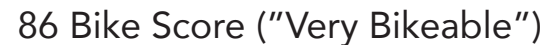
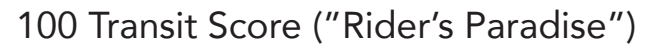
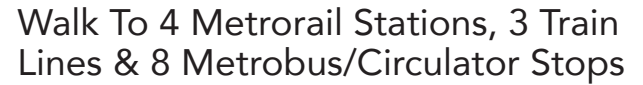




CELEBRATING 15 YEARS IN 2019
MOUNT VERNON TRIANGLE
IS ONE OF DC'S BEST EXAMPLES OF
A TRUE MIXED-USE COMMUNITY.



Sources: Walkscore.com

HOME TO SOME OF THE MOST PROMINENT NAMES IN BUSINESS & RETAIL



WITH BUILDOUT APPROXIMATELY 75% COMPLETE, OPPORTUNITIES REMAIN TO BE PART OF #LIFEINMVT!

Existing: 1,793,059 SF
Under Construction: -
Pipeline: 1,062,267 SF
Total: 2,855,326 SF

Existing: 4,545 Units

Under Construction: 456 Units

Pipeline: -

Total: 5,001 Units

Existing: 279,694 SF

Under Construction: 25,684 SF

Pipeline: 98,700 SF

Total: 404,078 SF

- Existing: 238 Rooms
- Under Construction: 481 Rooms
- Pipeline: 153 Rooms

Total: 872 Rooms



WHY MVT?



ATTRACTIVE POPULATION DEMOGRAPHICS



7,000
Estimated Residents
(32.3 Median Age)



9,000
Estimated Daytime
Office Workers



\$101k
Median Income for
Residents Ages 25-44

COMPETITIVE REAL ESTATE FUNDAMENTALS



96%
Residential Occupancy



\$65.25
Class A Office Rent
(Full Service)



\$49.27
Retail Market Rent
(NNN)

STRONG GROWTH TRAJECTORY



129%
Residential Population
Growth since 2010



1.1M
SF Office in Pipeline



634
Hotel Rooms Under
Construction or in
Pipeline

EMERGING DESTINATION APPEAL

Park & Open Space Planning



Supports community
demand for more
desireable green space
amenities

Art & Cultural Activations



Inspires curation of
iconic neighborhood
landmarks

Transportation Planning



Supports creation of
safer, more convenient
neighborhood access
and connectivity

Sources: US Census 2013-2017 ACS; US Census 2000 & 2010; CoStar



November 2019