



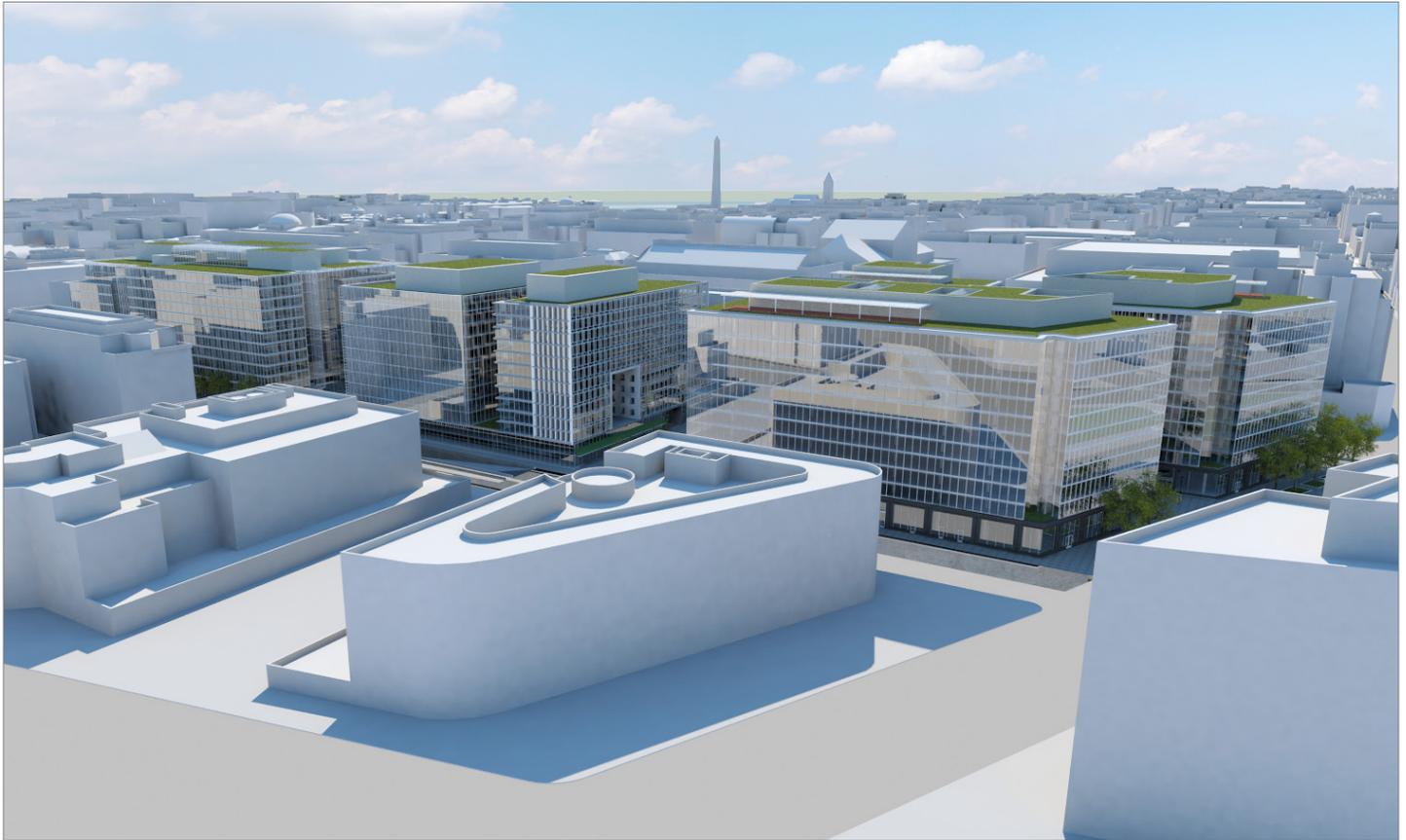
Project Overview

CAPITOL CROSSING

Washington's Most Exciting New Destination
for Office and Retail



PROPERTY GROUP PARTNERS



Washington's Most Exciting New Destination for Office and Retail

- 2.2 Million Square Feet
3 New City Blocks on a 7.5 Acre Site
5 Mixed Use Buildings
- Spectacular Views of the Capitol and Washington Monument
Floor to Ceiling Windows
Flexible Floor Plates from 20,000 to 58,000 Square Feet
- Creating a Landmark Destination
Trophy Office Buildings with Column-Free Perimeters
Dynamic High Visibility Retail Space
Convenient Location Central to Union Station and Interstate 395
- Beyond LEED Platinum Certified
New Pedestrian Promenades
Green Roof Gardens
Infrastructure Designed for Future Expansion



Leasing Information

Property Group Partners
1101 New York Avenue Floor 9
Washington DC
20006-3717

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Project Overview

Location

Massachusetts Avenue to North
E Street to South
Third Street to West
Second Street to East

Project Specifications

2.2 Million SF
7.5 Acres
3 City Blocks

Buildings

200 Massachusetts
250 Massachusetts
600 Second Street
200 F Street
201 F Street

Parking

4 Below Grade Levels
1 Parking Space per 1,500 SF
2 Entrances off Third Street
440 Bicycle Spaces
6 Shuttle Elevators to Lobbies

Tenant Access

Lobby Attendant 24/7
Concierge Service

Team

Property Group Partners
(Developer)
Balfour Beatty Construction
(Construction)
Skidmore Owings and Merrill
(Master Plan & Architect)
Kevin Roche John Dinkeloo and Associates
(Architect)
Kohn Pedersen Fox
(Architect)

LEED Status

Designed to Receive
LEED Platinum Certification Standards

Project Status

Under Construction
Delivery in 2018

Overview

Capitol Crossing is a multi-phased, master planned development located in Washington's supply-constrained Central Business District - bordered by Massachusetts Avenue to the North, E Street to the South, Third Street to the West and Second Street to the East. Capitol Crossing is located just a few blocks from both Union Station and the Verizon Center, and is walking distance to the Capitol.

The seven and a half acre site of Capitol Crossing is a state-of-the-art development that spans 3 city blocks and offers 2.2 million square feet of primarily commercial office and ground floor retail space.

As one of the largest remaining undeveloped sites in downtown Washington, DC, Capitol Crossing will result in a dramatic transformation of its surrounding area - connecting the long-divided neighborhoods of Capitol Hill and the East End, opening important streets to through-traffic, creating new pedestrian promenades, opening bicycle lanes, bringing dynamic retail businesses to service the residential and business populations and offering tremendous opportunities for private companies to lease large blocks of contiguous space for current needs and future expansion.

Capitol Crossing will offer Washington's newest and most efficient office environment, as well as create a first-of-its-kind ecodistrict in the nation's capital.

Building Amenities

State-of-the-Art Fitness Facilities
Elegantly Designed Lobbies
Pedestrian Walkways with Open Plazas, Tree-Lined Promenade, Seating Areas and Seasonal Landscaping
On-Site Child Care Center
Office Views of the Capitol and the Washington Monument with Floor-to-Ceiling Glass
Anchor Location with High Visibility and Ground Floor Retail Facilities
Roof Terraces have Outdoor Seating, Private Restrooms, Catering Facilities and Spectacular Panoramic Views

Sustainability Features

Beyond LEED Platinum Certification
On-Site Cogeneration Plant
Digitally Controlled HVAC System with Variable Air Volume
Reduced Energy Usage and Energy Costs
Clean Indoor Air and Water Conservation Features
Exceeds Many U.S. Green Building Council Standards
High Performance Perimeter Sun Shading Systems
Eco-Chimneys
Daylight Harvesting
Water Catchment and Treatment



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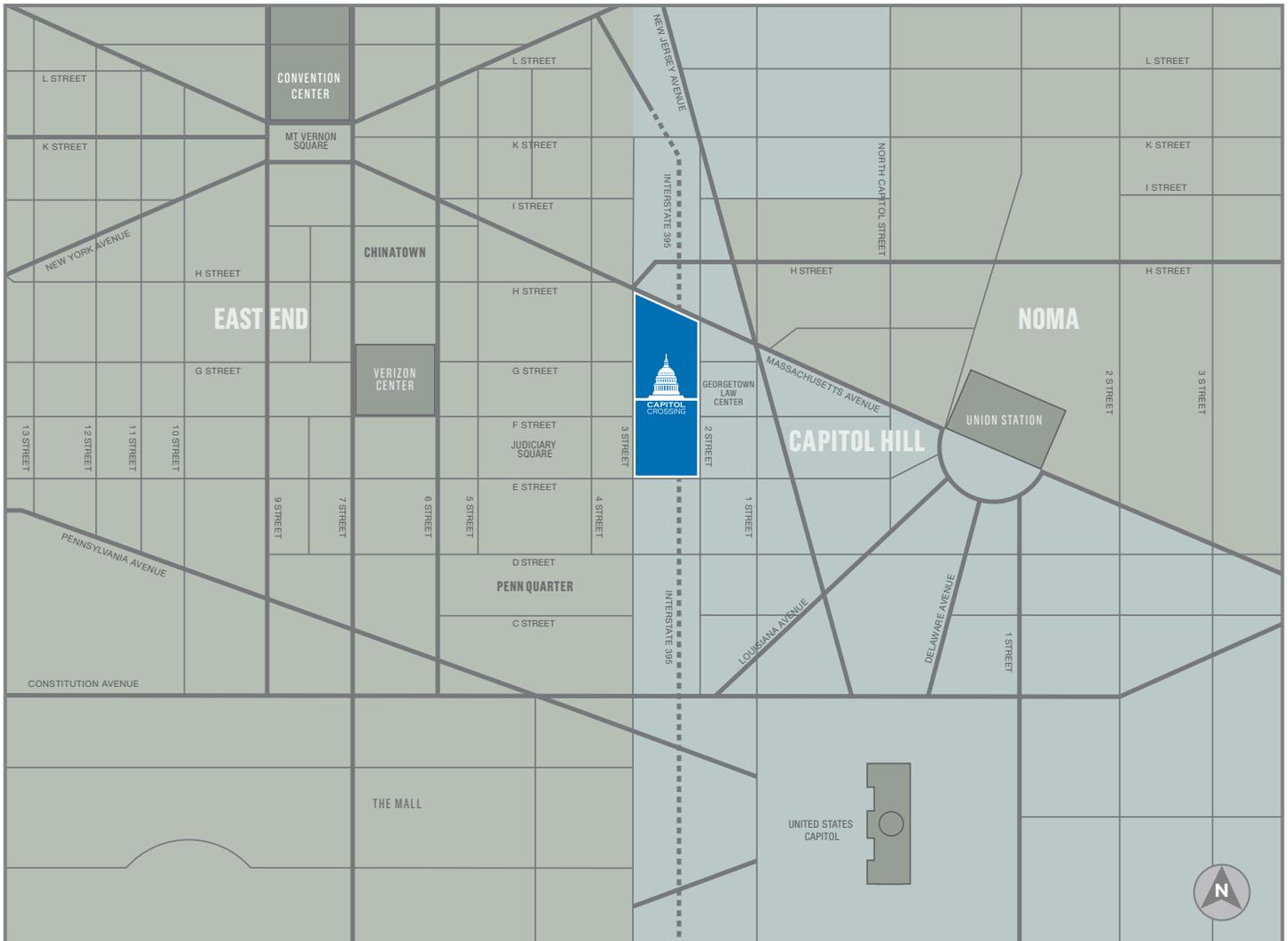
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Project Overview

Location Map

Reconnecting Capitol Hill and the East End



Proximity Facts

- 2 Minute Walk to Judiciary Square Metro Stop
- 6 Minute Walk to Union Station
- 5 Minute Walk to Verizon Center
- 10 Minute Walk to the US Capitol
- 10 Minute Walk to the Convention Center



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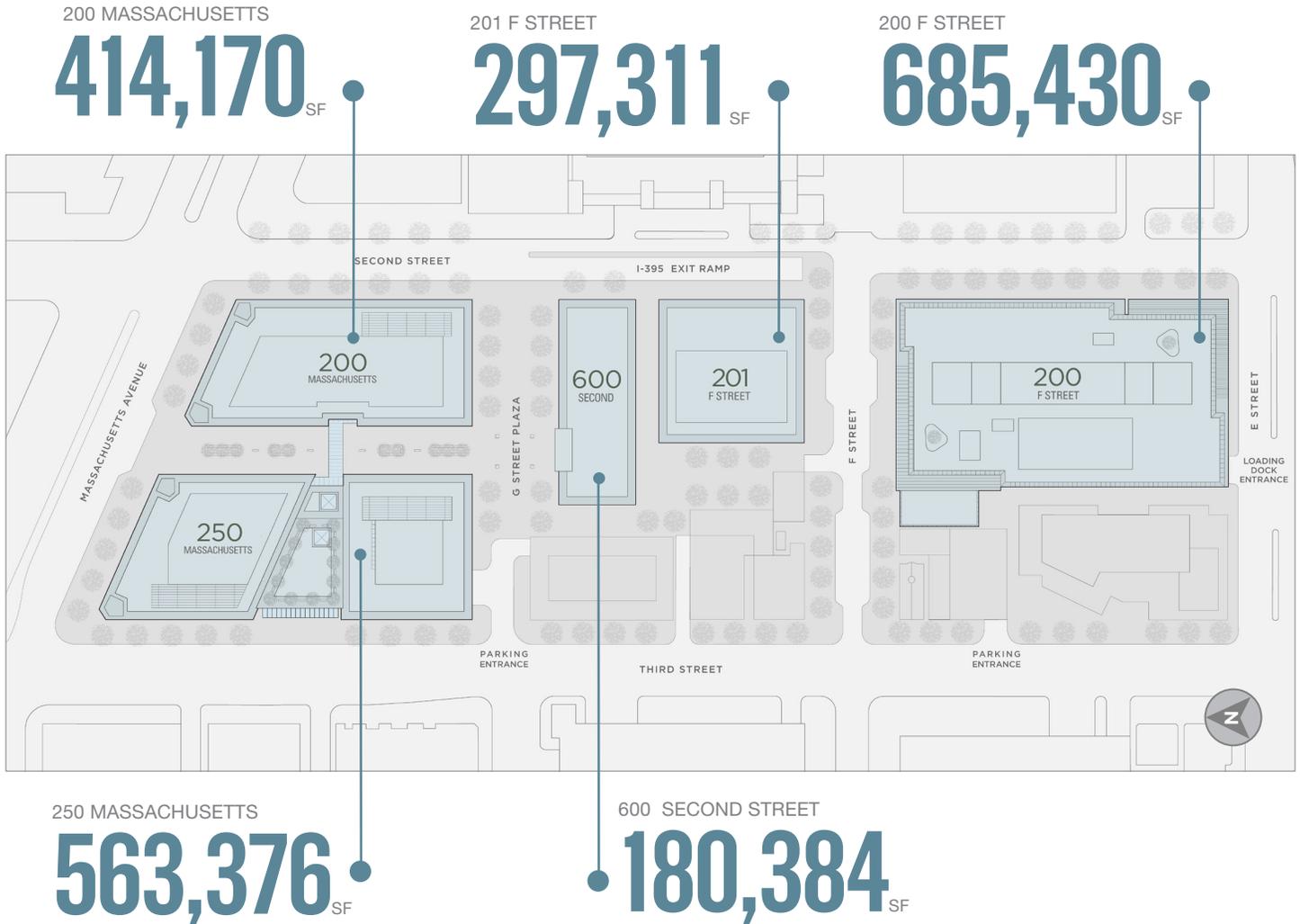
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Project Overview

Site Plan

5 Mixed Use Buildings Totaling 2.2 Million Square Feet



Project Scale

- 5 Mixed-Use Buildings
- 3 City Blocks
- 7.5 Acre Site
- 2.2 Million Square Feet

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Project Overview



Aerial View
Capitol Crossing
From Massachusetts Avenue and
Third Street NW Looking South



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Project Overview



Aerial View

200 and 250 Massachusetts
Pedestrian Promenade
View from Cobbs Park
and Massachusetts Avenue
Looking South



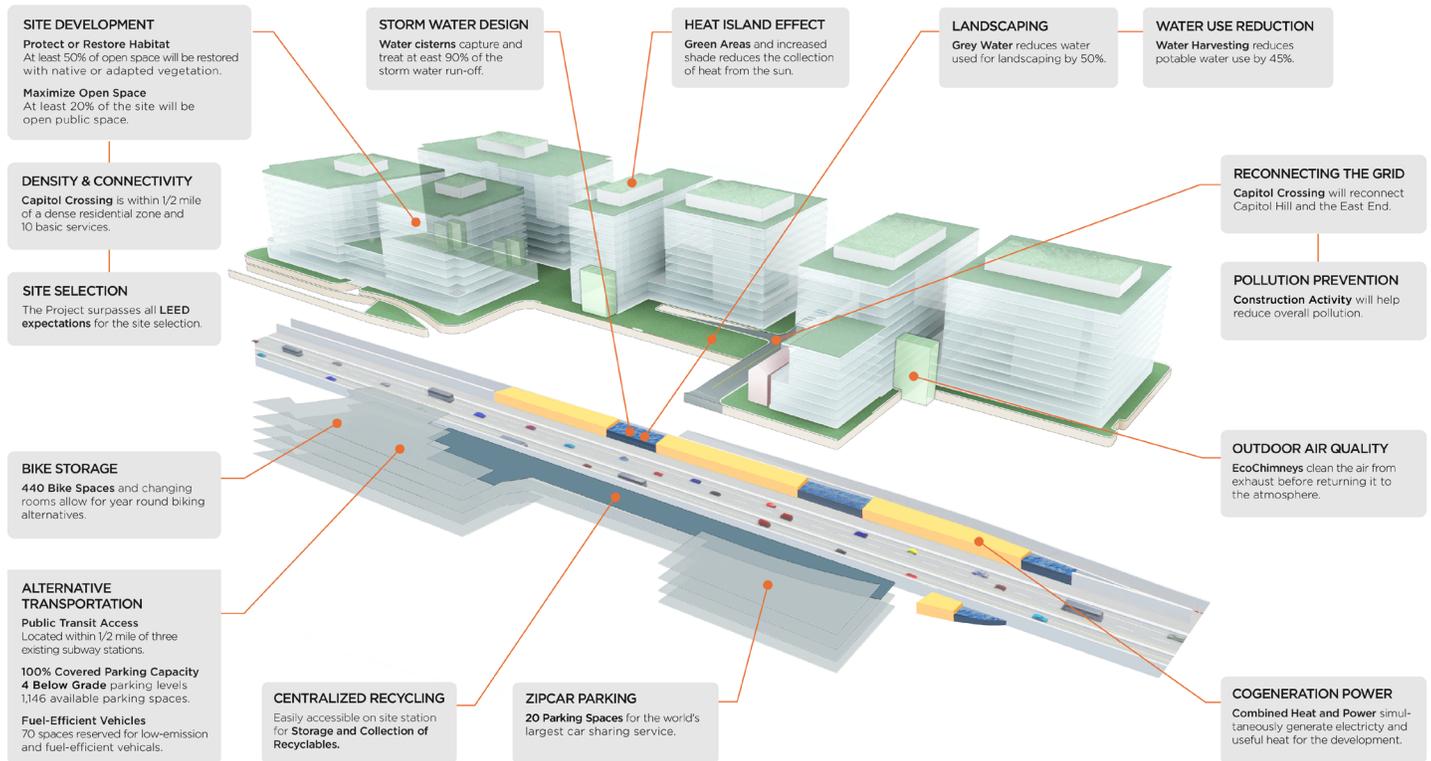
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Sustainability

Beyond LEED Platinum



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200 Massachusetts Avenue



200 Massachusetts Avenue

Aerial View
View from G Street and Second Street NW
Looking Northwest



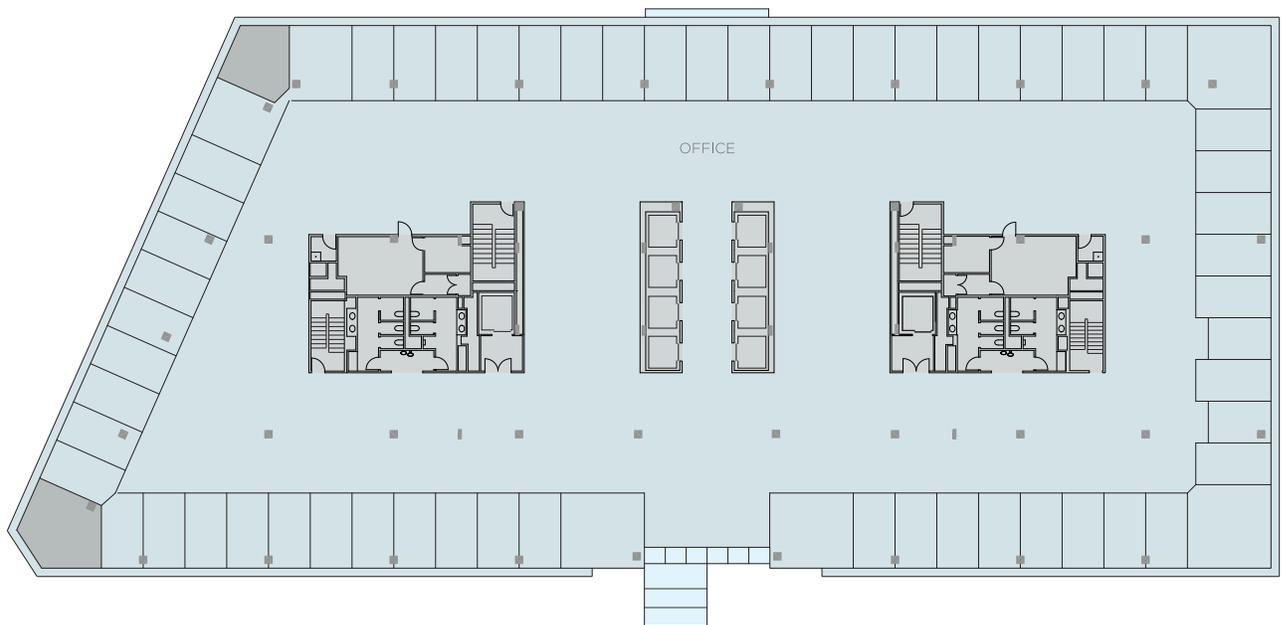
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Typical Floor

36,401 Square Feet



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250 Massachusetts Avenue



250 Massachusetts Avenue
North and South Towers
From G Street and Third Street NW
Looking Northeast

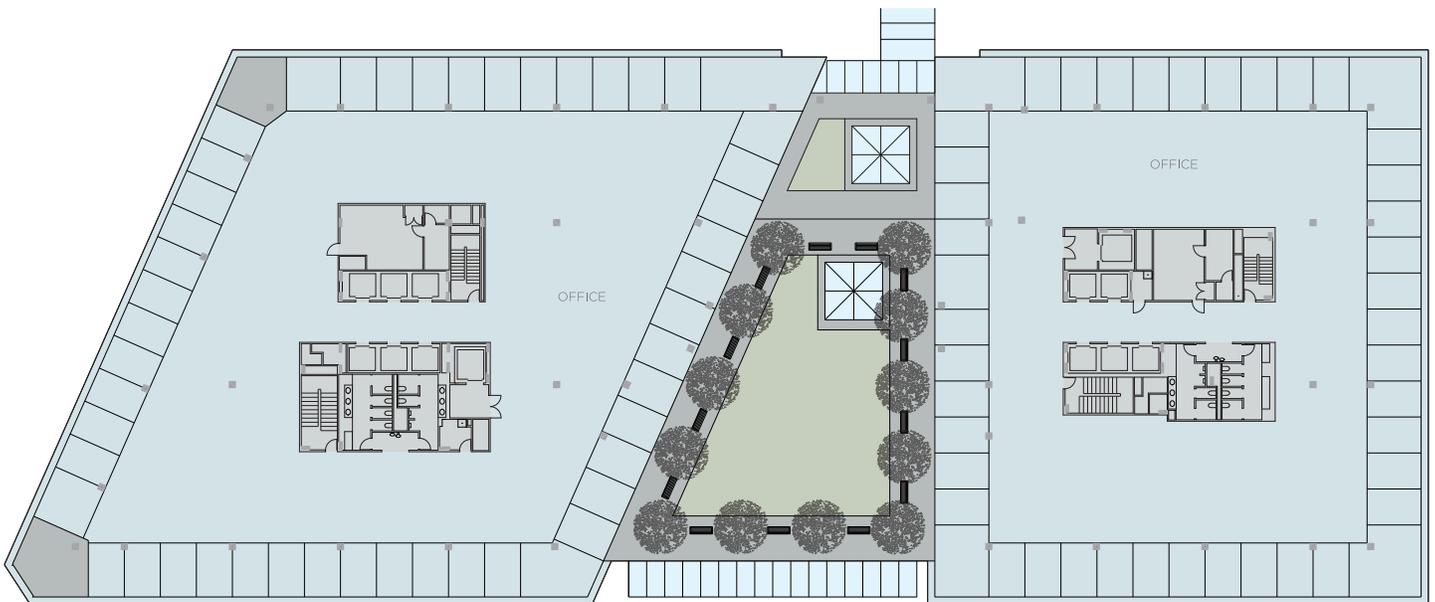


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Typical Floor

45,792 Square Feet



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250 Massachusetts Avenue

Typical Floor North Tower

24,811 Square Feet



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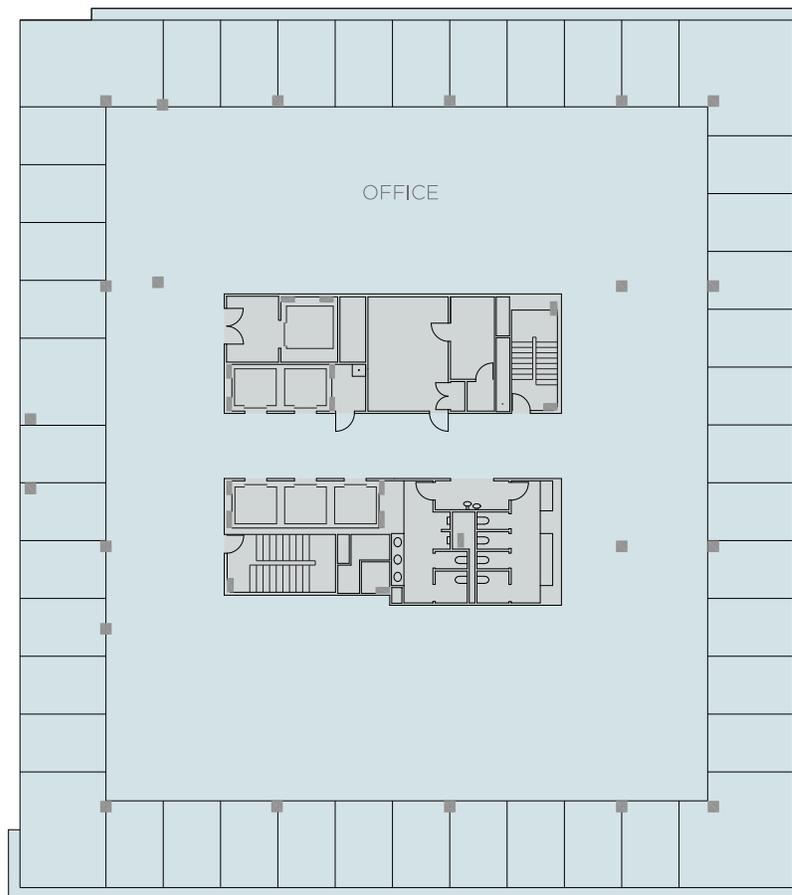
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250 Massachusetts Avenue

Typical Floor South Tower

20,981 Square Feet



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200 F Street



200 F Street
View from Second Street
Looking Northwest

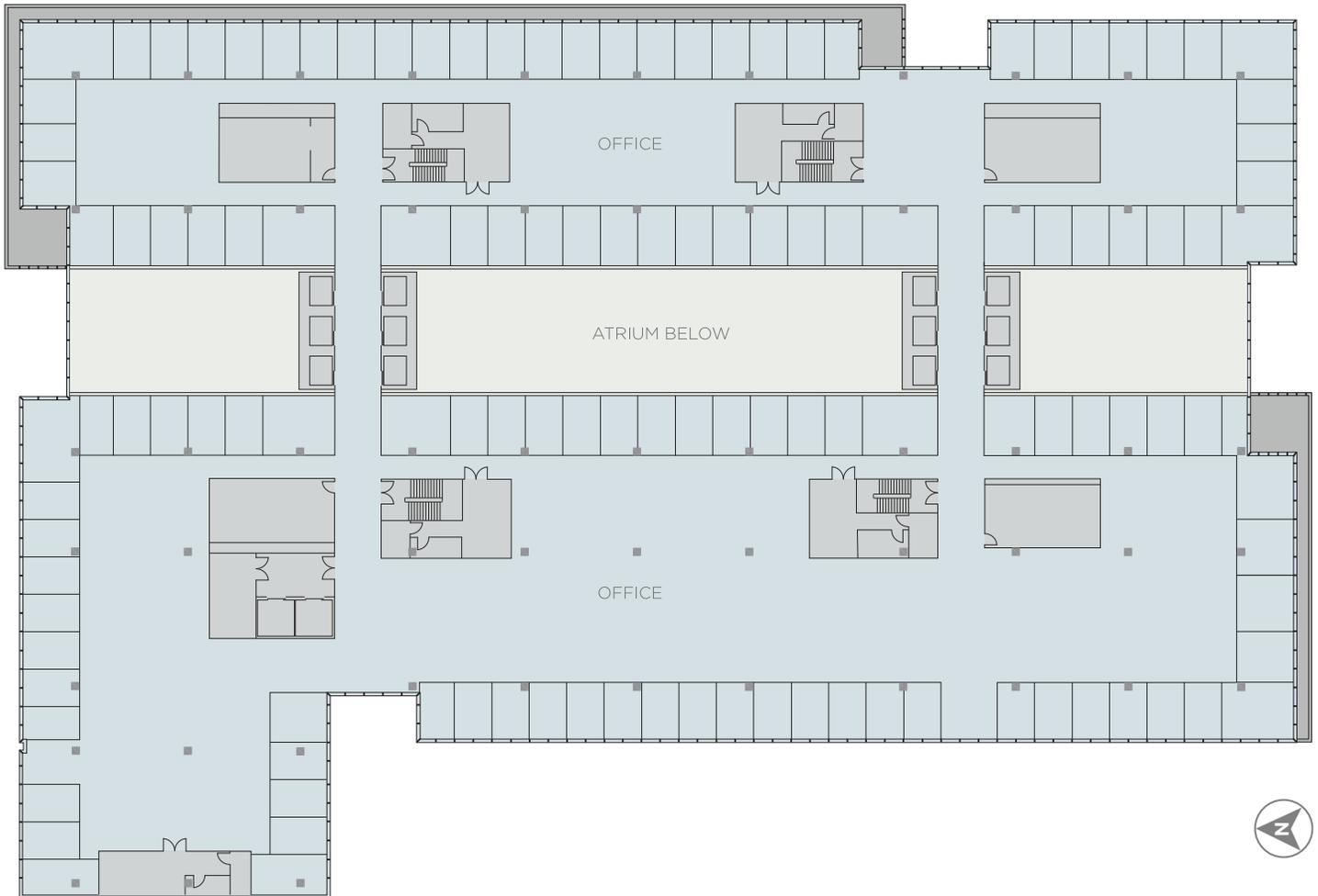


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Typical Floor

58,681 Square Feet



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