

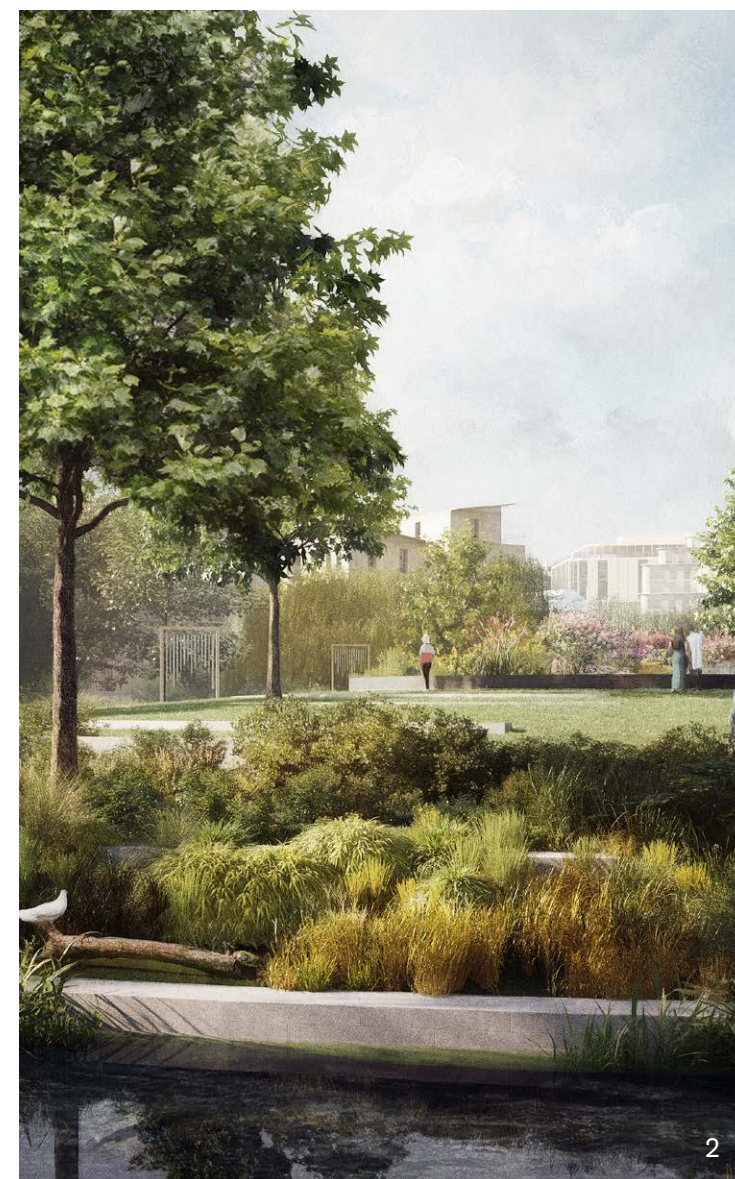


BRIDGE
DISTRICT

Welcome to the Bridge District.

Connecting Ward 8, the fastest growing neighborhood in DC, with the Capitol Riverfront, the Bridge District is an urban oasis that both physically and emotionally “bridges” two of the city’s burgeoning neighborhoods, offering a unique opportunity for both community and commerce to thrive.

With nearly 100 acres of immediately adjacent protected natural landscapes, the Bridge District combines innovative progressive architecture with a modern sustainable lifestyle. Offering dramatic panoramic views of DC and convenient public transit access, the Bridge District will raise the bar for its patrons and the surrounding communities.





A Day at the Bridge District

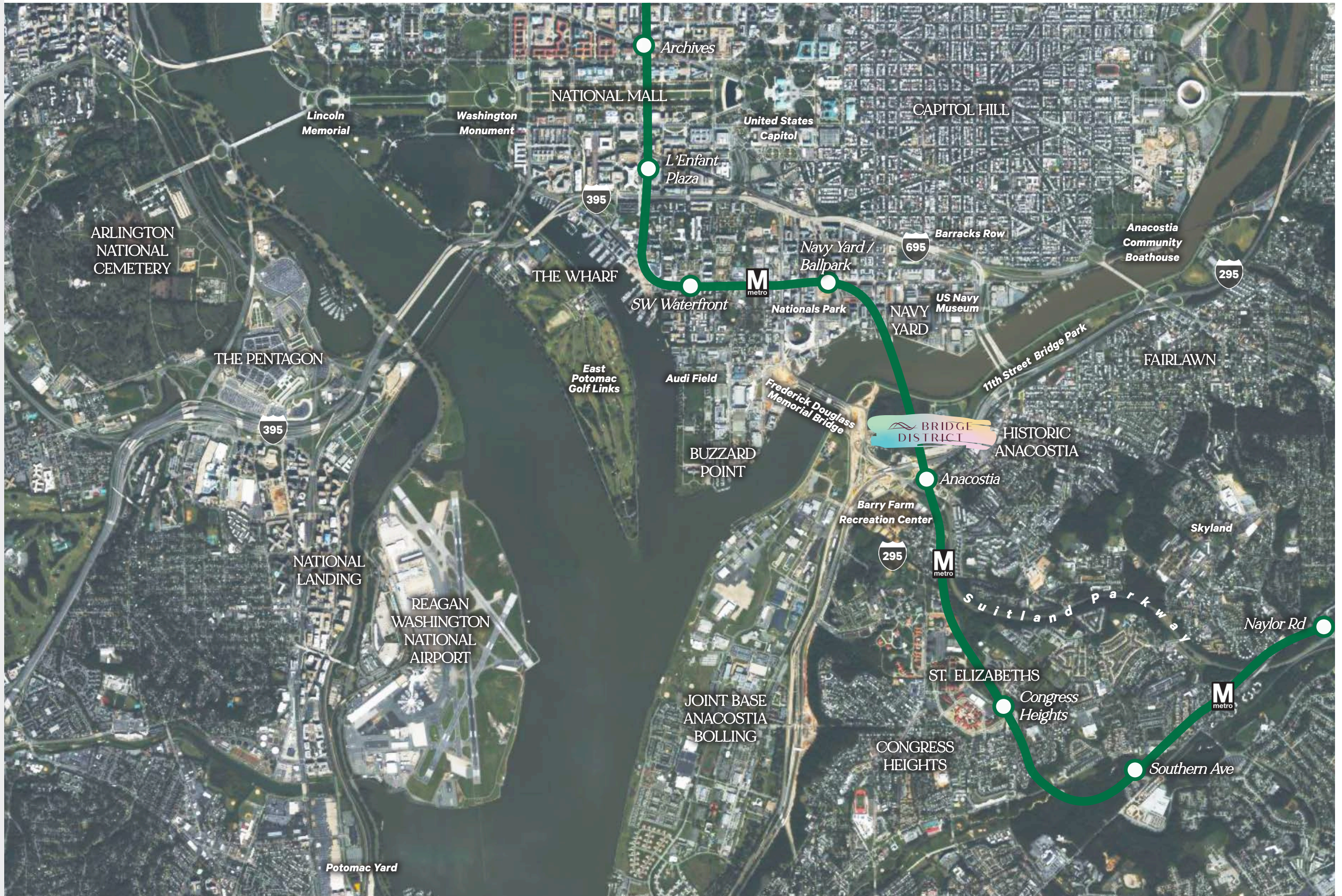
Take in the views from the dramatic Douglass Memorial Bridge on a brisk morning jog

Host a Washington Nationals pregame at your apartment overlooking the stadium, and swing by Sandlot for some post-game fun

Relax and unwind watching the Blue Herons skim the river at your waterfront park

Enjoy world class retail and restaurant offerings from thoughtfully sourced local entrepreneurs

Connected to the community





Set on the Riverfront

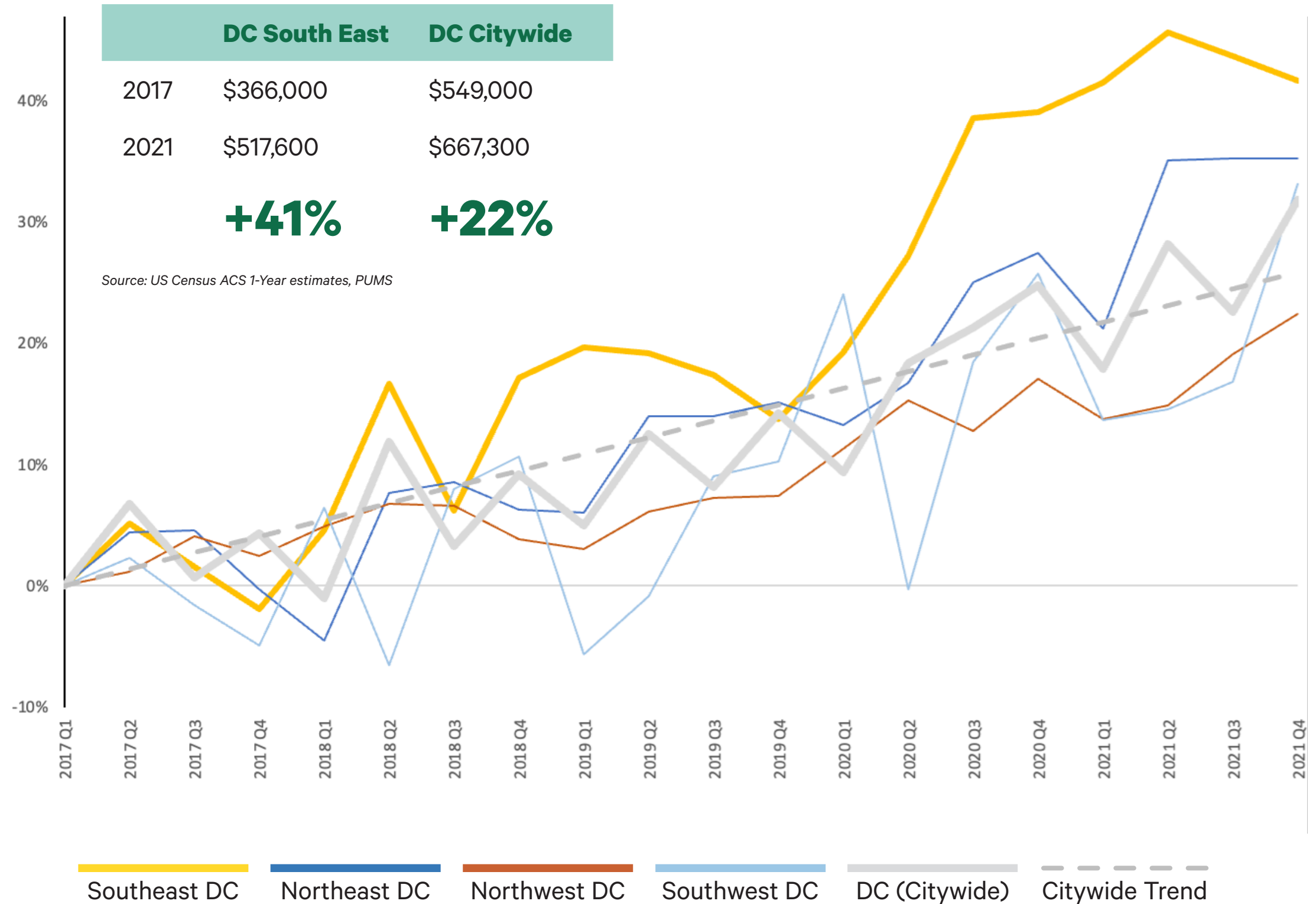


A place to call home

Over the last 5 years, home values in the neighborhoods surrounding the Bridge District have risen faster than any other part of DC.

Median home sales prices have increased 42% in Southeast DC over the same period; this leads all quadrants of the city and is almost double the city-wide average.

% Change in Median Home Sales Price, by DC Quadrant (2017-2021)

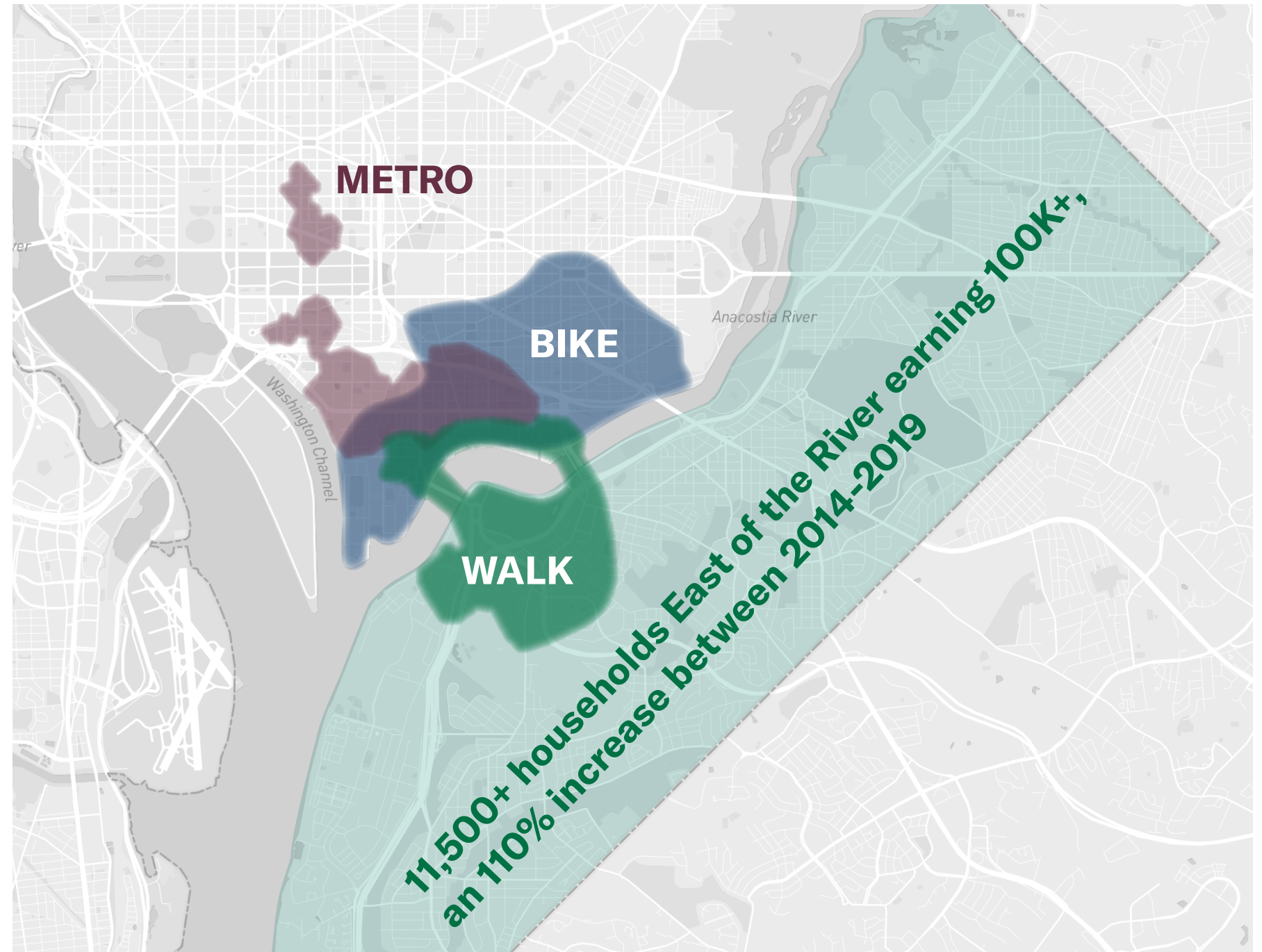




Unparalleled access to the best of DC

Located on the flourishing Green Line, Bridge District re-centers life as a new hub for DC, and draws from some of the nation's top talent as knowledge workers flock to the surrounding neighborhoods of Shaw, Navy Yards and East of the River.

Underground parking and direct access to Metro's Anacostia Station, making it easy to connect the Bridge District to the best of the city's entertainment, restaurants, and art galleries, as well as its lawmakers and key government institutions.



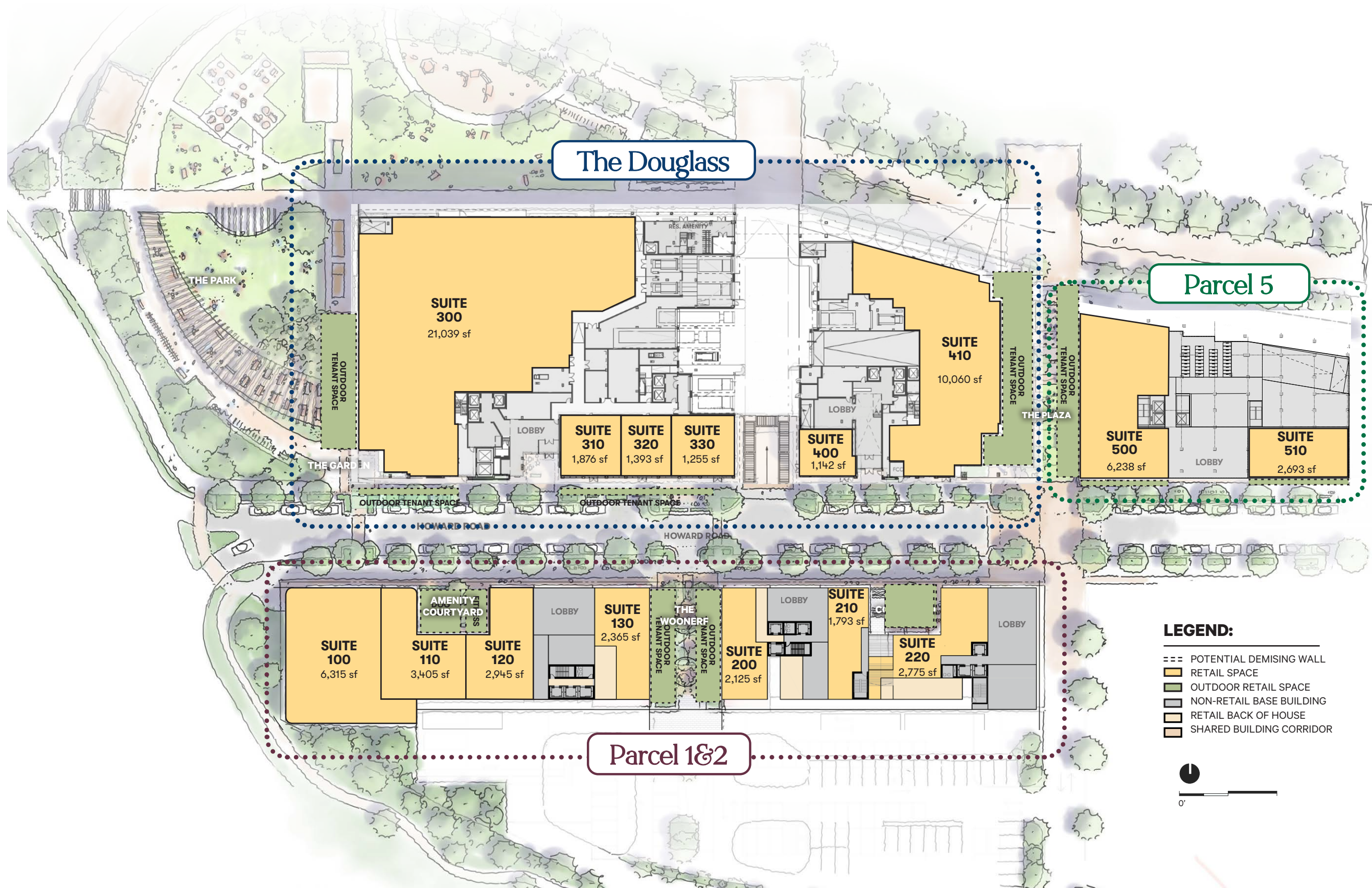
	20 MINUTES			East of the River
	Walk	Bike	Metro	
Residential Population	10,116	22,096	25,772	150,517
Median Age	32	39	37	36
Aged 15+ Never Married (%)	68%	45%	54%	63%
Avg. Household Size	2	2	2	2
Avg. Household Size (Families)	3	3	3	3
Median HHI	\$48,128	\$161,632	\$118,312	\$47,268
Average HHI	\$79,207	\$226,692	\$162,739	\$74,024

Source: ESRI and Of Place



Master Plan

Master Leasing Plan



Public Realm



Park as a gateway and a complement to the building retail on the west edge, pending DDOT coordination

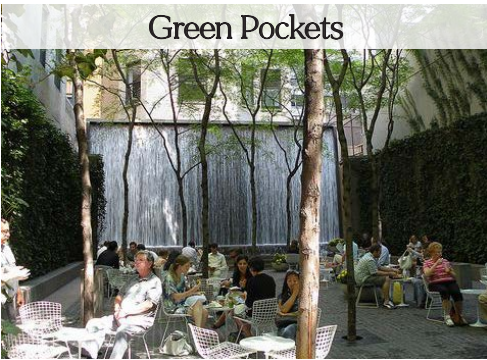
LEGEND:

1. East Plaza as a Core District Space
2. Create Additional Outdoor Amenity Spaces
3. West Park as an Important Retail Space

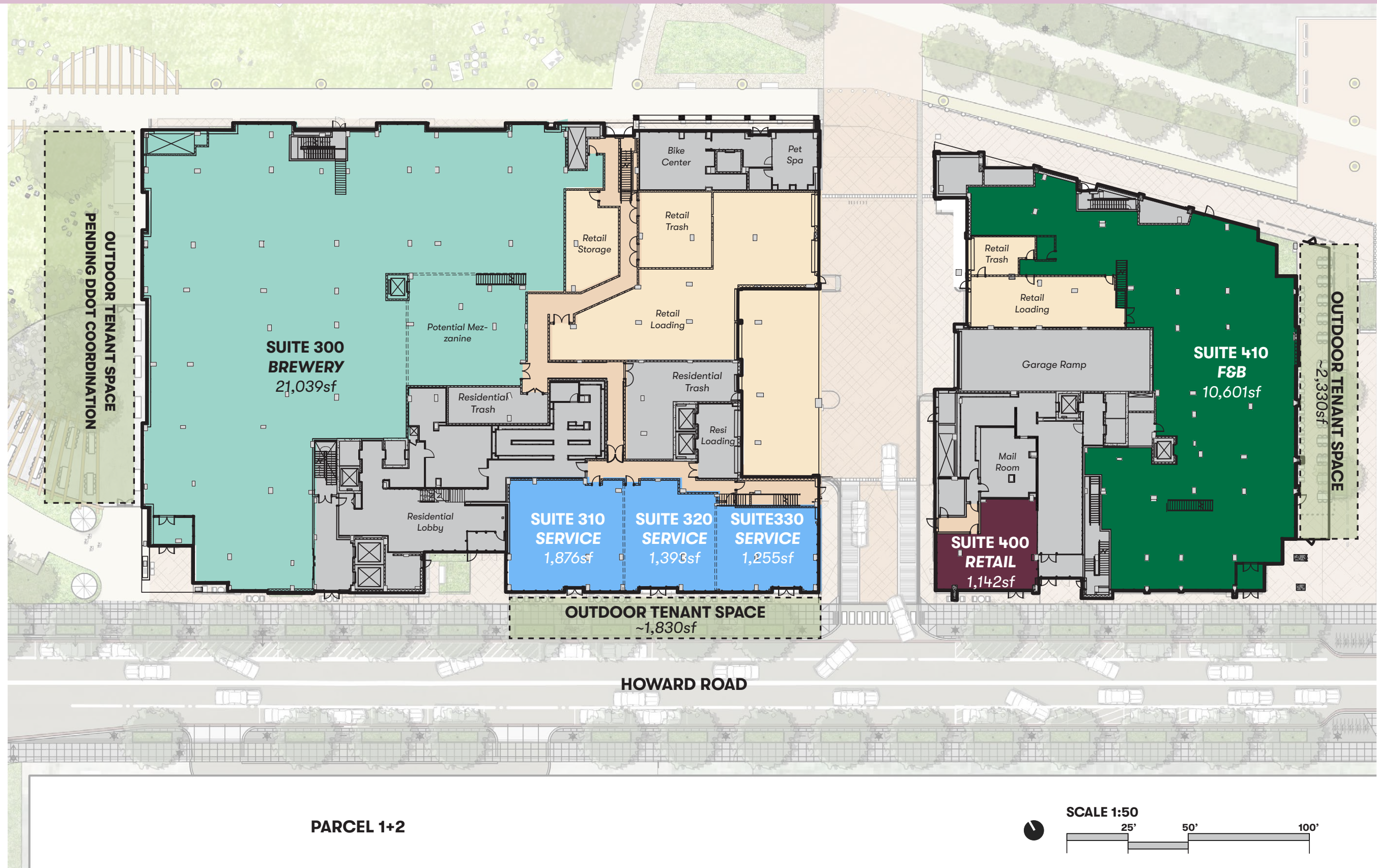


Plaza as the urban core of activity, a complement and contrast to the park

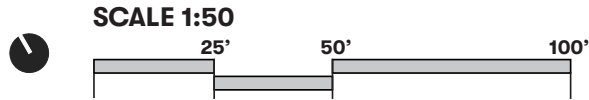
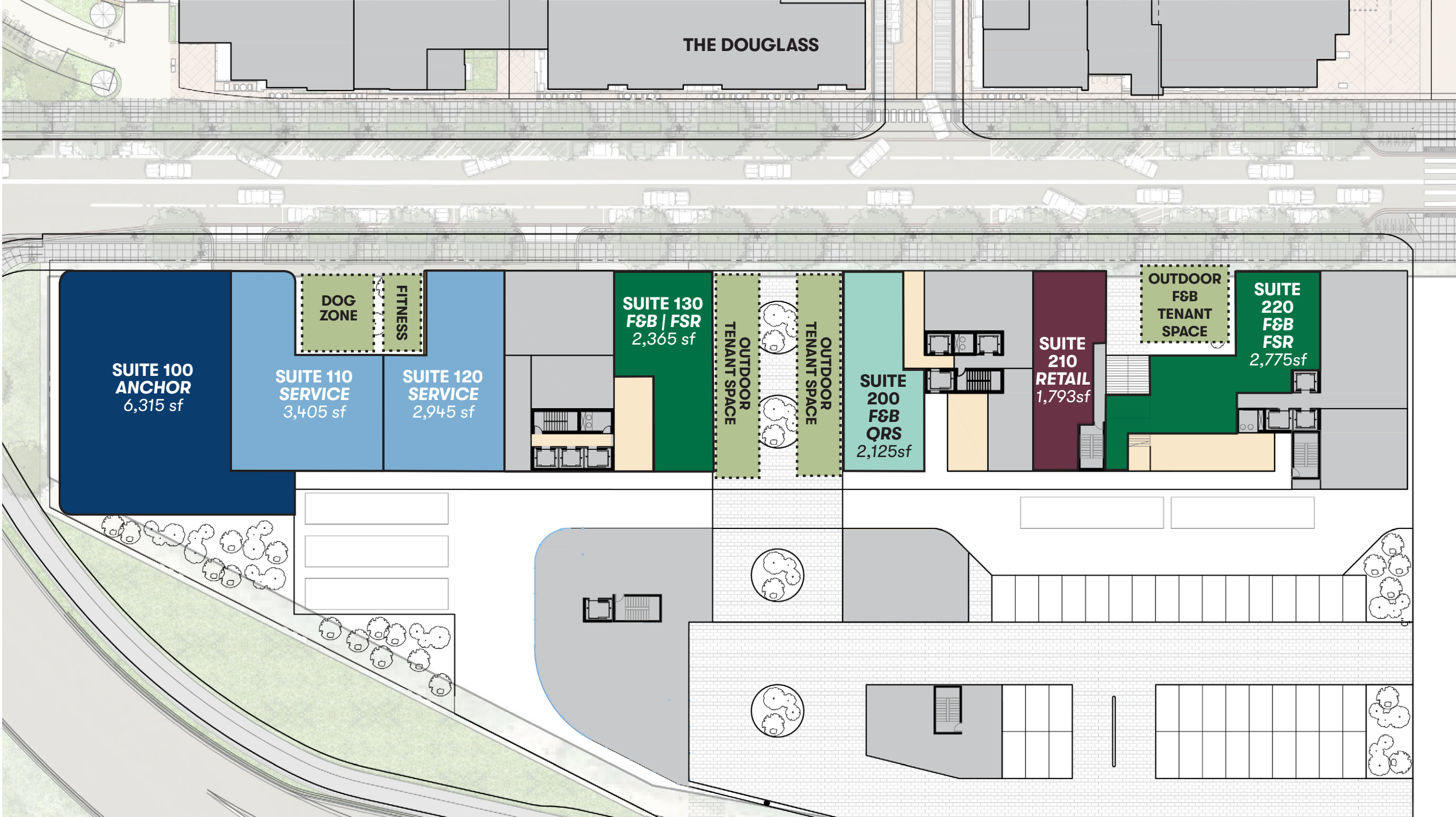
Diverse street-level spaces that enrich and expand the retail experience



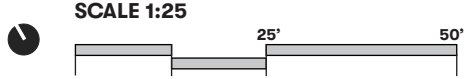
Merchandising Plan - The Douglass



Merchandising Plan - Parcel 1&2



Merchandising Plan - Parcel 5





Parcel 1&2: Howard Road East Building

The Douglass

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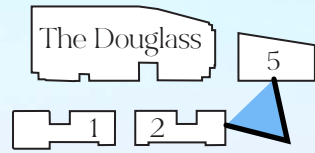
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Parcel 5: Howard Rd. Perspective



The Douglass: SW Corner of Howard Road



The Douglass: Aerial from South West

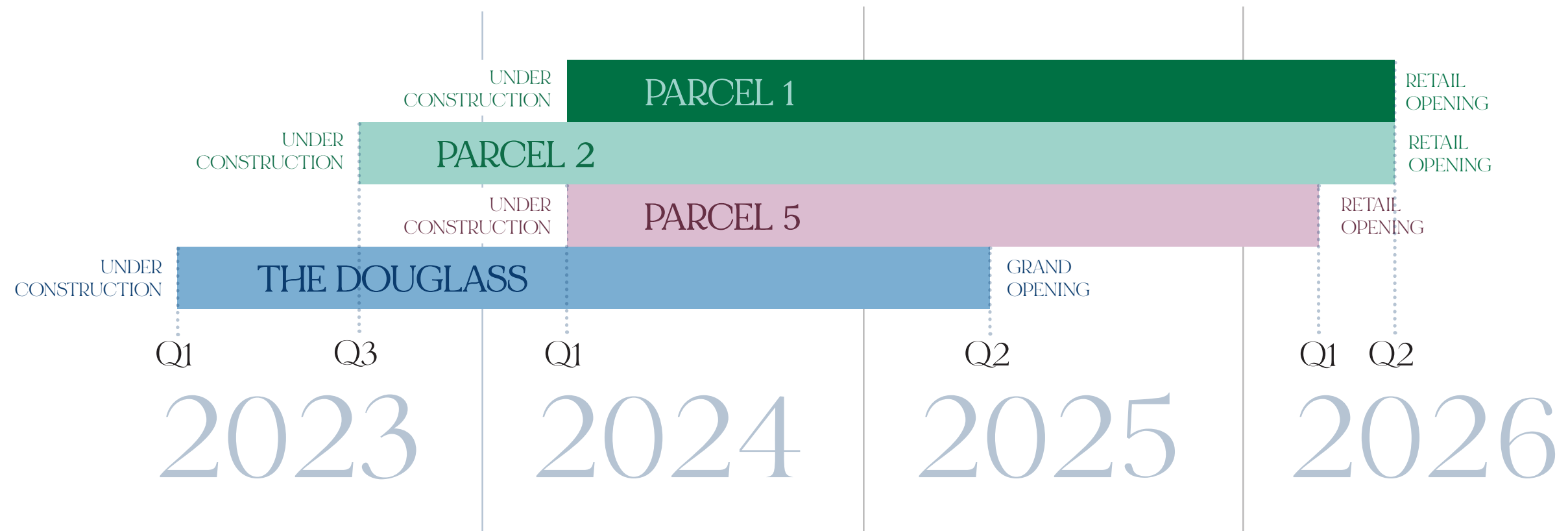


The Douglass: Retail on Central Lane



The Douglass: Retail South East Corner

Timeline



Sustainability.

Health & Wellness.

Community
Engagement.

WHO WE ARE

We create **transformative buildings** and **dynamic urban neighborhoods** that reflect the way people want to live, work and play in the coming decades

We believe that a keen focus on **visionary placemaking** in addition to **impactful environmental** and **social outcomes** creates value for all our stakeholders.

These include **residents** and **tenants**, the city and surrounding community as well as **our investors**.



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