

- 1 20 M STREET**
6,000 s.f.
Janet McCarthy
Lerner Enterprises
301-692-2206
- 2 100 M STREET**
8,500 s.f.
Bill Miller
Transwestern
202-775-7033
- 3 NATIONALS PARK**
40,000 s.f.
Erik Moses
DCSEC
202-547-9077
- 4 CAPITOL HILL TOWER**
7,000 s.f.
Sheldon Stein
Valhal Corporation
888-566-7769 x21
- 5 909 NEW JERSEY AVE**
6,000 s.f.
John Asadoorian
Asadoorian Retail Solutions
202-333-9066
Est. delivery 2Q 2009
- 6 1015 HALF STREET**
21,000 s.f.
Ryan Fetgatter
Opus East
301-354-3108
Est. delivery 2Q 2010
- 7 55 M STREET**
15,000 s.f.
Doug Olson
Monument Realty
202-777-2004
Est. delivery 2Q 2009



#2 100 M STREET

- 10 800 NEW JERSEY**
s.f. TBD
Ed Wolyne
William C. Smith & Co.
202-408-3212
Est. delivery 2013
- 11 23 I STREET**
12,165 s.f.
Lance Marine
CB Richard Ellis
703-905-0331
Est. delivery 2011+
- 12 PLAZA ON K**
27,800 s.f.
Bill Miller
Transwestern
202-775-7033
Est. delivery 2011-2012
- 13 MULTI-FAMILY HOUSING**
a) Retail: 6,000 s.f.
b) Retail: 6,000 s.f.
c) Retail: 6,000 s.f.
d) Retail: 5,000 s.f.
Ted Skirbunt
Capitol Rivefront BID
202-465-7091
Est. delivery 2012-2013+



#7 55 M STREET

- 8 FOUNDRY LOFTS**
10,000 s.f.
Marcie Connolly
Forest City/Eastbanc
202-737-1000
Est. delivery 2010
- 9 900 M STREET**
7,480 s.f.
Joe Falcone
Lincoln Property Co.
202-513-6726
Est. delivery 2Q 2009

- 14 1100 S. CAPITOL**
s.f. TBD
Marvin Roskopf
Ruben Companies
202-638-1555
Est. delivery 2011-2012
- 15 50 M STREET**
5,000 s.f.
Doug Olson
Monument Realty
202-777-2004
Est. delivery 2012+
- 16 1111 NEW JERSEY**
8,000 s.f.
Bert Donohoe
Donohoe Real Estate Services
202-625-4145
Est. delivery 2011-2012



#23 BOILERMAKER SHOP

image courtesy of Forest City

- 17 25 M ST / 1201 HALF ST**
55,000 s.f.
Adam Gooch
Akridge
202-638-3000
Est. delivery 2012
- 18 HALF STREET RESIDENTIAL**
30,000 s.f.
Doug Olson
Monument Realty
202-777-2004
Est. delivery 2010-2011
- 18 W ALOFT HOTEL**
5,000 s.f.
Doug Olson
Monument Realty
202-777-2004
Est. delivery 2010-2011
- 19 SQUARE 701**
s.f. TBD
Mindy Carmen
WILCO Companies
202-728-1001
Est. delivery 2012+
- 20 PHASE II DEV. PARCELS**
236,340 s.f.
Marcie Connolly
Forest City / Eastbanc
202-737-1000
Est. delivery 2013+
- 21 FEDERAL GATEWAY II**
12,000 s.f.
Ed Wolyne
William C. Smith & Co.
202-408-3212
Est. delivery 2011-2012
- 22 401 M STREET**
50,660 s.f.
Marcie Connolly
Forest City / Eastbanc
202-737-1000
Est. delivery 2012
- 23 BOILERMAKER SHOP**
45,500 s.f.
Marcie Connolly
Forest City/Eastbanc
202-737-1000
Est. delivery 2010



#25 PARK PAVILIONS

image courtesy of Forest City

- 24 BUILDING 170**
4,000 s.f.
Ted Skirbunt
Capitol Riverfront BID
202-465-7091
Est. delivery TBD
- 25 PARK PAVILIONS**
57,500 s.f.
Marcie Connolly
Forest City / Eastbanc
202-737-1000
Est. delivery 2011-2012
- 26 600 M STREET**
20,500 s.f.
Ramsey Meiser
Forest City
202-496-6600
Est. delivery 2012-2013
- 27 BLUE CASTLE**
94,700 s.f.
Eric Rubin
Madison Retail Group
202-730-2003
Est. delivery 2013+
- 28 THE ADMIRAL**
3,000 s.f.
Leon Kafale
ICP Partners
202-543-6874
Est. delivery 2011-2012
- 29 RIVERFRONT ON THE ANACOSTIA**
80,000 s.f.
Peter Teeling
FRP Development
410-771-4100 x121
Est. delivery 2013+
- 30 100 V ST SW**
s.f. TBD
Adam Gooch
Akridge
202-638-3000
Est. delivery 2013+



#4 CAPITOL HILL TOWER

Retail Opportunities Map

FEBRUARY 2009

Capitol Riverfront
Business Improvement District

0 500 ft 1000 ft 1500 ft

Existing Under Construction Planned

DEMOGRAPHIC INFORMATION¹

BID Population, 4Q 2008	1,100-1,200
Population within one mile of 3rd & M Streets, SE ²	27,000
Avg. HH income within one mile of 3rd & M Streets, SE ²	\$86,000
Daytime Population	35,000
2008 total visitors to BID	2.5 million
Navy Yard Metro Avg. Weekday ³	16,250

Residential Development, 4Q 2008

Existing	1,830 units
Under Construction	767 units
Planned	6,505

1) Capitol Riverfront BID 2) ESRI/WDCEP 2008 Estimates 3) WMATA (2008)