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RETAIL SPACE AVAILABLE



Spear Street Capital



WWW.FIFTYFIVEMSTREET.COM

Our Neighborhood

7M SF
OFFICE

1M SF
RETAIL

1,422
HOTEL KEYS

17k
RESIDENTIAL UNITS

 **11,425**
AVERAGE DAILY RIDER

94/100
WALKSCORE



NATIONALS PARK

1.9M
2024 VISITORS

96
2024 EVENTS

43,341
CAPACITY



POPULATION
20,150



DAYTIME POPULATION
30,899

10 MINUTE WALK TIME

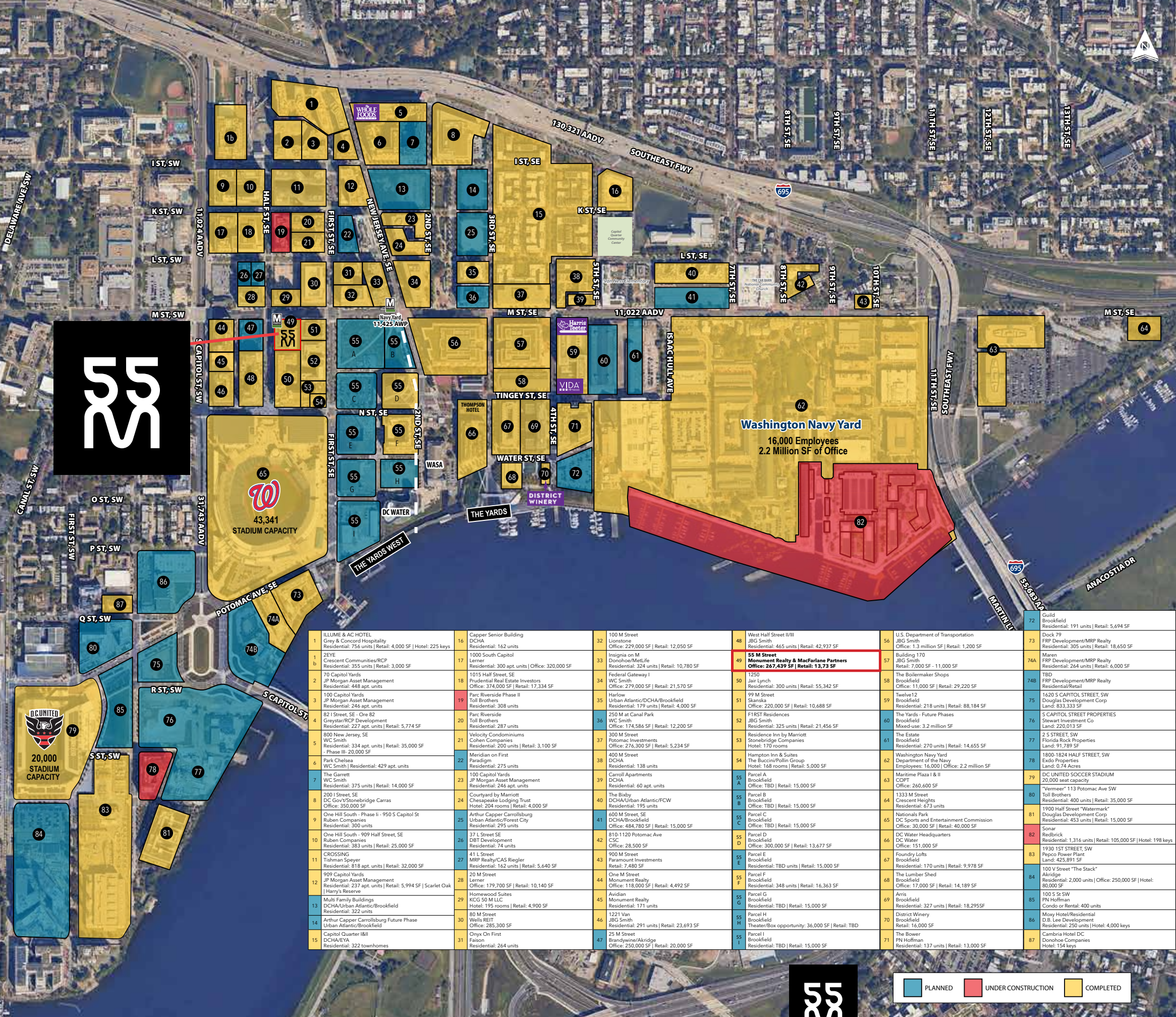


AVERAGE HH INCOME
\$175,263



BACHELOR+ DEGREE
83.7%

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.



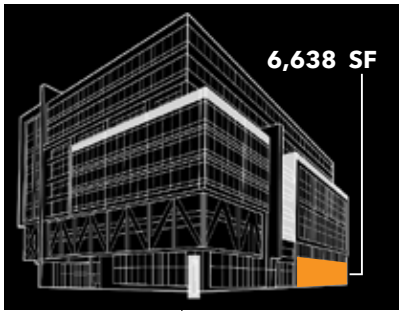
1	ILLUME & AC HOTEL Grey & Concord Hospitality Residential: 756 units Retail: 4,000 SF Hotel: 225 keys	16	Copper Senior Building DCHA Residential: 162 units	32	100 M Street Lionstone Office: 229,000 SF Retail: 12,050 SF	48	West Half Street III/II JBG Smith Residential: 465 units Retail: 42,937 SF	56	U.S. Department of Transportation JBG Smith Office: 1.3 million SF Retail: 1,200 SF	72	Guild Brookfield Residential: 191 units Retail: 5,694 SF
1b	2EYE Crescent Communities/RCP Residential: 355 units Retail: 3,000 SF	17	1000 South Capitol Lerner Residential: 300 apt. units Office: 320,000 SF	33	Insignia on M Donohoe/MetLife Residential: 324 units Retail: 10,780 SF	49	55 M Street Monument Realty & MacFarlane Partners Office: 267,439 SF Retail: 13,735 SF	57	Building 170 JBG Smith Retail: 7,000 SF - 11,000 SF	73	Dock 79 FRP Development/MRP Realty Residential: 305 units Retail: 18,650 SF
2	70 Capitol Yards JP Morgan Asset Management Residential: 448 apt. units	18	1015 Half Street, SE Prudential Real Estate Investors Office: 374,000 SF Retail: 17,334 SF	34	Federal Gateway I WC Smith Office: 279,000 SF Retail: 21,570 SF	50	Jair Lynch Residential: 300 units Retail: 55,342 SF	58	The Boilermaker Shops Brookfield Office: 11,000 SF Retail: 29,220 SF	74	Maren FRP Development/MRP Realty Residential: 264 units Retail: 6,000 SF
3	100 Capitol Yards JP Morgan Asset Management Residential: 246 apt. units	19	Parc Riverside Phase II Toll Brothers Residential: 308 units	35	Harlow Urban Atlantic/DCHA/Brookfield Residential: 179 units Retail: 4,000 SF	51	99 M Street Skanska Office: 220,000 SF Retail: 10,688 SF	59	Twelve12 Brookfield Residential: 218 units Retail: 88,184 SF	75	1620 S CAPITOL STREET, SW Douglas Development Corp Land: 833,333 SF
4	82 I Street, SE - Ore 82 Greystar/RCP Development Residential: 227 apt. units Retail: 5,774 SF	20	Parc Riverside Toll Brothers Residential: 287 units	36	250 M at Canal Park WC Smith Office: 174,586 SF Retail: 12,200 SF	52	F1RST Residences JBG Smith Residential: 325 units Retail: 21,456 SF	60	The Yards - Future Phases Brookfield Mixed-use: 3.2 million SF	76	5 CAPITOL STREET PROPERTIES Stewart Investment Co Land: 220,013 SF
5	800 New Jersey, SE WC Smith Residential: 334 apt. units Retail: 35,000 SF Phase III: 20,000 SF	21	Velocity Condominiums Cohen Companies Residential: 200 units Retail: 3,100 SF	37	300 M Street Potomac Investments Office: 276,300 SF Retail: 5,234 SF	53	Residence Inn by Marriott Stonebridge Companies Hotel: 170 rooms	61	The Estate Brookfield Residential: 270 units Retail: 14,655 SF	77	2 S STREET, SW Florida Rock Properties Land: 91,789 SF
6	Park Chelsea WC Smith Residential: 429 apt. units	22	Meridian on First Paradigm Residential: 275 units	38	400 M Street DCHA Residential: 138 units	54	Hampton Inn & Suites The Buccini/Pollin Group Hotel: 168 rooms Retail: 5,000 SF	62	Washington Navy Yard Department of the Navy Employees: 16,000 Office: 2.2 million SF	78	1800-1824 HALF STREET, SW Endo Properties Land: 0.74 Acres
7	The Garrett WC Smith Residential: 375 units Retail: 14,000 SF	23	100 Capitol Yards JP Morgan Asset Management Residential: 246 apt. units	39	Carroll Apartments DCHA Residential: 60 apt. units	55A	Parcel A Brookfield Office: TBD Retail: 15,000 SF	63	Maritime Plaza I & II COPT Office: 260,600 SF	79	DC UNITED SOCCER STADIUM 20,000 seat capacity
8	200 I Street, SE DC Gov't/Stonebridge Carras Office: 350,000 SF	24	Courtyard by Marriott Chesapeake Lodging Trust Hotel: 204 rooms Retail: 4,000 SF	40	The Bixby DCHA/Urban Atlantic/FCW Residential: 195 units	55B	Parcel B Brookfield Office: TBD Retail: 15,000 SF	64	1333 M Street Crescent Heights Residential: 673 units	80	"Vermee" 113 Potomac Ave SW Toll Brothers Residential: 400 units Retail: 35,000 SF
9	One Hill South - Phase II - 950 S Capitol St Ruben Companies Residential: 300 units	25	Arthur Capper Carrollburg Urban Atlantic/Forest City Residential: 295 units	41	600 M Street, SE DCHA/Brookfield Office: 484,780 SF Retail: 15,000 SF	55C	Parcel C Brookfield Office: TBD Retail: 15,000 SF	65	Nationals Park DC Sports and Entertainment Commission Office: 30,000 SF Retail: 40,000 SF	81	1900 Half Street "Watermark" Douglas Development Corp Residential: 453 units Retail: 15,000 SF
10	One Hill South - 909 Half Street, SE Ruben Companies Residential: 383 units Retail: 25,000 SF	26	37 I Street SE DBT Development Residential: 74 units	42	810-1120 Potomac Ave CSC Office: 28,500 SF	55D	Parcel D Brookfield Office: 300,000 SF Retail: 13,677 SF	66	DC Water Headquarters DC Water Office: 151,000 SF	82	1930 1ST STREET, SW Peppco Power Plant Land: 425,891 SF
11	CROSSING Tishman Speyer Residential: 818 apt. units Retail: 32,000 SF	27	MRP Realty/CAS Riegler Residential: 162 units Retail: 5,640 SF	43	900 M Street Paramount Investments Office: 7,480 SF	55E	Parcel E Brookfield Residential: TBD units Retail: 15,000 SF	67	Foundry Lofts Brookfield Residential: 170 units Retail: 9,978 SF	83	100 V Street "The Stack" Akridge Residential: 2,000 units Office: 250,000 SF Hotel: 80,000 SF
12	909 Capitol Yards JP Morgan Asset Management Residential: 237 apt. units Retail: 5,994 SF Scarlet Oak Harry's Reserve	28	20 M Street Lerner Office: 179,700 SF Retail: 10,140 SF	44	One M Street Monument Realty Office: 118,000 SF Retail: 4,492 SF	55F	Parcel F Brookfield Residential: 348 units Retail: 16,363 SF	68	The Lumber Shed Brookfield Office: 17,000 SF Retail: 14,189 SF	84	100 S St SW PN Hoffman Condo or Retail: 400 units
13	Multi Family Buildings DCHA/Urban Atlantic/Brookfield Residential: 322 units	29	Homewood Suites KCG 50 M LLC Hotel: 195 rooms Retail: 4,900 SF	45	Avidian Monument Realty Residential: 171 units	55G	Parcel G Brookfield Residential: TBD Retail: 15,000 SF	69	Arria Brookfield Residential: 327 units Retail: 18,295 SF	85	Moway Hotel/Residential D.B. Lee Development Residential: 250 units Hotel: 4,000 keys
14	Arthur Capper Carrollburg Future Phase Urban Atlantic/Brookfield	30	80 M Street Wells REIT Office: 285,300 SF	46	1221 Van JBG Smith Residential: 291 units Retail: 23,693 SF	55H	Parcel H Brookfield Theater/Box opportunity: 36,000 SF Retail: TBD	70	District Winery Brookfield Retail: 16,000 SF	86	Cambria Hotel DC Donohoe Companies Hotel: 154 keys
15	Capitol Quarter I&II DCHA/EYA Residential: 322 townhomes	31	Onyx On First Faison Residential: 264 units	47	25 M Street Brandywine/Akridge Office: 250,000 SF Retail: 20,000 SF	55I	Parcel I Brookfield Residential: TBD Retail: 15,000 SF	71	The Bower PN Hoffman Residential: 137 units Retail: 13,000 SF		



 PLANNED  UNDER CONSTRUCTION  COMPLETED

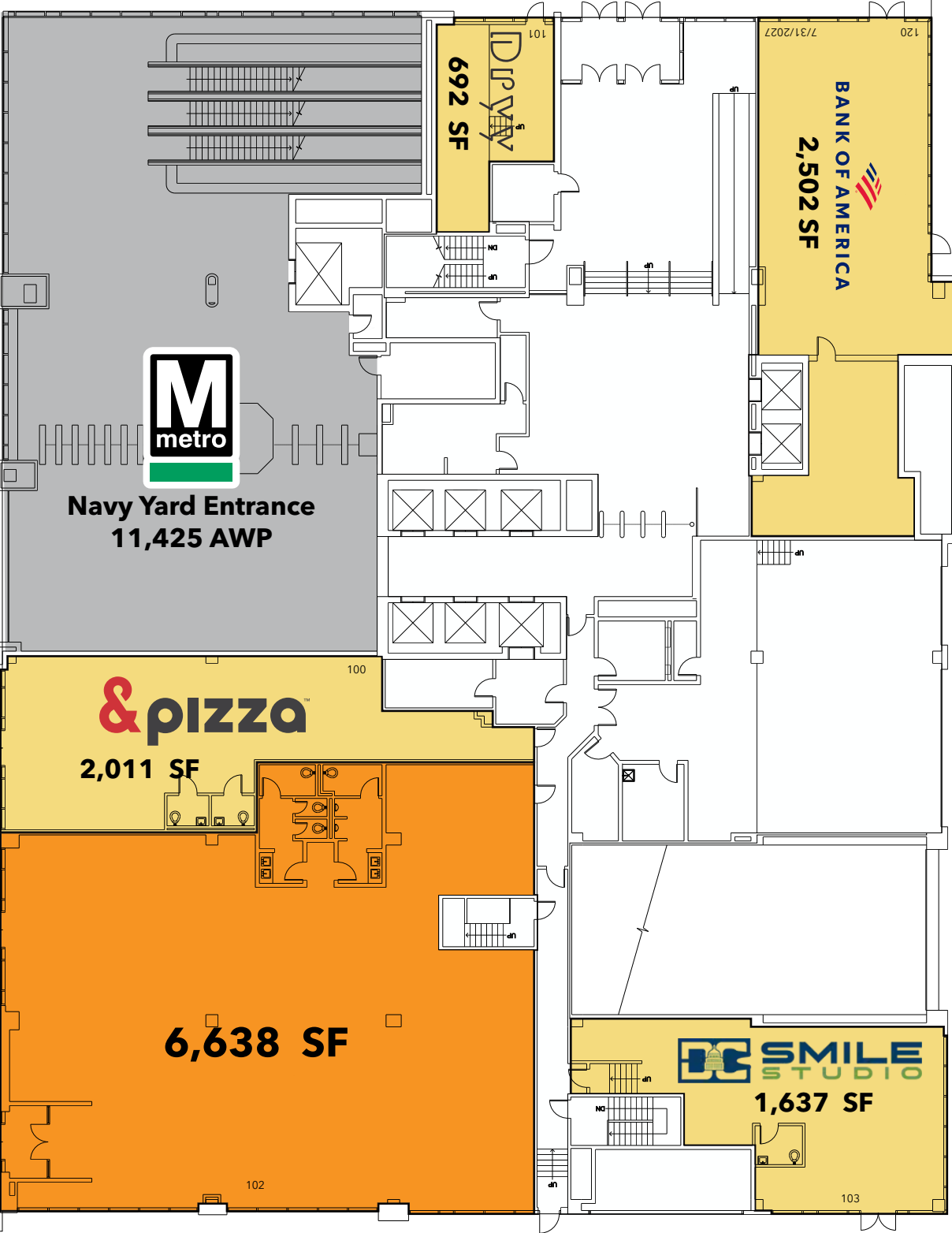
SPEAR STREET CAPITAL

H & R RETAIL

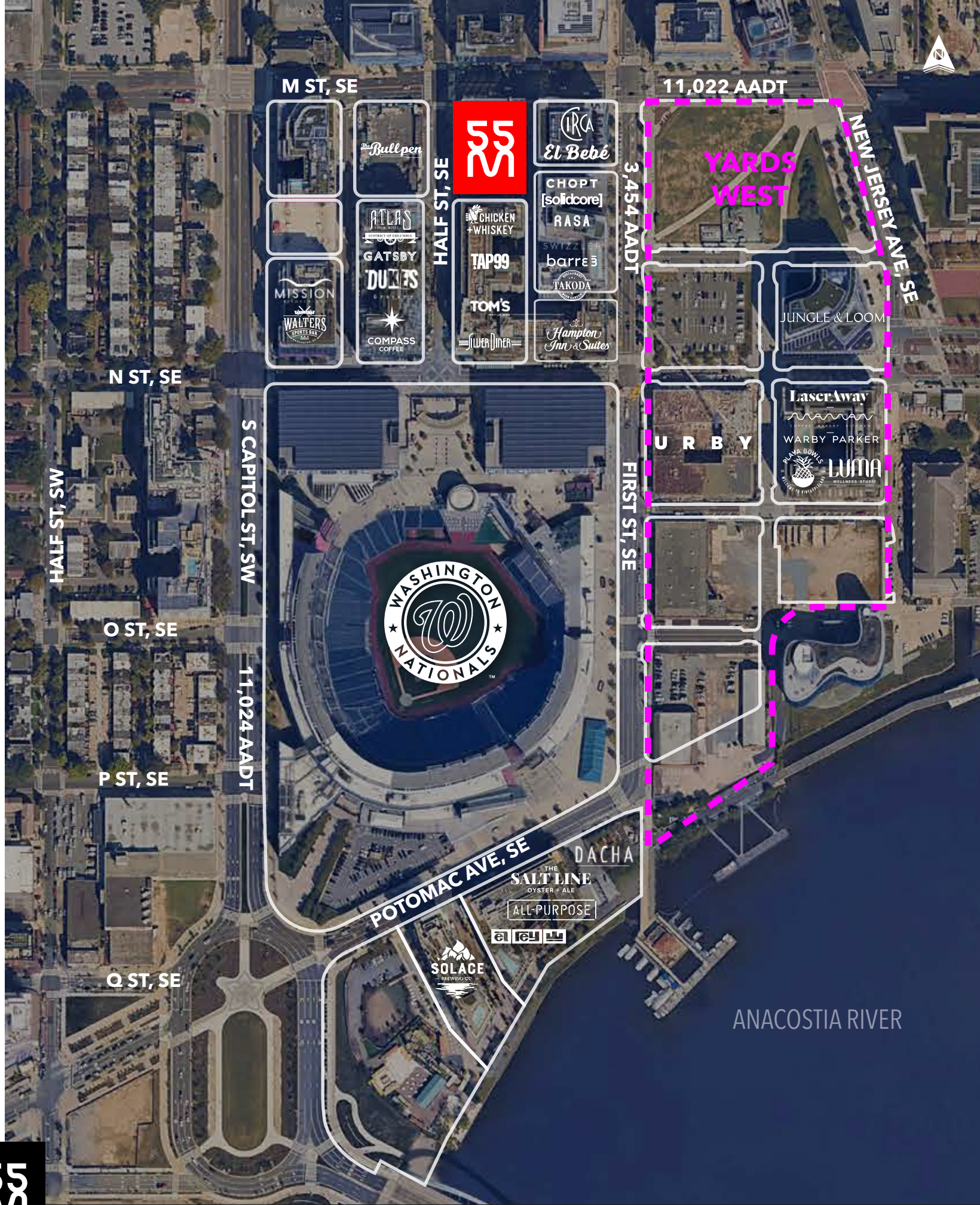


6,638 SF

M STREET, SE

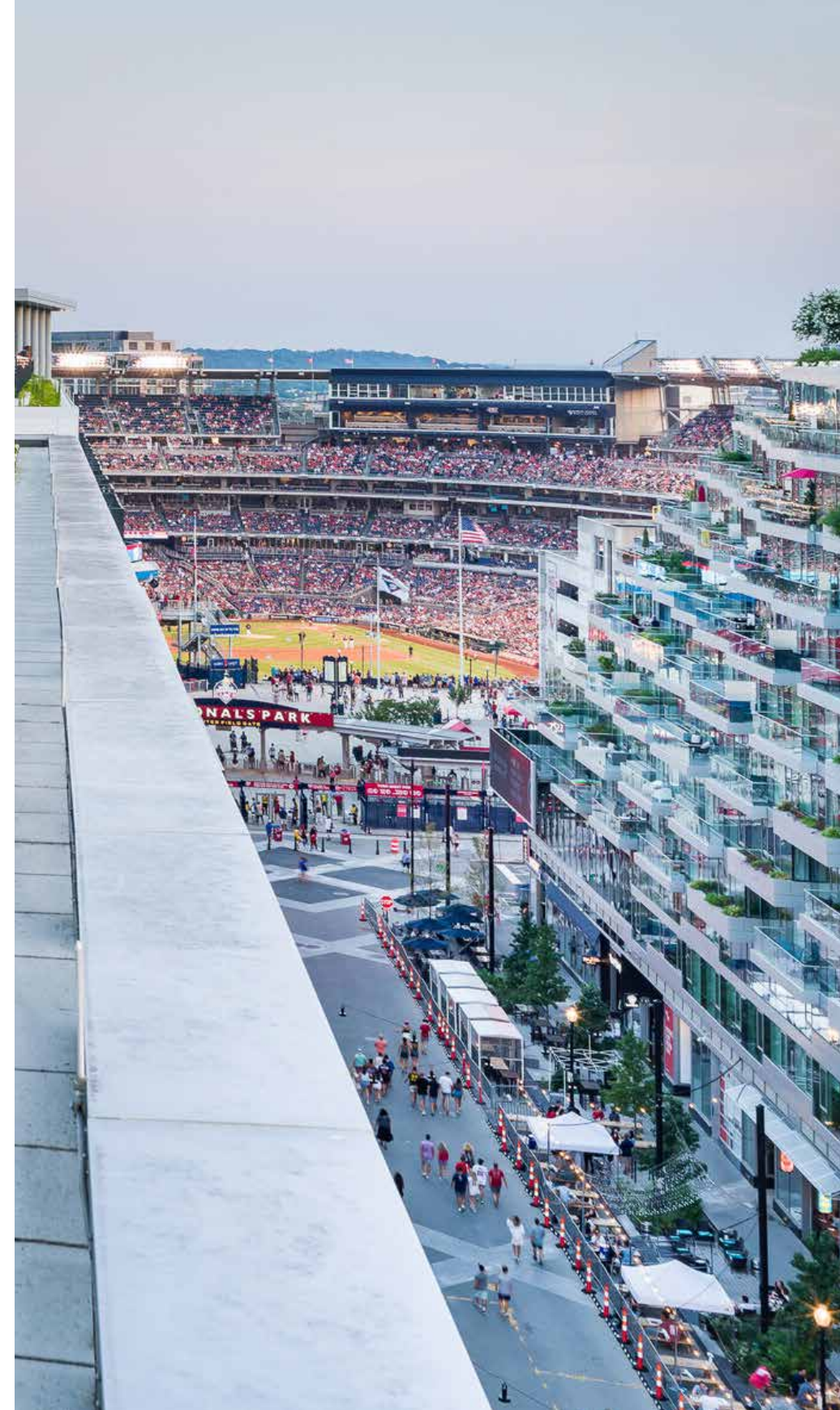
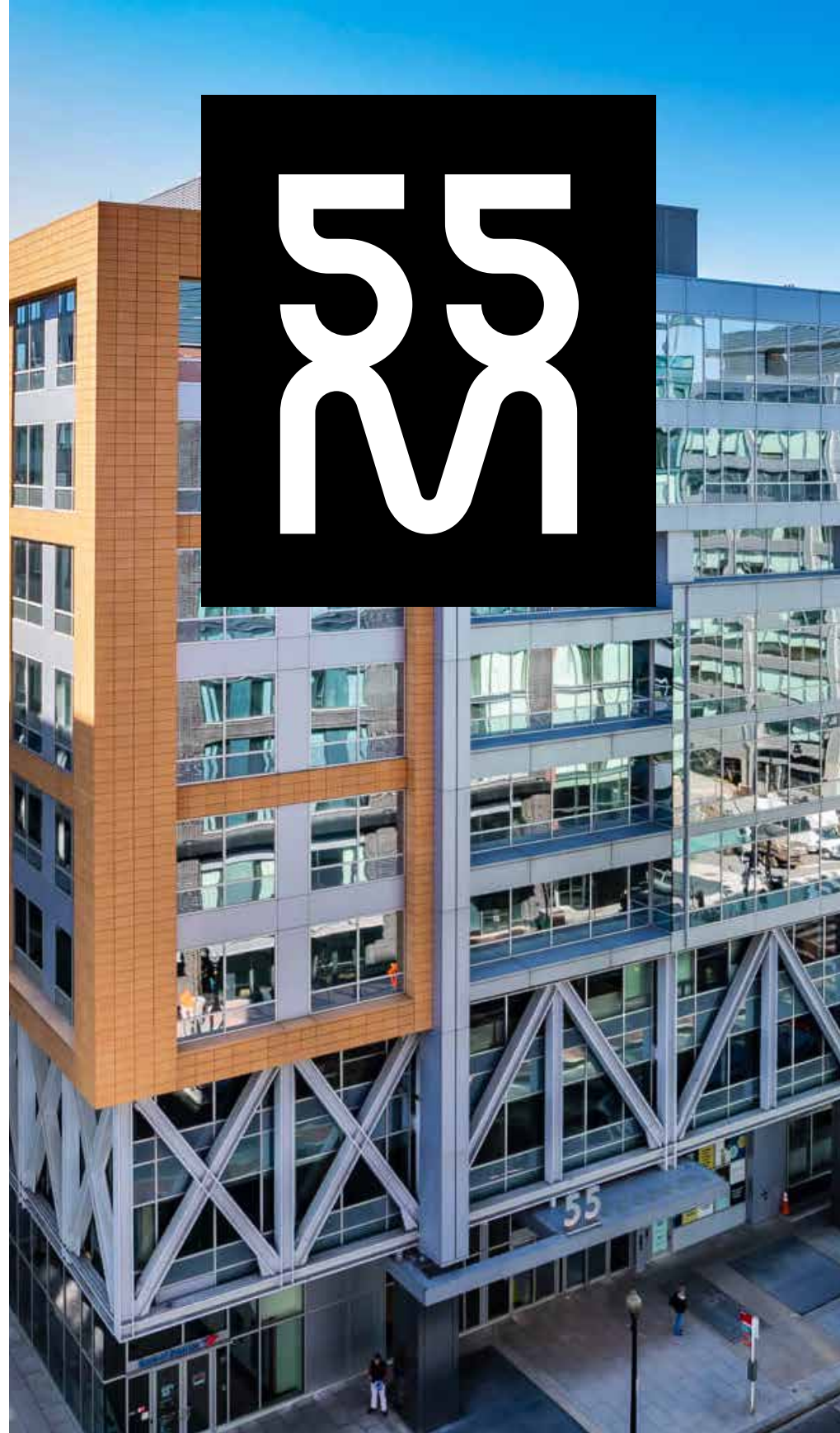


HALF STREET, SE





S Spear Street Capital



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