DC’s Fastest Growing Neighborhood

10,500 Residents

58+ Restaurants

35K Daytime Employees

Convenient Location

DCA 10 Minutes
The Pentagon 10 Minutes
Downtown 10 Minutes
US Capitol 5 Minutes
Union Station 10 Minutes
St. Elizabeths 5 Minutes

1 Navy Yard-Ballpark Metro Station
91 Walk Score
8 Capital Bikeshare Stations

Direct Access To I-395 and I-295

www.capitolriverfront.org
Join Premier Office Tenants

“The Capitol Riverfront is an ideal office location for nonprofits and associations who want convenient access to decision makers on Capitol Hill as well as a vibrant neighborhood where employees can work and live. NAB is excited to locate here and take advantage of all the locational amenities that the Capitol Riverfront has to offer – accessibility, proximity, great economic value, and destination qualities.”

– Gordon Smith, National Association of Broadcasters (NAB), President and CEO

Existing Office Tenants

<table>
<thead>
<tr>
<th>BROADCASTERS</th>
<th>CO-WORKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBS Radio</td>
<td>wework</td>
</tr>
<tr>
<td>Booz Allen Hamilton</td>
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</tr>
</tbody>
</table>

Consulting

ALION SCIENCE AND TECHNOLOGY

Government

U.S. Department of Transportation

d. District Department of Transportation

dc water is life

Government Affairs

Mercury

Non-Profit

AARP Real Possibilities

NAB National Association of Broadcasters

Retail Industry Leaders Association

The Trust for Public Land

African Wildlife Foundation

Interior photo credit: Mark Luthringer
Yards retail photo credit: Brookfield Properties
## Retail & Hospitality

<table>
<thead>
<tr>
<th>Hotels</th>
<th>Open Now</th>
<th>Opening in 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence Inn by Marriott</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Courtyard by Marriott</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hampton Inn by Hilton</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homewood Suites by Hilton</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thompson Hotels (225 Keys)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 4 HOTELS

### 95+ RETAILERS

### Opening in 2019-2020

- Punch Bowl Social
- Shilling Canning Company
- Atlas Pizza Kitchen
- Union Kitchen Grocery
- Albi
- Compass Coffee
- Somewhere
- MedStar Health

### Existing Retailers

- Cava Mezze Grill
- Whole Foods Market
- Steadfast Supply
- District Winery
- Due South
- G&B
- Harris Teeter
- ice cream jubilee
- Morini Makers
- Circa
- Nando's Peri-Peri Chicken
- Orangetheory Fitness
- Pacers Running
- Philz Coffee
- roti
- Shake Shack
- Slipstream Crafted Coffee & Libations
- Sweetgreen
- Dacha Restaurant & Bar
- Whaley's 9W

[www.capitolriverfront.org](http://www.capitolriverfront.org)
Available Properties

**99 M**
Skanska
108,000 Office SF Available
Delivery: 2Q 2018
Contact: Doug McLean & Adam Biberay, Lincoln Property Co., 202.513.6700

**One M**
Monument Realty/NAB
51,000 Office SF Available
Delivery: 2Q 2019
Contact: Manny Fitzgerald, CBRE, 202.585.5540

**25 M**
Akridge/Brandywine
223,000 Office SF Available
Delivery: 2021
Contact: Kevin Howard, CBRE, 202.585.5776

**Federal Gateway**
WC Smith
5,500 Office SF Available
Delivery: 2003
Contact: Brendan Owen, NGKF, 202.312.5769

**55 M**
Hines
11,388 Office SF Available
Delivery: 2009
Contact: Evan Behr, JLL, 202.719.5642

**80 M**
Columbia Property Trust
19,000 Office SF Available
Delivery: 2001
Contact: Doug Mueller, JLL, 202.719.5594

**100 M**
Lionstone
20,000 Office SF Available
Delivery: 2009
Contact: Bethany Allen, Monument, 202.777.2026

**1015 Half Street**
Prudential
42,289 Office SF Available
Delivery: 2011
Contact: Mark Sullivan, Cushman & Wakefield, 202.463.1126

**Maritime Plaza II**
COPT
9,600 Office SF Available
Delivery: 2003
Contact: Gregory Tomasso, Avison Young, 202.644.8551

Contact Information

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