

CELEBRATING 15 YEARS IN 2019 MOUNT VERNON TRIANGLE IS ONE OF DC'S BEST EXAMPLES OF

A TRUE MIXED-USE COMMUNITY.



A VIBRANT & ACCESSIBLE EPICENTER IN THE HEART OF DOWNTOWN, DC



Walk To 4 Metrorail Stations, 3 Train Lines & 8 Metrobus/Circulator Stops

ર્ટ Access 10 Capital Bikeshare Stations

97 Walk Score ("Walker's Paradise")

100 Transit Score ("Rider's Paradise")

86 Bike Score ("Very Bikeable")

alta STR*ada*

HOME TO SOME OF THE MOST NAMES IN BUSINESS & RETAIL









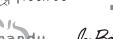


Arnold&Porter



















TEXAS de BRAZI



sweetgreen'

nicoletta

tropical CAFF



Hotel Summary

Existing: 238 Rooms

Pipeline: 153 Rooms

Total: 872 Rooms

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

Office Summary **Residential Summary Retail Summary** 24.5% 37.2% 62.8% 90.9% Existing: 1,793,059 SF Existing: 4,545 Units Existing: 279,694 SF Under Construction: -Under Construction: 456 Units Under Construction: 25,684 SF Pipeline: 1,062,267 SF Pipeline: -Pipeline: 98,700 SF Total: 2,855,326 SF Total: 5,001 Units Total: 404,078 SF

Under Construction: 481 Rooms

WHY MVT?



ATTRACTIVE POPULATION DEMOGRAPHICS



7,000Estimated Residents (32.3 Median Age)



9,000Estimated Daytime
Office Workers



\$101kMedian Income for Residents Ages 25-44

COMPETITIVE REAL ESTATE FUNDAMENTALS



96%Residential Occupancy



\$65.25Class A Office Rent
(Full Service)



\$49.27Retail Market Rent (NNN)

STRONG GROWTH TRAJECTORY



129%Residential Population
Growth since 2010



1.1MSF Office in Pipeline



634Hotel 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

