





THE MORRIS & GWENDOLYN CAFRITZ FOUNDATION

Retail Leasing By: H&R Retail Development By: The Morris & Gwendolyn Cafritz Foundation



OVERVIEW

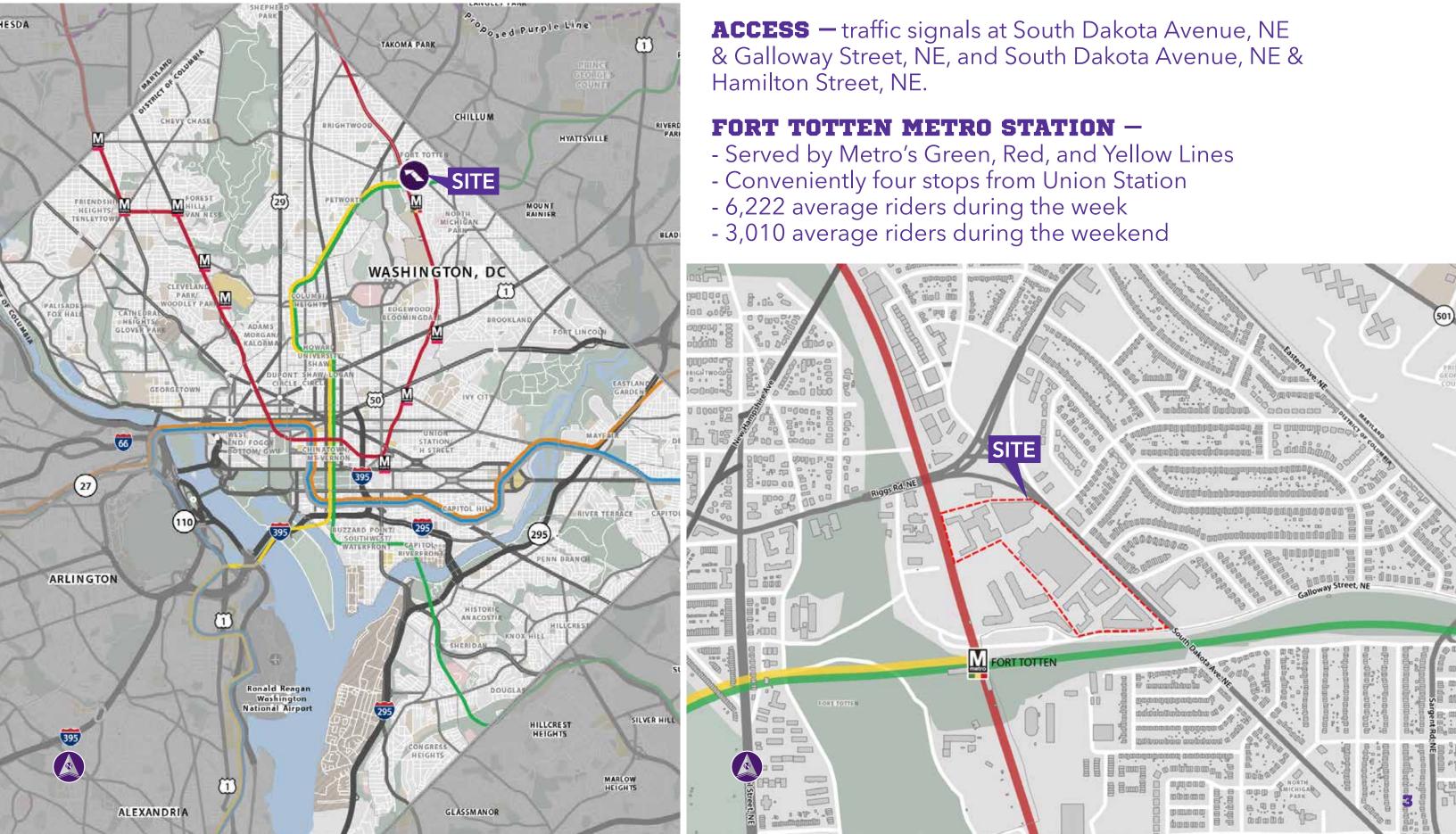




MORRIS & GWENDOLYN CAFRITZ FOUNDATION **are proud to present** ART PLACE AT FORT TOTTEN, LOCATED IN ONE OF THE MOST VIBRANT URBAN **NEIGHBORHOODS IN**

- •16.5 acre site strategically located on South Dakota Avenue, NE, just south of Riggs Road, NE, in Northeast Washington, DC.
- At full build out the project will consist of **145K** square feet of retail, **814** residential units, **29K** square foot children's museum, **48K** square foot food hall & tap room, **39K** square foot performance venue.
- Currently the project consists of **520** multi-family residential units and **93K** square feet of retail including Onelife Fitness.
- Anchor spaces are available with flexible sizes.
- The project will be registered for **LEED ND** certificatio
- 824 recently delivered and planned residential units less than **0.5** miles from project.

LOCATION





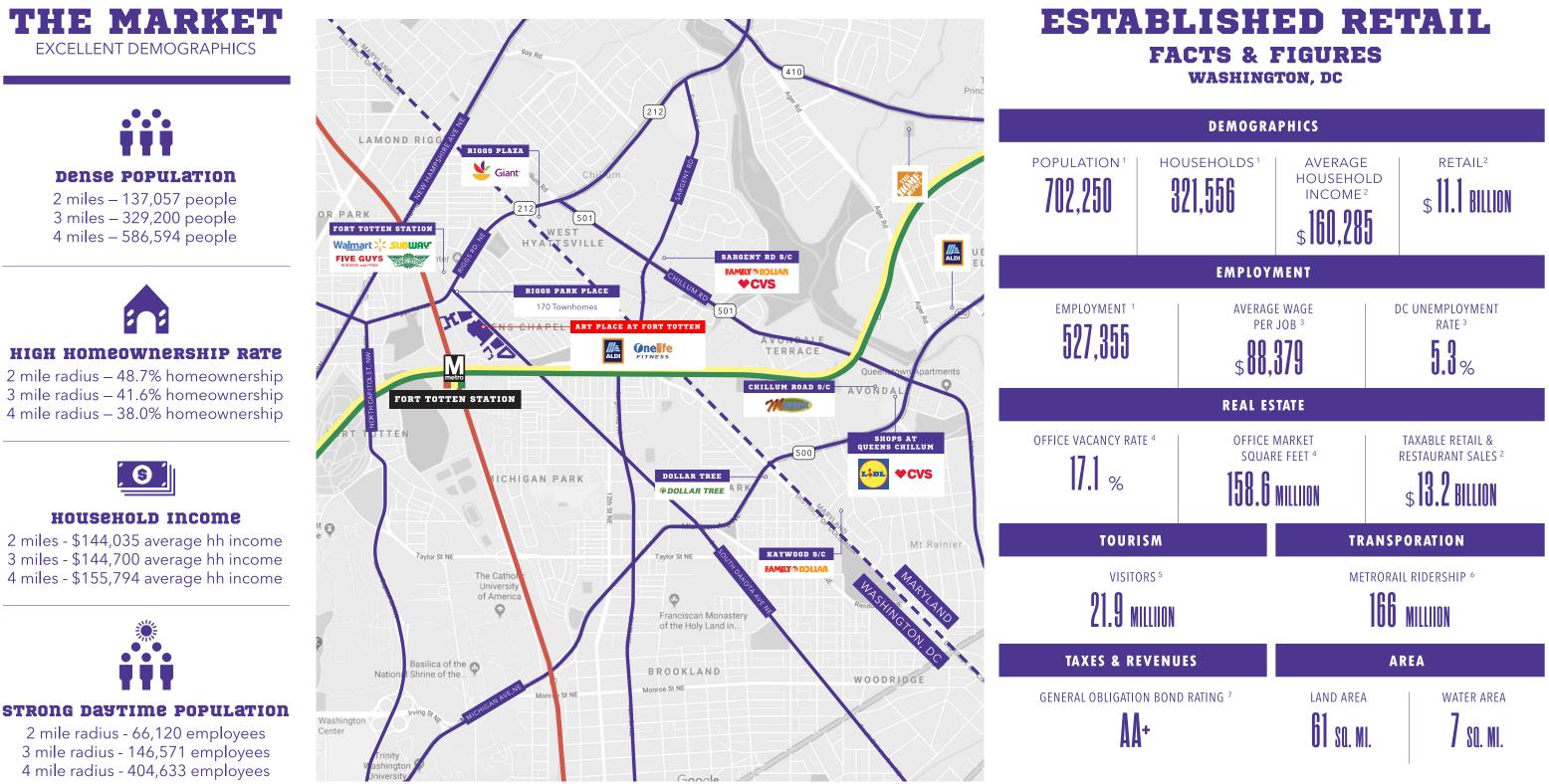
CONVENIENT TO NEIGHBORING ACTIVITY CENTERS

<u>1.4 MILES FROM</u>	<u>1.7 MILES FROM</u>
THE CATHOLIC UNIVERSITY OF AMERICA	MedStar Washington Hospital Center
2.25 MILES FROM	2.4 MILES FROM
THE MALL AT RINCE GEORGES	COLUMBIA HEIGHTS DC USA
3.4 MILES FROM	<u>3.75 MILES FROM</u>
A CONTRACTOR OF	UNION STATION WASHINGTON D.C.
3.75 MILES FROM	4.3 MILES FROM

CONVENIENT TO NORTHWEST DC VIA MILITARY ROAD/MISSOURI AVENUE/ RIGGS ROAD



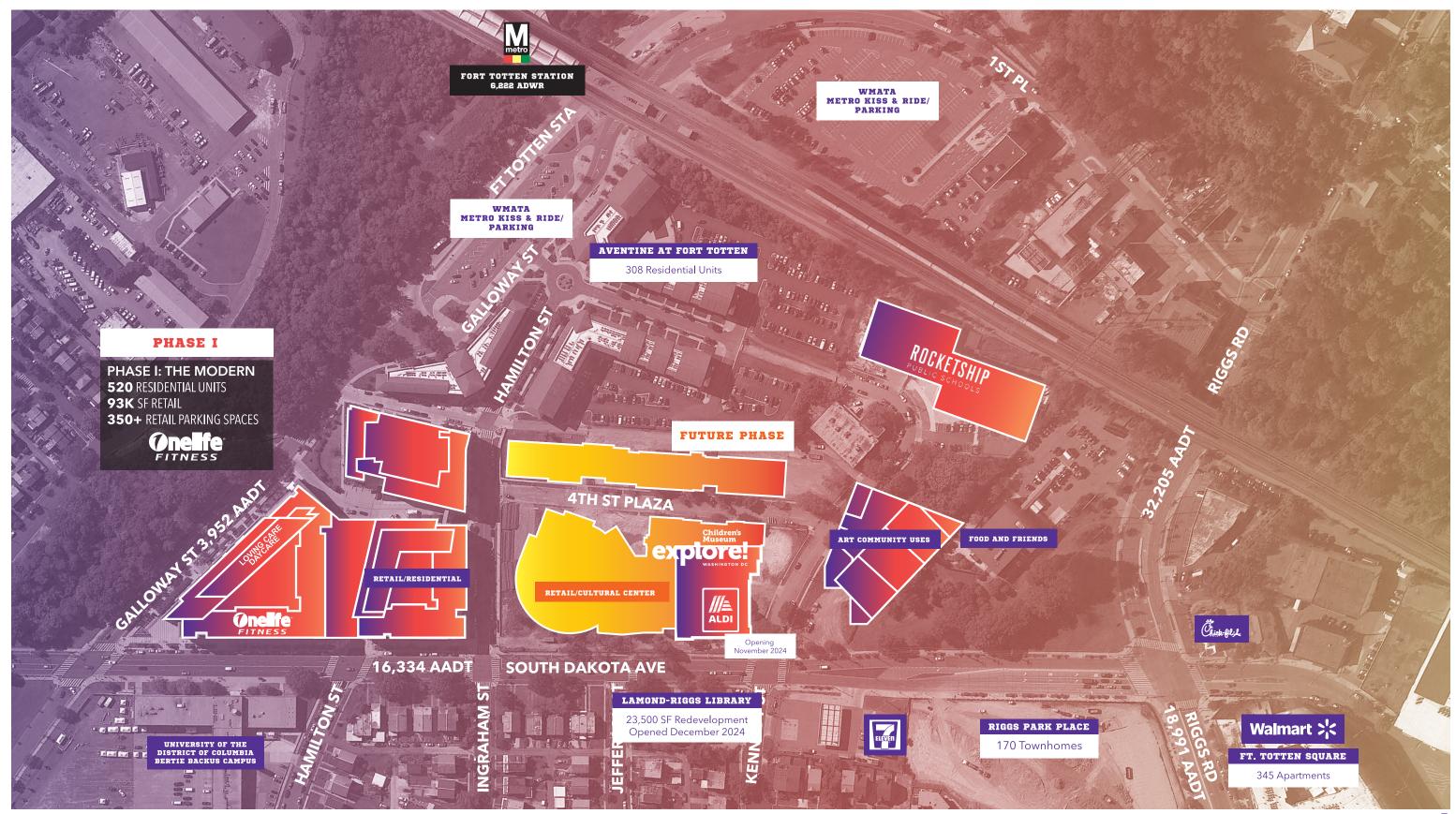
NEIGHBORHOOD





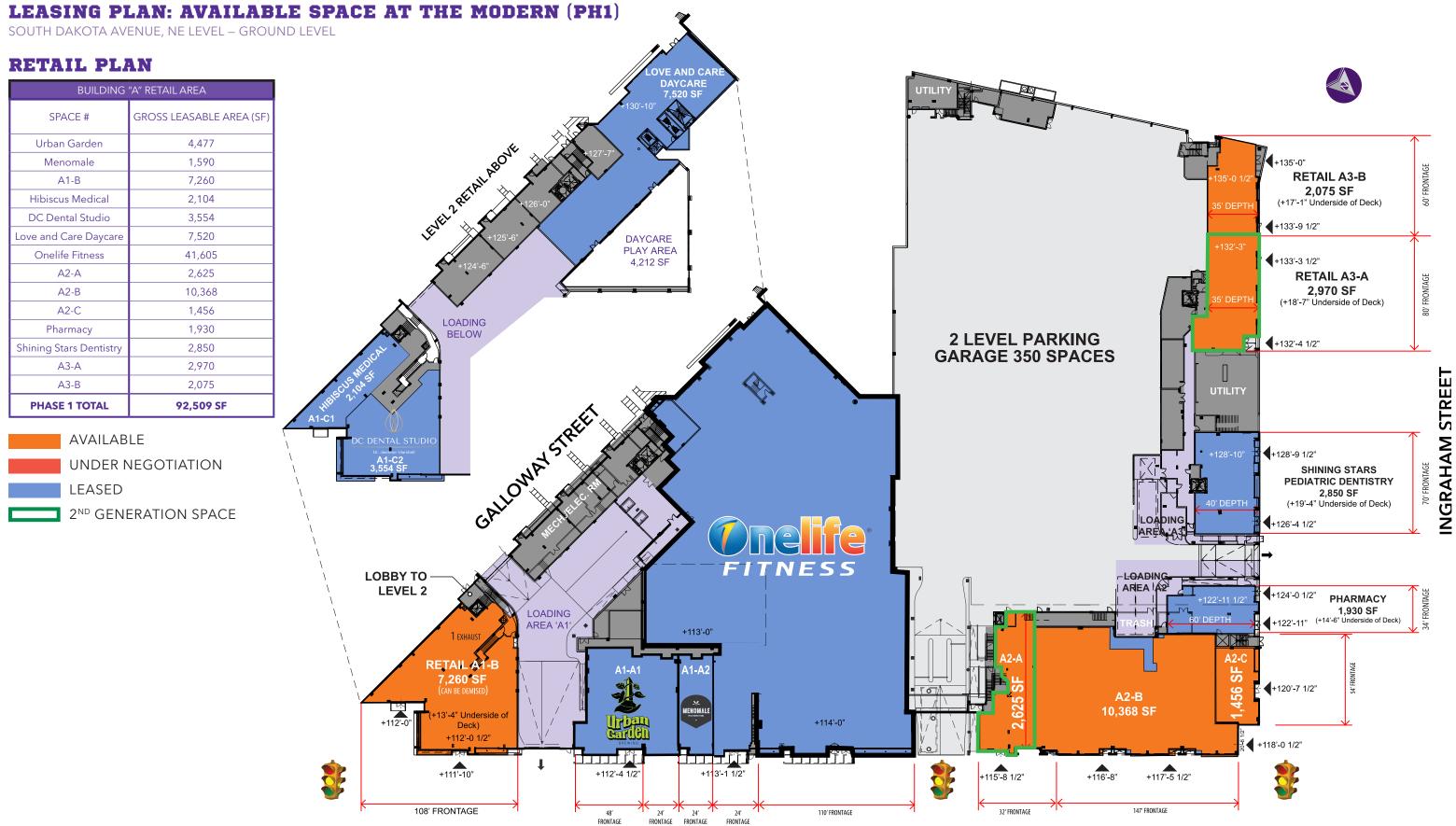
MASTER PLAN

LAYOUT PH1 & PH2





THE MODERN AT ART PLACE



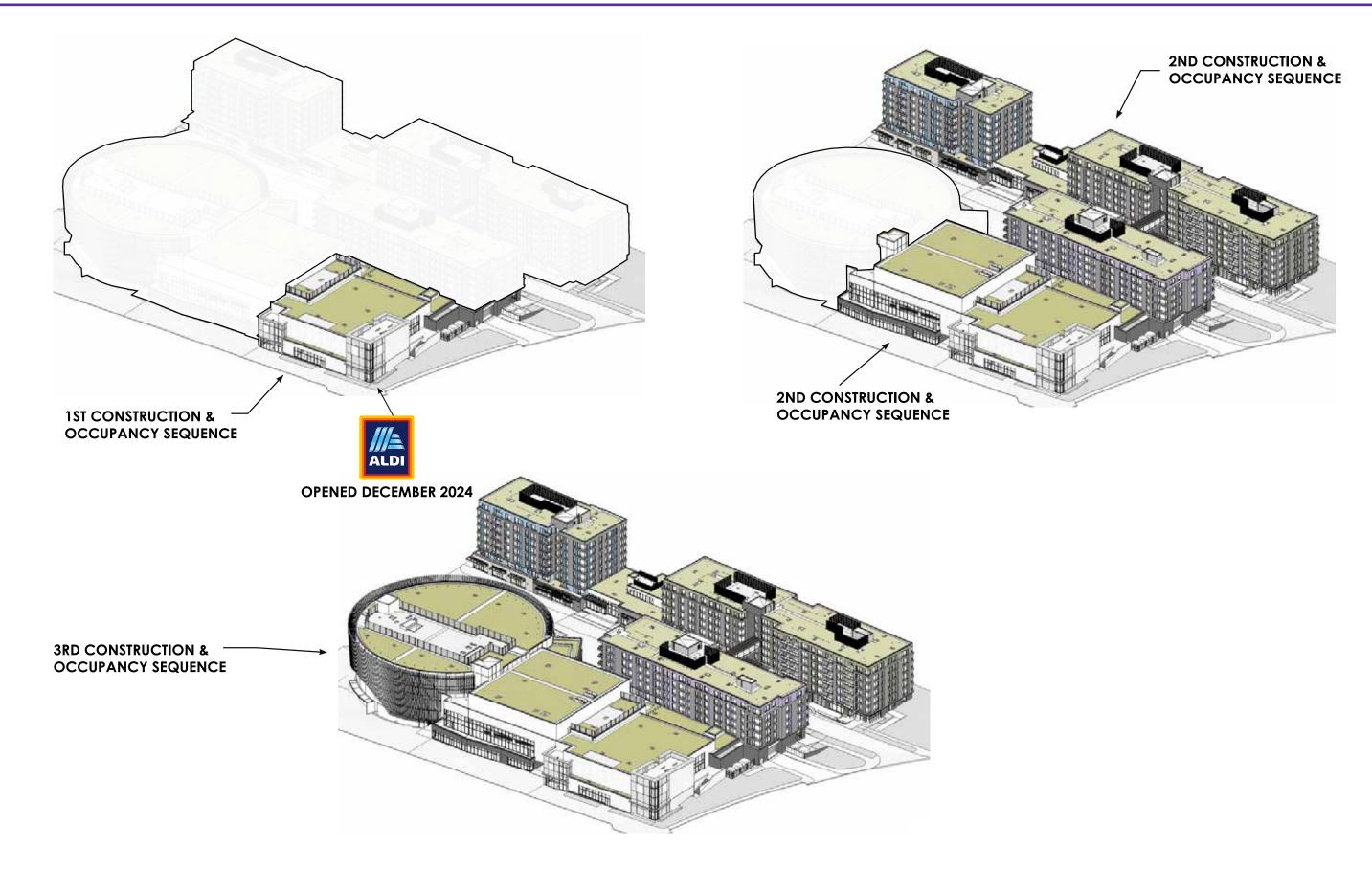
SOUTH DAKOTA AVENUE



7



PHASE II SEQUENCING





PHASE I

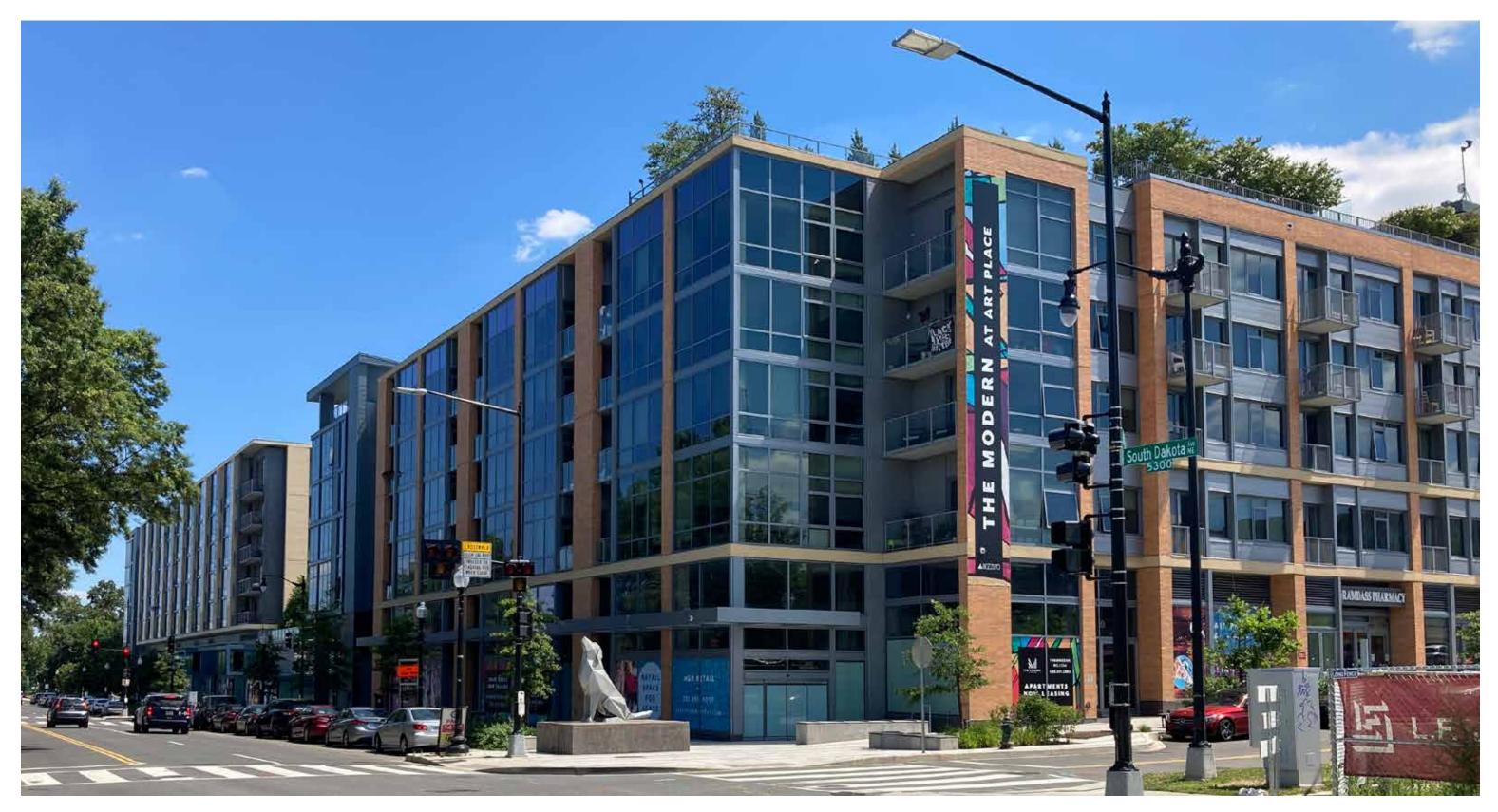
VIEW FROM SOUTH DAKOTA AVENUE





PHASE I

VIEW FROM SOUTH DAKOTA AVENUE & INGRAHAM STREET





ART PLACE AT FORT TOTTEN

12.14

Development By:

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