

An aerial photograph of a waterfront development. In the foreground, a large body of water reflects the sky. A prominent feature is a bridge with two large, overlapping arches. In the background, a long, modern building with a colorful facade (orange, blue, and grey) sits on a grassy bank. The city skyline is visible in the distance under a clear blue sky.

BRIDGE DISTRICT

 REDBRICK LMD

CBRE



Set on the riverfront,

overlooking the Capitol, is a new vision
for connecting people and place. Here we
honor our community by creating space
for the curious, the bold, the dreamers,
the doers.



Welcome
to the Bridge District.



Connecting People to Opportunity

Bridge District redefines the D.C. office landscape, creating the opportunity and flexibility to plan for a new era of work.



Opportunity for
1.5M SF
Office

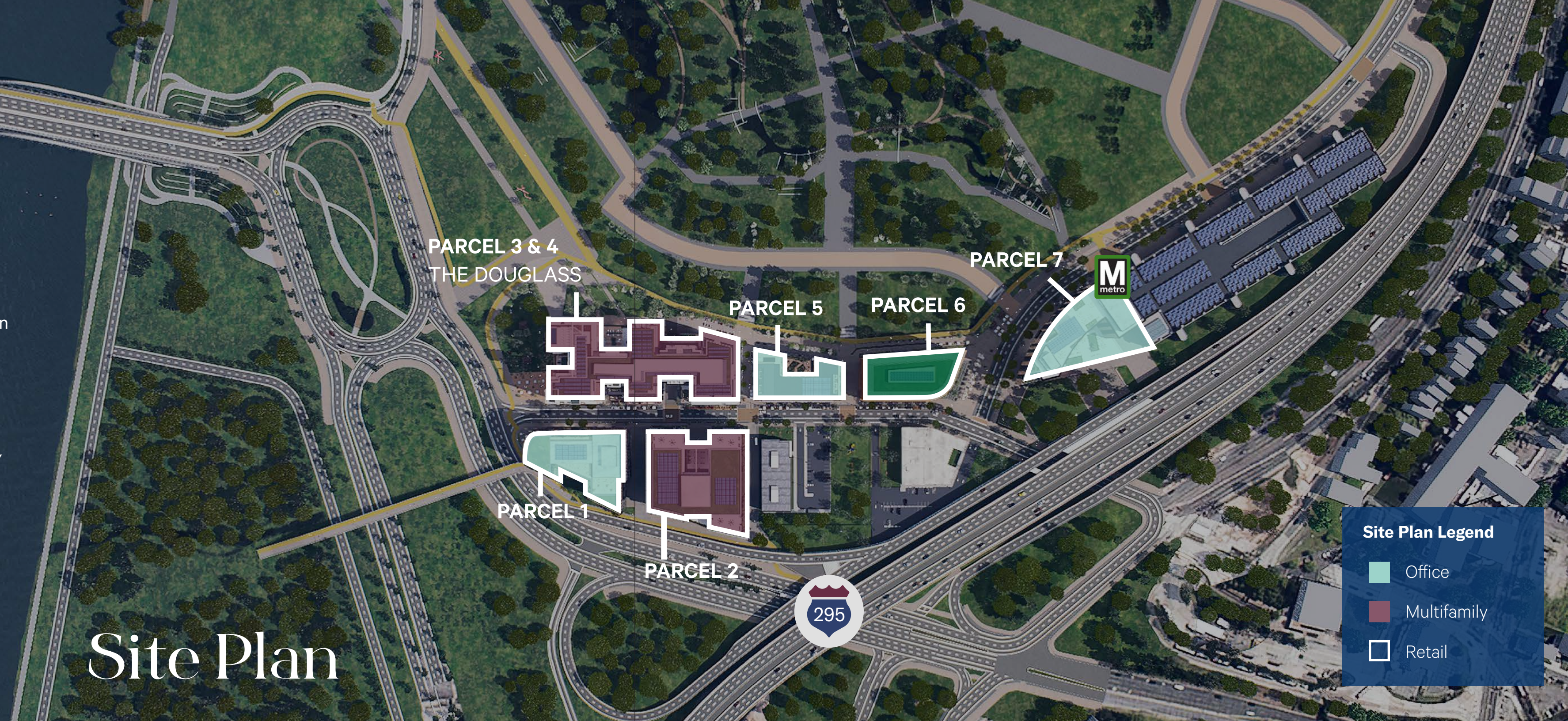
Up to
125K SF
Retail

Over
1,000
Residential Units

With a development plan intrinsically tied to the preservation of the surrounding environment and the thoughtful curation of retailers, Bridge District creates a balanced urban experience that supports both tenants and the community.

Here we seek to build connectivity with each other and the world around us.

Site Plan



PARCEL 3 & 4
THE DOUGLASS

PARCEL 5

PARCEL 6

PARCEL 7



PARCEL 1

PARCEL 2



Site Plan Legend

Office

Multifamily

Retail

Creating spaces for today's needs and tomorrow's generation



The Douglass | Residential Under Construction



Outdoor Promenade



Resiliency is reflected in the design of each building and the overall plan – to accommodate not only for environmental shifts, but also the evolving ways that space is utilized. From fitness centers and programming to emphasis on collaboration spaces and conferencing, each space is intended for transformative work. The planned office development imparts inspiring views of the riverfront and Capitol, bathed in an abundance of natural light and provides tenants with access to the outdoors on every level.



Human by nature

Bridge District provides a balanced and healthy ecosystem with access to the riverfront, national park land and over 20 miles of continuous trails. Programming for health and wellness are enhanced by Bridge District's natural surroundings, offering space for both active and passive play.

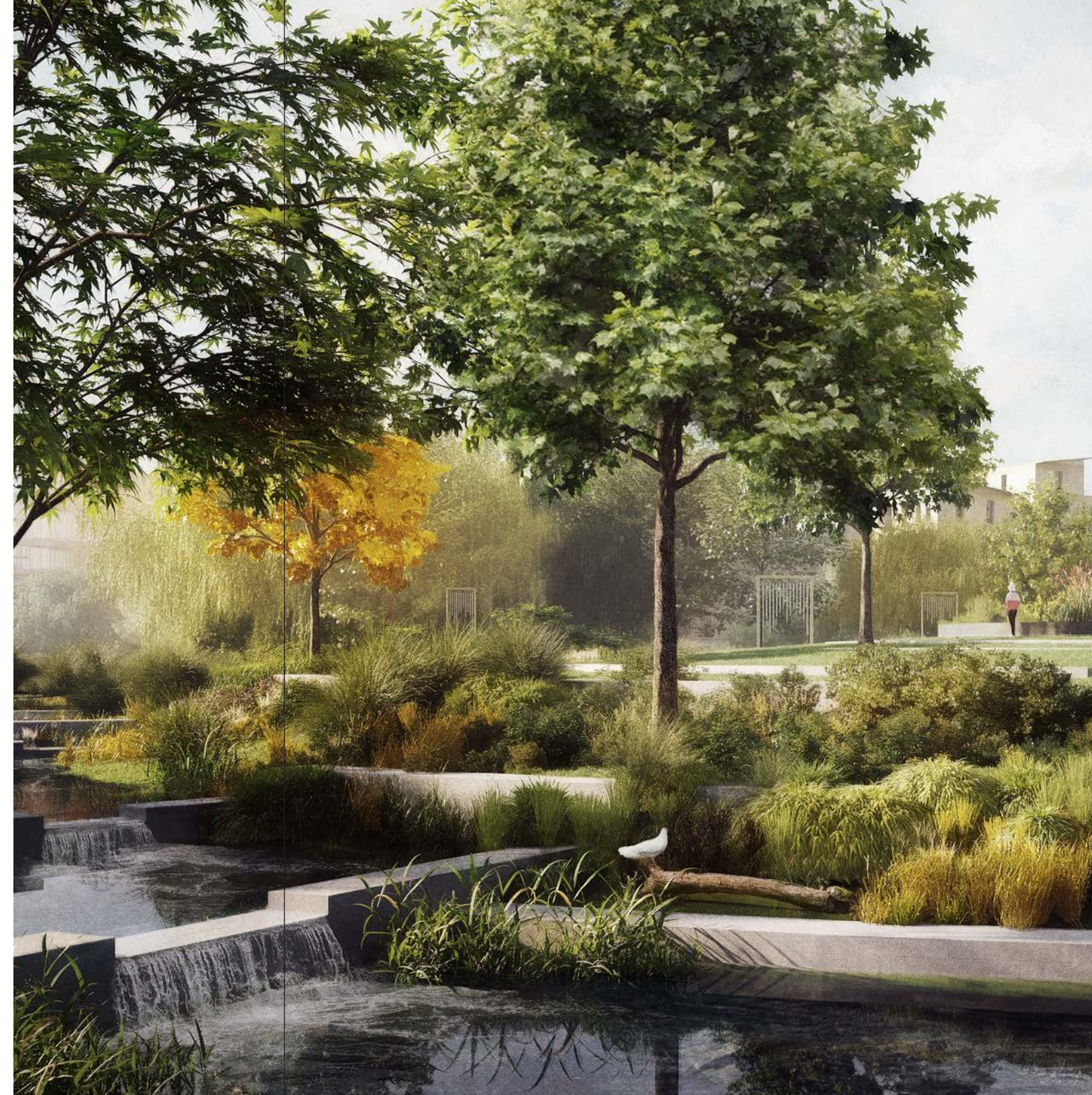
Target
**LEED
Platinum**

Target
**Net Carbon
Zero**

**Electric charging
stations**
throughout property

20 miles
of continuous trails

**Riverfront
access**





Unparalleled access to the best of DC

Located on the flourishing Green Line, Bridge District recenters 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 Anacostia Station connect Bridge District to the best of the city's entertainment, restaurants, and art galleries, as well as its lawmakers and key government institutions.





Connected to the city. Connected to the community. Connected to opportunity.



Leasing Contacts

SCOTT FRANKEL

+1 301 466 2599

scott.frankel@cbre.com

LARA NEALON

+1 703 346 9849

lara.nealon@cbre.com

DJ CALLAHAN

+1 301 974 4242

daniel.callahan@cbre.com

BRITTANY GOSNELL

+1 610 213 0413

brittany.gosnell@cbre.com