ellisdale Construction and Development
- 29 Plaza West**
Rental units: 223
Owner: Bible Way Church
- 32 Golden Rule Plaza**
Senior rental units: 119
Owner: Bible Way Church
- 36 Madrigal Lofts**
Condo units: 259
Developers: The Wilkes Co. & Quadrangle Development Corp.
- 38 The Sonata**
Condo units: 75
Developers: The Wilkes Co. & Quadrangle Development Corp.
- 41 Carmel Plaza Apartments**
Rental units: 133 | Retail: 14,180 sf
Owner: Bush Construction Corporation

- 43 801 3rd Street**
Rental units: 335
Owners: The Wilkes Co., Quadrangle Development Corp. & Mount Carmel Baptist Church
- 46 Capitol Vista**
Rental units: 104 | Retail: 3,200 SF
Developer: Voltron Partners

HOSPITALITY

- 7 Hampton Inn**
Hotel rooms: 228
- 21 901 5th Street**
Hotel rooms: 176 | Condo units: 35
Retail: 7,600 sf
Owners: Peebles Corporation & Walker Group
- 30 4th & K Street**
Hotel rooms: 200 | Rental units: 33
Retail: TBD
Owner: Lima Hotels
- 36 Capital View Hostel**
Rooms: 10 | Beds: 40

PLACES OF WORSHIP

- 31 Bible Way Church**
- 38 Second Baptist Church**
- 42 Mount Carmel Baptist Church**

HISTORIC BUILDINGS & OTHER SITES

- 4 917 – 923 6th Street & 508 K Street**
- 5 500 K Street**
- 6 924 5th Street**
- 14 476 K Street**
- 15 925 5th Street**
- 18 444 – 446 K Street**
- 24 459 Massachusetts Avenue**
- 25 Mount Vernon Triangle CID Office**
- 39 311, 313, 315 & 317 H Street**
- 44 2nd & H Parking Deck Air Rights Development**
Floor plate: 89,995 sf
Owner: District of Columbia Government



Historical Society of Washington, DC – located at Historic Carnegie Library at Mount Vernon Square