

LET'S **FEZ** FEZARTPLACE.COM



THE MORRIS & GWENDOLYN
CAFRTZ FOUNDATION

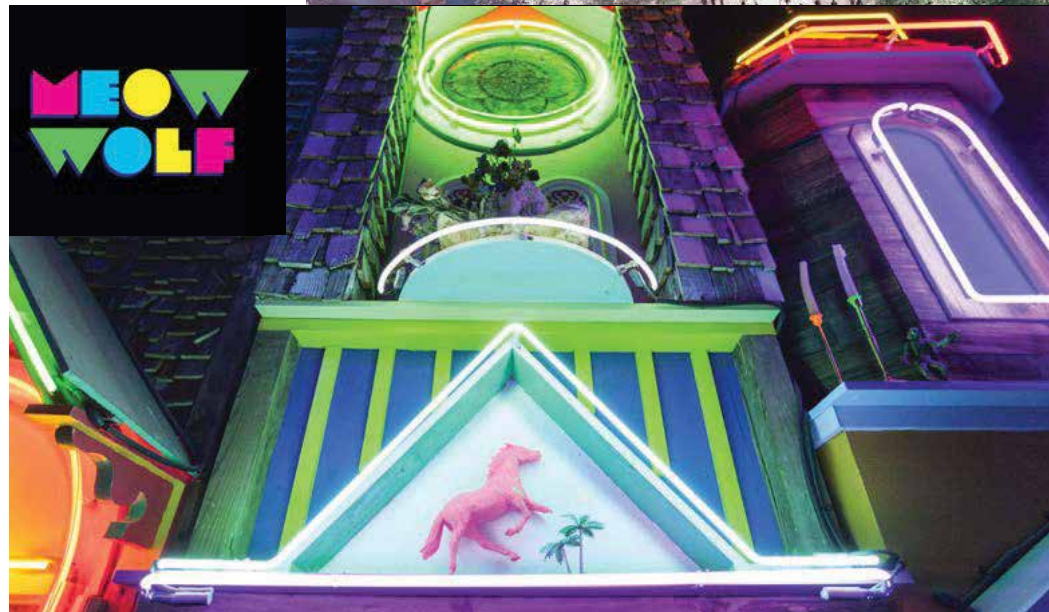
Retail Leasing By: H&R Retail
Development By: The Morris & Gwendolyn Cafritz Foundation



OVERVIEW

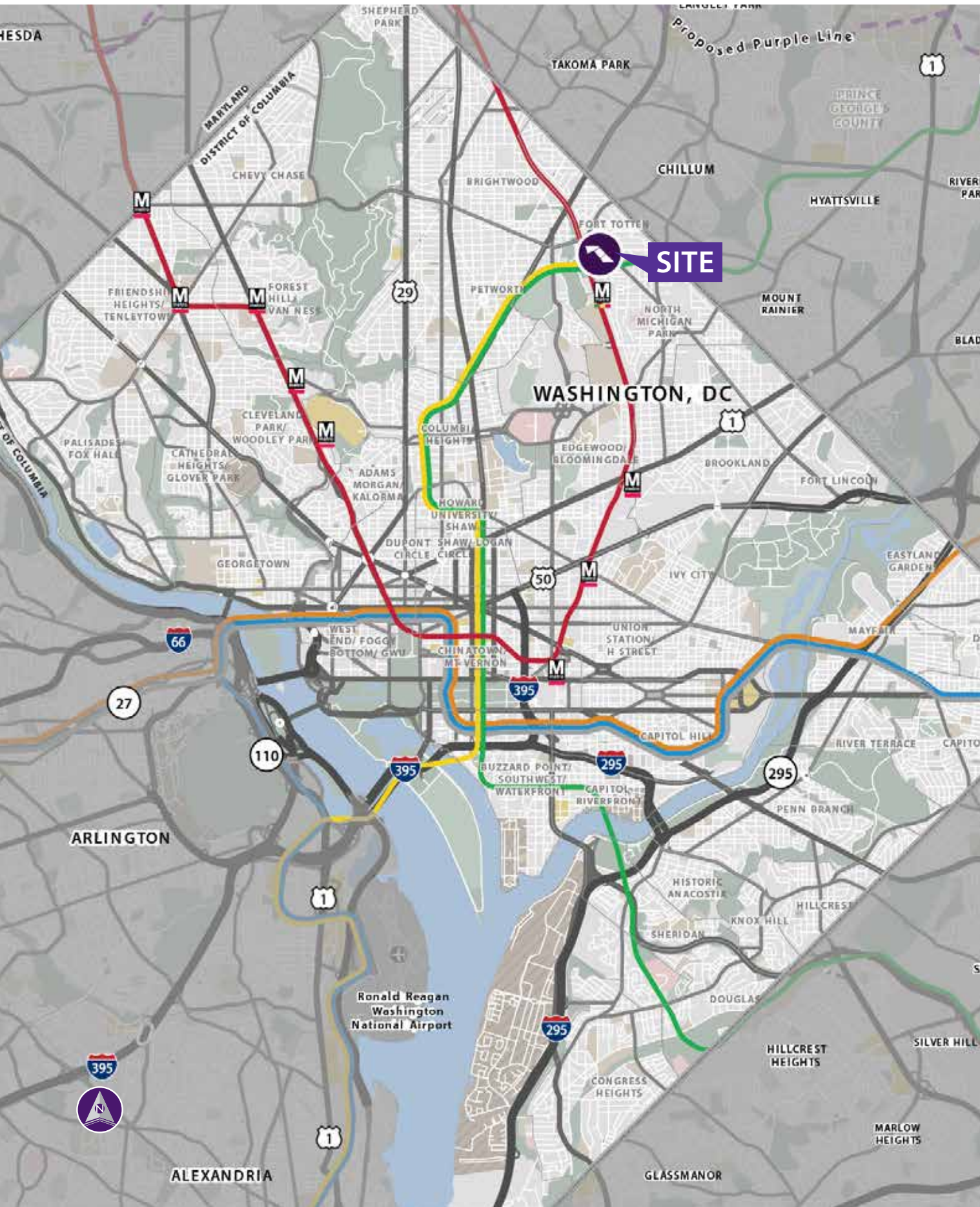


H&R RETAIL AND THE MORRIS & GWENDOLYN CAFRITZ FOUNDATION ARE PROUD TO PRESENT ART PLACE AT FORT TOTTEN, LOCATED IN ONE OF THE MOST VIBRANT URBAN NEIGHBORHOODS IN WASHINGTON, DC.



- 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 305,000 square feet of retail, 929 multi-family residential units, a 47,000 square foot children's museum and 170,000 square feet of cultural and art spaces.
- Currently the project consists of 100,000 square feet of retail and 520 multi-family residential units including 24 Hour Fitness.
- **Anchor spaces** are available with flexible sizes.
- The project will be registered for **LEED ND** certification.
- 824 recently delivered and planned residential units less than 0.5 miles from project.

LOCATION



ACCESS — traffic signals at South Dakota Avenue, NE and Galloway Street, NE, South Dakota Avenue, NE and Hamilton St, NE.

METRO RAIL AND METROBUS — the site is served by Metrorail's Green, Red and Yellow lines. The Fort Totten station averages 8,030 riders during the week and 13,264 on the weekends.



CONVENIENT TO NEIGHBORING ACTIVITY CENTERS

1.4 MILES FROM

1.7 MILES FROM



2.25 MILES FROM

2.4 MILES FROM



3.4 MILES FROM

3.75 MILES FROM



3.75 MILES FROM

4.3 MILES FROM

CENTRAL BUSINESS DISTRICT



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



NEIGHBORHOOD

THE MARKET

EXCELLENT DEMOGRAPHICS



DENSE POPULATION

2 miles — 136,949 people
3 miles — 320,332 people
4 miles — 569,536 people



HIGH HOMEOWNERSHIP RATE

2 mile radius — 46.3% homeownership
3 mile radius — 39.3% homeownership
4 mile radius — 36.8% homeownership



HOUSEHOLD INCOME

2 miles - \$87,378 average hh income
3 miles - \$93,676 average hh income
4 miles - \$111,548 average hh income



STRONG DAYTIME POPULATION

2 mile radius - 63,066 employees
3 mile radius - 135,471 employees
4 mile radius - 405,910 employees



ESTABLISHED RETAIL

FACTS & FIGURES

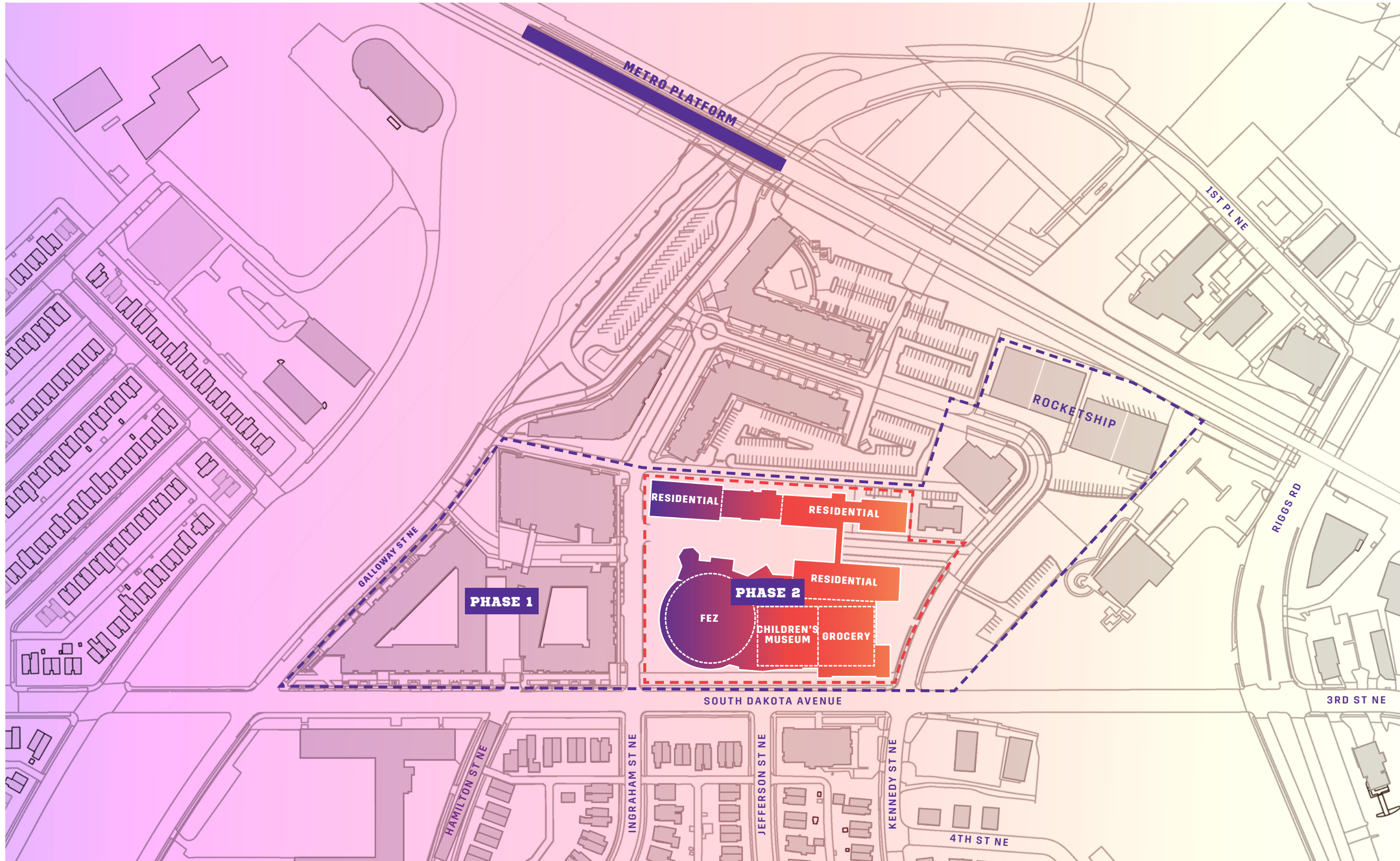
WASHINGTON, DC

DEMOGRAPHICS			
POPULATION ¹	HOUSEHOLDS ¹	AVERAGE HOUSEHOLD INCOME ²	RETAIL ²
681,170	273,390	\$106,277	\$3.09 BILLION
EMPLOYMENT			
EMPLOYMENT ¹	AVERAGE WAGE PER JOB ³	DC UNEMPLOYMENT RATE ³	
513,002	\$82,950	5.7%	
REAL ESTATE			
OFFICE VACANCY RATE ⁴	OFFICE MARKET SQUARE FEET ⁴	TAXABLE RETAIL & RESTAURANT SALES ²	
10.9%	144.6 MILLION	\$12.2 BILLION	
TOURISM		TRANSPORTATION	
VISITORS ⁵		METRORAIL RIDERSHIP ⁶	
21.3 MILLION		206 MILLION	
TAXES & REVENUES		AREA	
GENERAL OBLIGATION BOND RATING ⁷		LAND AREA	WATER AREA
AA		61 sq. mi.	7 sq. mi.

Source: 1. U.S. Census Bureau, Quick Facts — 2. ESRI 2016 — 3. Bureau of Labor Statistics — 4. Lincoln Property Company Quarterly Market Report 1Q2017 — 5. Washington.org (Destination DC) 2015 Visitors Statistics — 6. WMATA 7. <http://cfo.dc.gov/S&P> — 7. <http://cfo.dc.gov/S&P>

MASTER PLAN

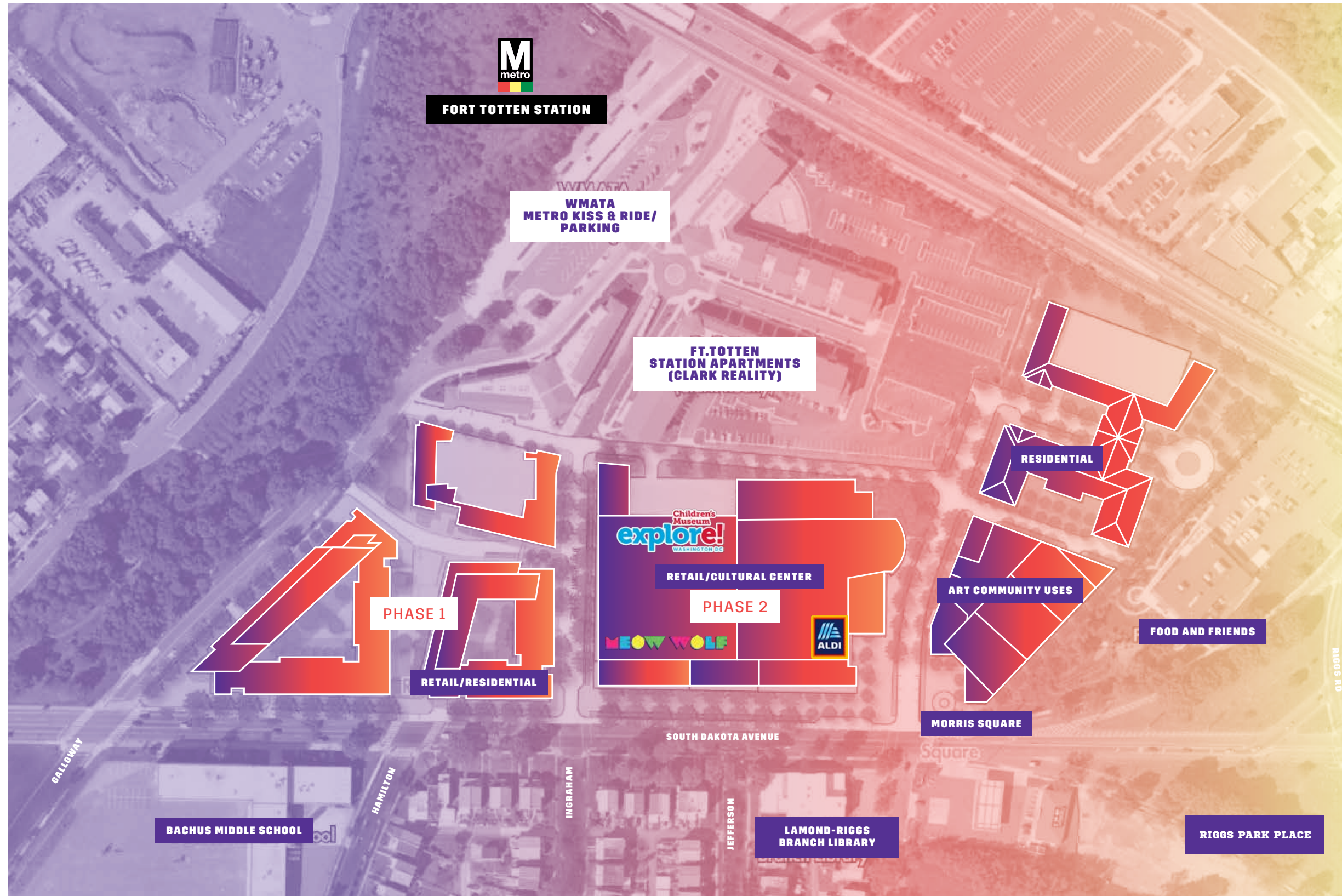
LAYOUT PH1 & PH2



- COMPLETED
- CURRENT APPLICATION
- PUD BOUNDARY

MASTER PLAN

LAYOUT PH1 & PH2



THE MODERN AT ART PLACE



LEASING PLAN: AVAILABLE SPACE AT THE MODERN (PH1)

SOUTH DAKOTA AVENUE, NE LEVEL — GROUND LEVEL

RETAIL LEVEL 1 PLAN

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A	9,200
A1-A1	2,898
A1-A2	1,583
A1-A3	1,587
A1-A4	2,029
A1-B	7,260
A1-C	6,975
A1-C1	2,104
A1-C2	1,554
A1-C3	2,000
FITNESS CENTER	39,700
T-MOBILE	2,625
A2-B1	1,323
A2-B2	1,044
A2-B3	1,777
A2-B4	2,013
A2-B5	2,657
A2-C	3,160
A2-D	1,930
A2-E	2,850
ANC	630
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	91,418 SF

- AVAILABLE
- LEASED
- UNDER NEGOTIATION
- PARKING AREA
- CIRCULATION/UTILITY
- LOADING/SERVICE



THE MODERN AT ART PLACE



LEASING PLAN: AVAILABLE SPACE AT THE MODERN (PH1)

INGRAHAM STREET, NE LEVEL - LEVEL 2

RETAIL LEVEL 2 + 3 PLAN

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A	9,200
A1-A1	2,898
A1-A2	1,583
A1-A3	1,587
A1-A4	2,029
A1-B	7,260
A1-C	6,975
A1-C1	2,104
A1-C2	1,554
A1-C3	2,000
FITNESS CENTER	39,700
T-MOBILE	2,625
A2-B1	1,323
A2-B2	1,044
A2-B3	1,777
A2-B4	2,013
A2-B5	2,657
A2-C	3,160
A2-D	1,930
A2-E	2,850
ANC	630
A3-A	2,970
A3-B	2,075
PHASE 1 TOTAL	91,418 SF

- AVAILABLE
- LEASED
- UNDER NEGOTIATION
- PARKING AREA
- CIRCULATION/UTILITY
- LOADING/SERVICE
- OFFICE



PHASE 1

VIEW FROM SOUTH DAKOTA AVENUE



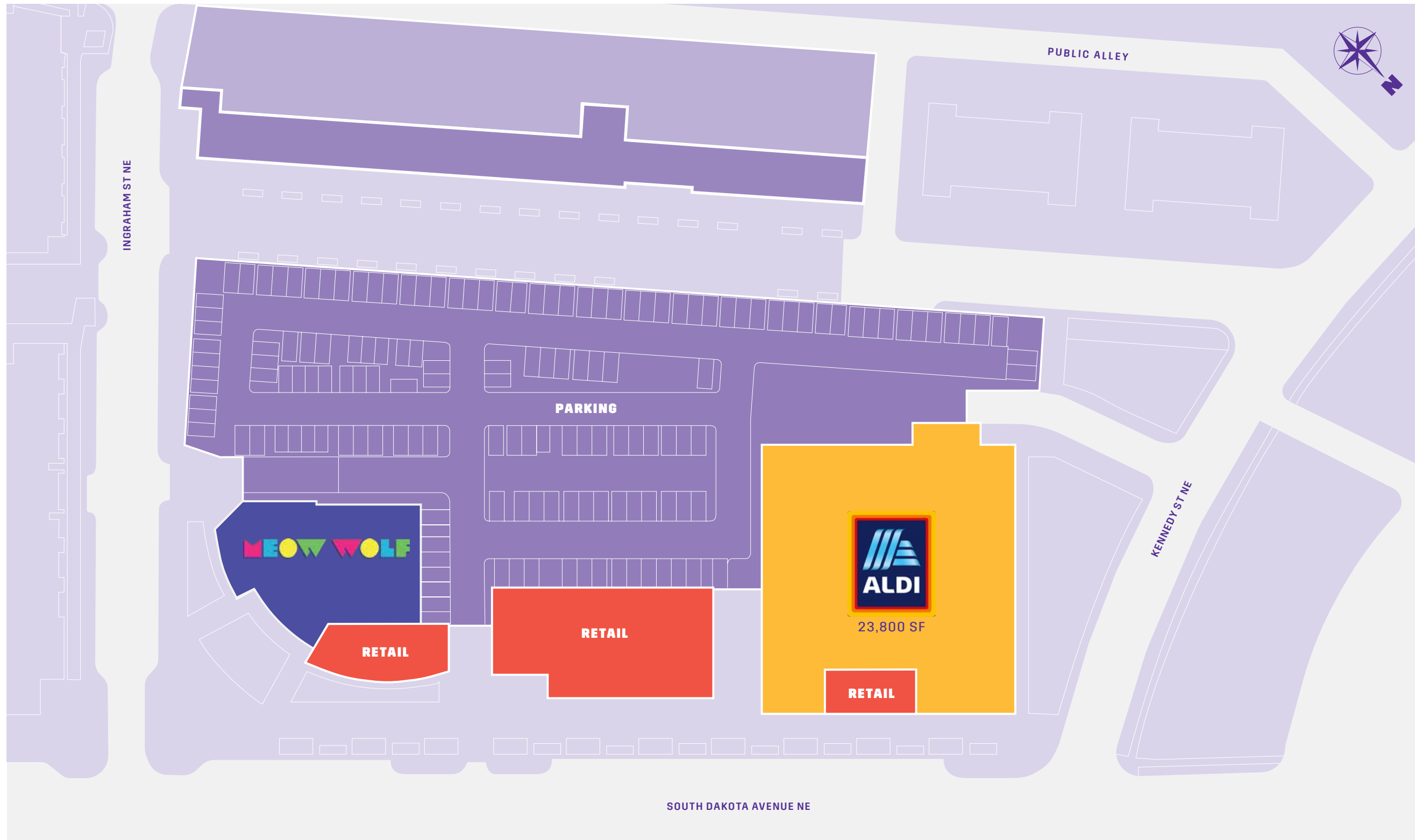
PHASE 1

VIEW FROM INGRAHAM STREET



PHASE II LEASING PLAN

AVAILABLE SPACE (GROUND LEVEL)



PHASE II LEASING PLAN

AVAILABLE SPACE (UPPER LEVEL)



PHASE 2 RENDERING

ART PLACE AT FORT TOTTEN



FRONT ELEVATION — S. DAKOTA
1" = 30' -0"

PHASE 2 RENDERING

ART PLACE AT FORT TOTTEN



PHASE 2 RENDERING

ART PLACE AT FORT TOTTEN



PHASE 2 RENDERING

ART PLACE AT FORT TOTTEN



PHASE 2 RENDERING

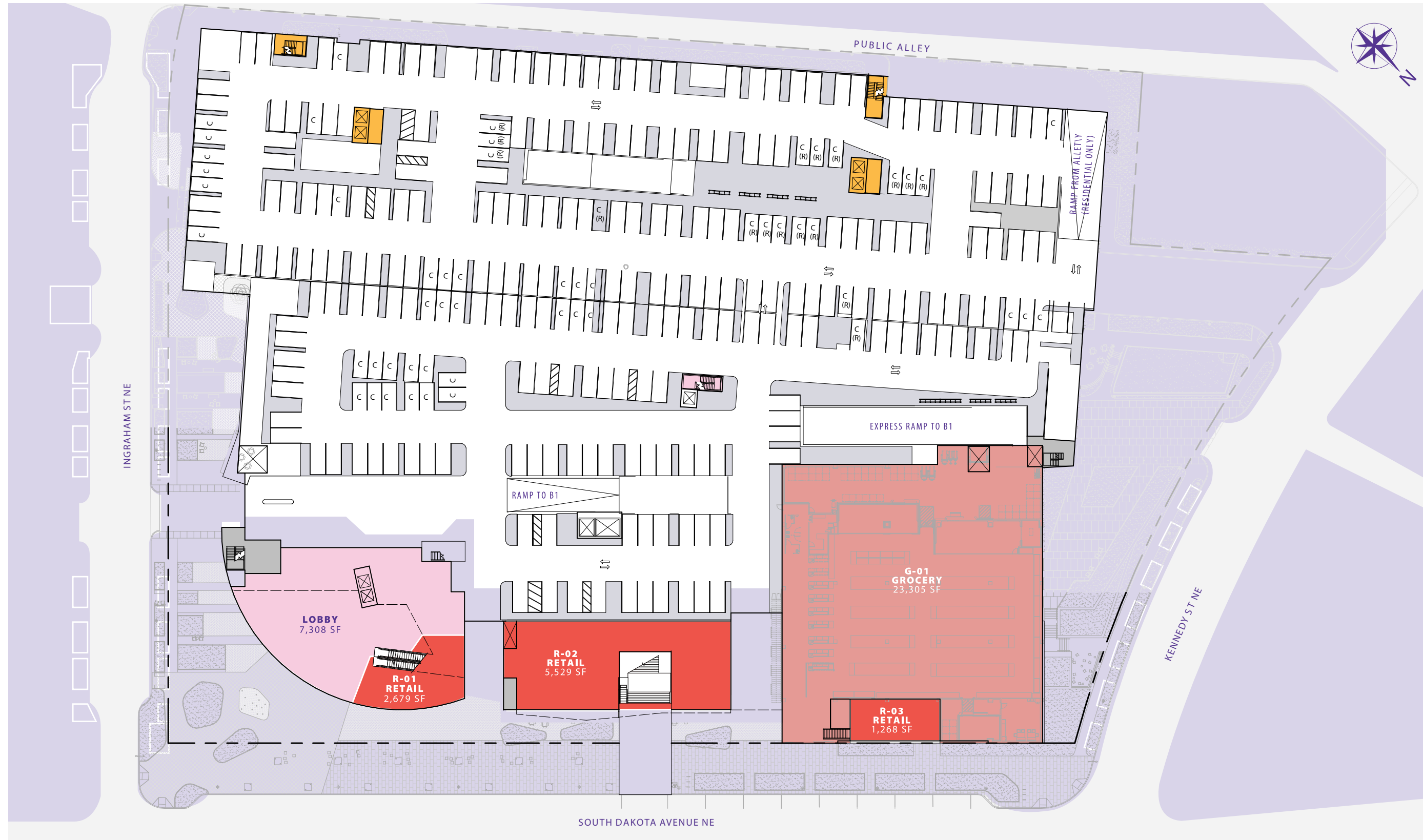
RENDERING

VIEW FROM SOUTH DAKOTA AVENUE AND KENNEDY STREET



LEASING PLAN

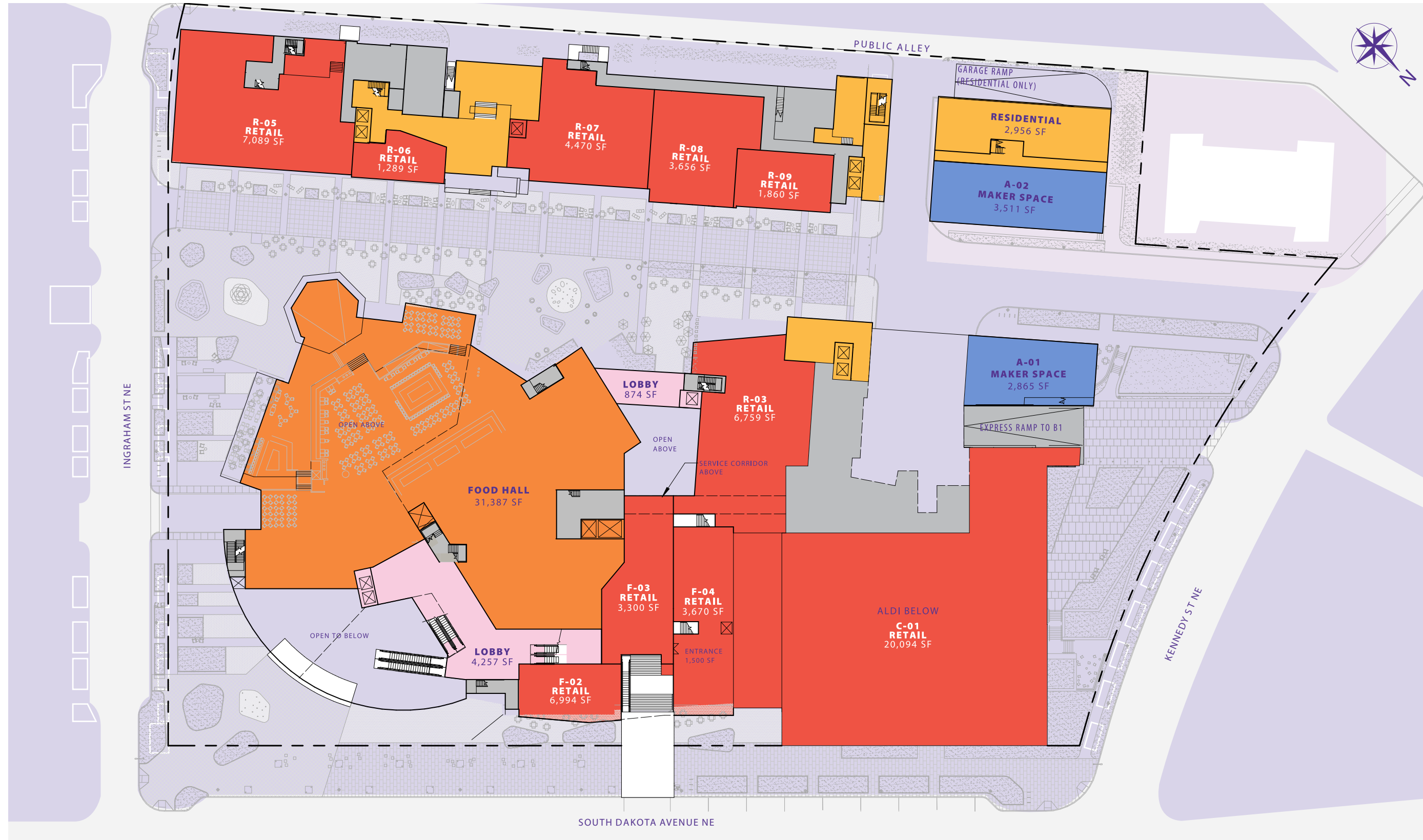
GROUND FLOOR



- BOH & CIRCULATION
- GROCERY
- LOBBY
- RESIDENTIAL CIRCULATION
- RETAIL

LEASING PLAN

FIRST FLOOR



- ART RETAIL
- BOH & CIRCULATION
- FOOD HALL
- GROCERY
- LOBBY
- RESIDENTIAL CIRCULATION
- RETAIL



ART PLACE AT FORT TOTTEN

Development By:

THE MORRIS & GWENDOLYN
CAFRITZ FOUNDATION



For Retail Leasing
Information,
Please Contact:

David A. Ward

240.482.3617

dward@hrretail.com

Sebastian P. Restifo

240.482.3602

srestifo@hrretail.com

Geoffrey L. Mackler

240.482.3616

gmackler@hrretail.com

Molly S. Badger

240.482.3601

mbadger@hrretail.com

BETHESDA, MD

3 Bethesda Metro Center
Suite 620

Bethesda, MD 20814
Telephone: 301.656.3030

BALTIMORE, MD

1 W Pennsylvania Avenue
Suite 320

Baltimore, MD 21204
Telephone: 410.308.0800

06/12/20

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.