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

Mount Vernon Triangle Community Improvement District
200 K Street NW, Suite 3, Washington, DC 20001
(202) 216-0511 | info@mvtcid.org
MountVernonTriangle.org

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

Walk To 4 Metrorail Stations, 3 Train Lines & 8 Metrobus/Circulator Stops
Access 10 Capital Bikeshare Stations
97 Walk Score ("Walker’s Paradise")
100 Transit Score ("Rider’s Paradise")
86 Bike Score ("Very Bikeable")

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!

Office Summary

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

Residential Summary

- Existing: 4,545 Units
- Under Construction: 456 Units
- Pipeline: -
- Total: 5,001 Units

Retail Summary

- Existing: 279,694 SF
- Under Construction: 25,684 SF
- Pipeline: 98,700 SF
- Total: 404,078 SF

Hotel Summary

- Existing: 238 Rooms
- Under Construction: 481 Rooms
- Pipeline: 153 Rooms
- Total: 872 Rooms

Sources: Walkscore.com
WHY MVT?

ATTRACTION 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


November 2019