Project Overview

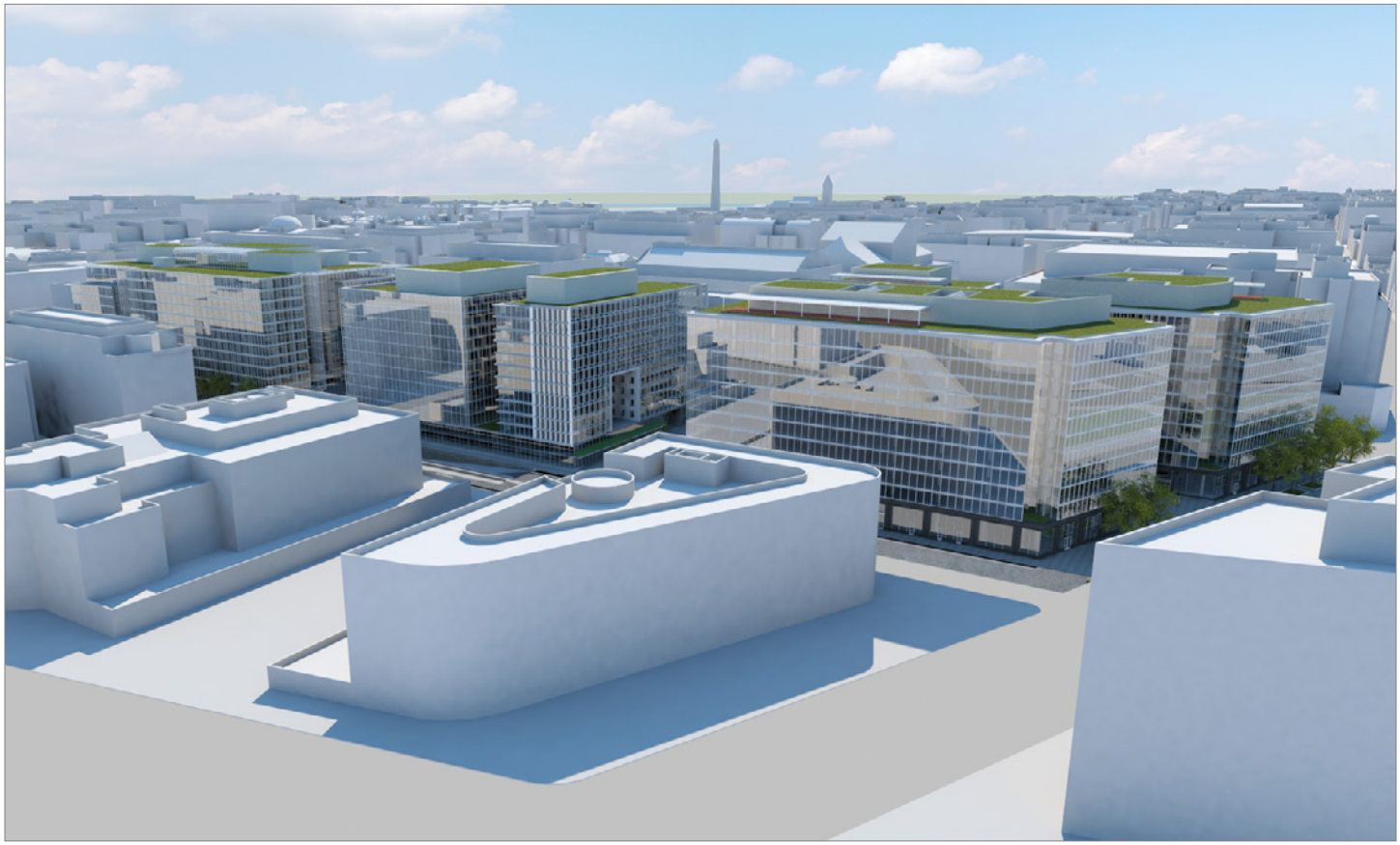
CAPITOL CROSSING

Washington's Most Exciting New Destination for Office and Retail

PROPERTY GROUP PARTNERS

CAPITOL CROSSING

Project Overview



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 Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

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

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

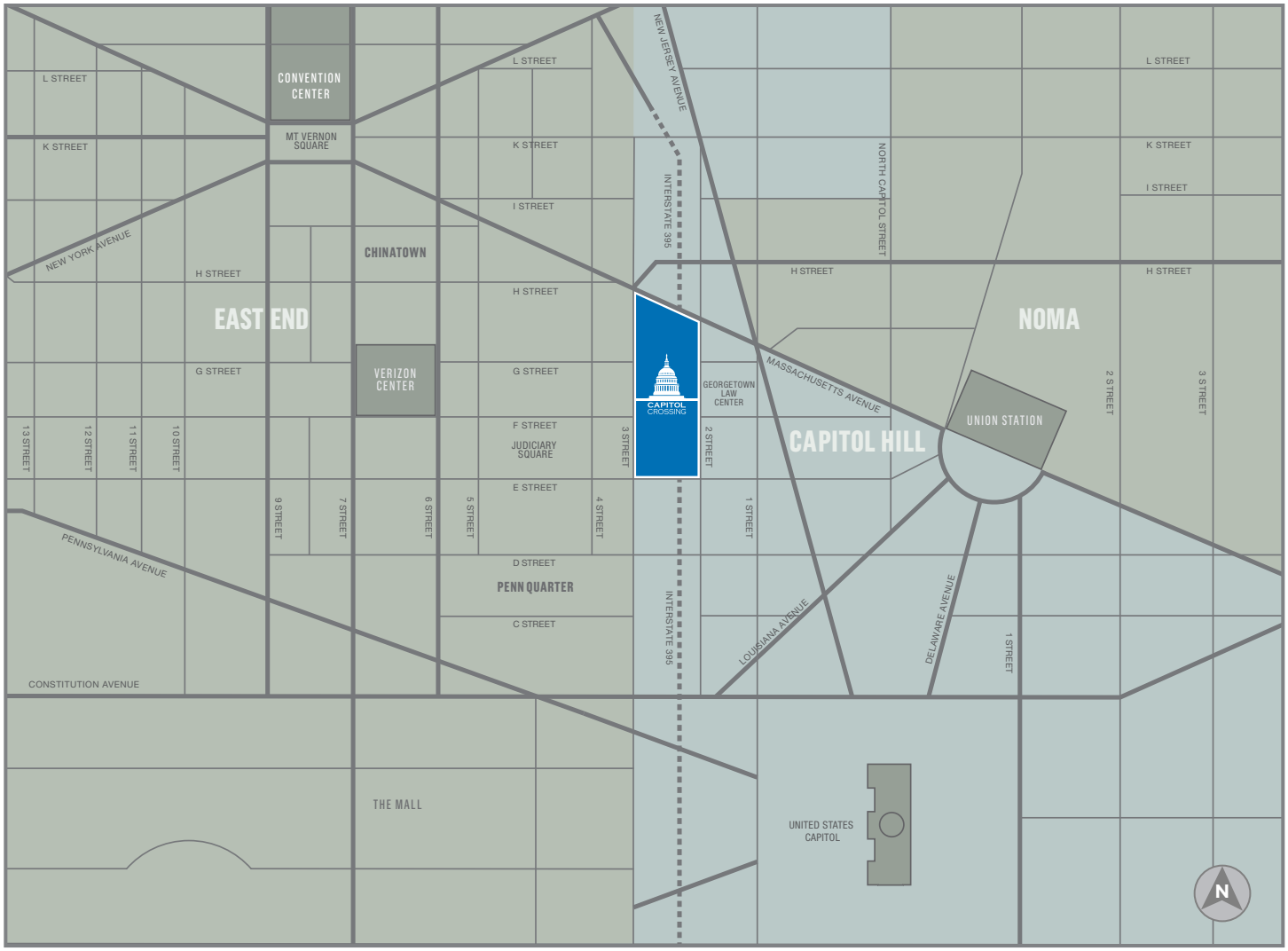
T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

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

Leasing Information

Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

Project Overview

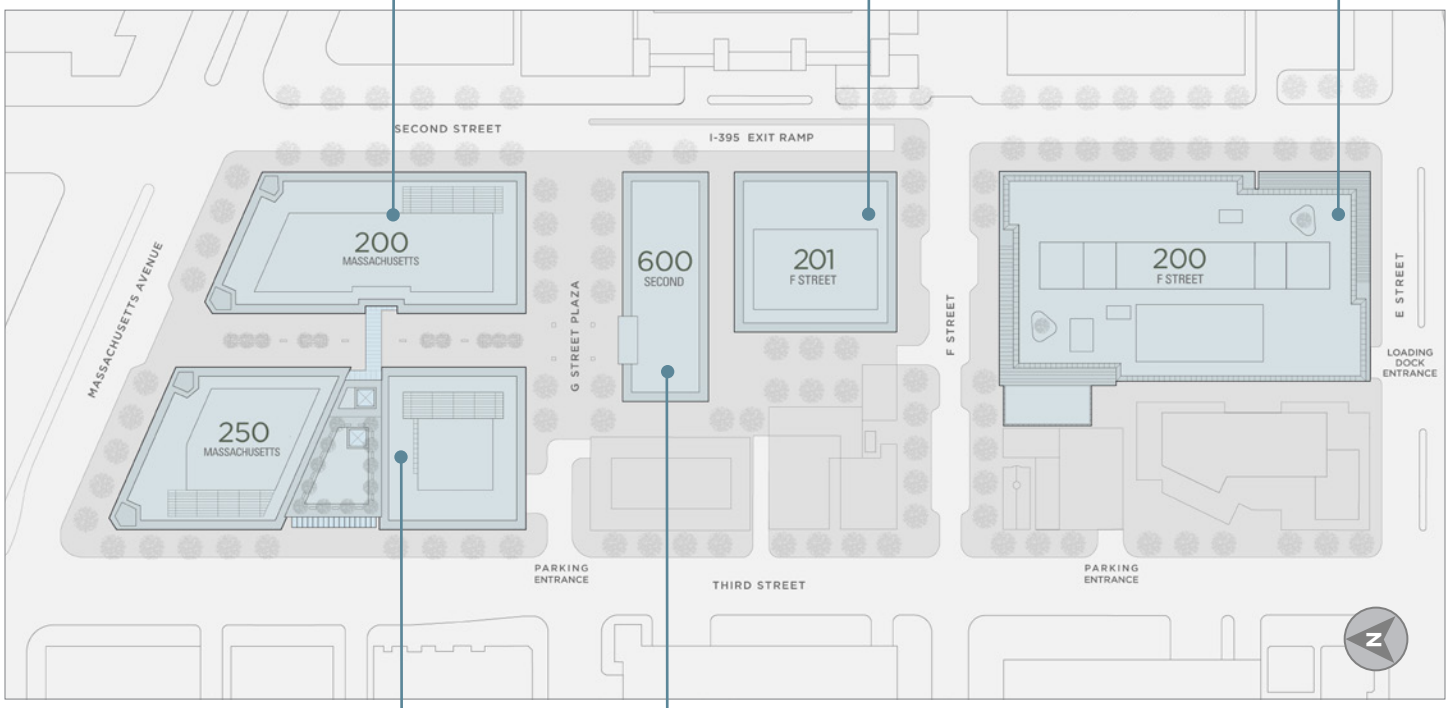
Site Plan

5 Mixed Use Buildings Totaling 2.2 Million Square Feet

200 MASSACHUSETTS
414,170 SF

201 F STREET
297,311 SF

200 F STREET
685,430 SF



250 MASSACHUSETTS
563,376 SF

600 SECOND STREET
180,384 SF

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

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

Project Overview

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

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

Project Overview

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

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

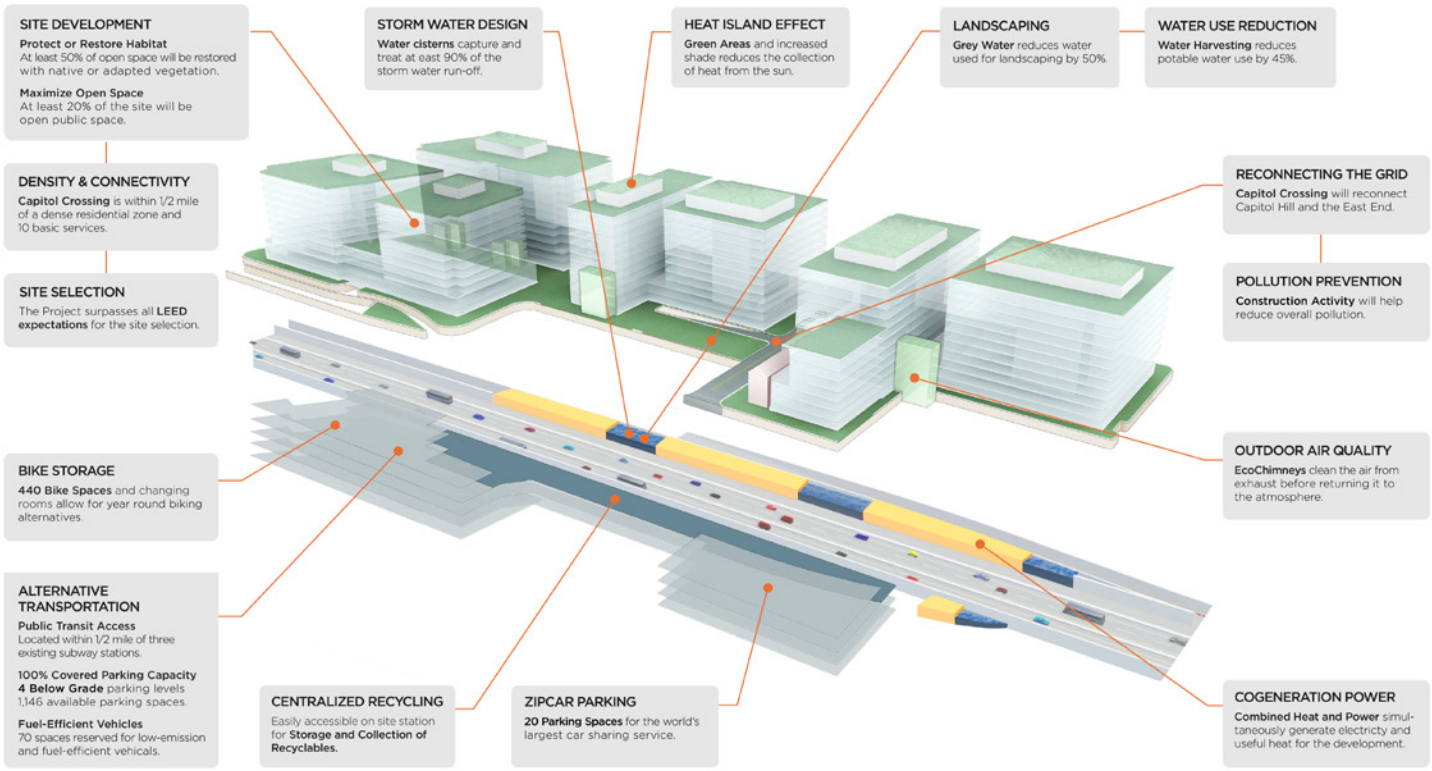
T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

Project Overview

Sustainability

Beyond LEED Platinum



Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

200 Massachusetts Avenue

200 Massachusetts Avenue
Aerial View
View from G Street and Second Street NW
Looking Northwest

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

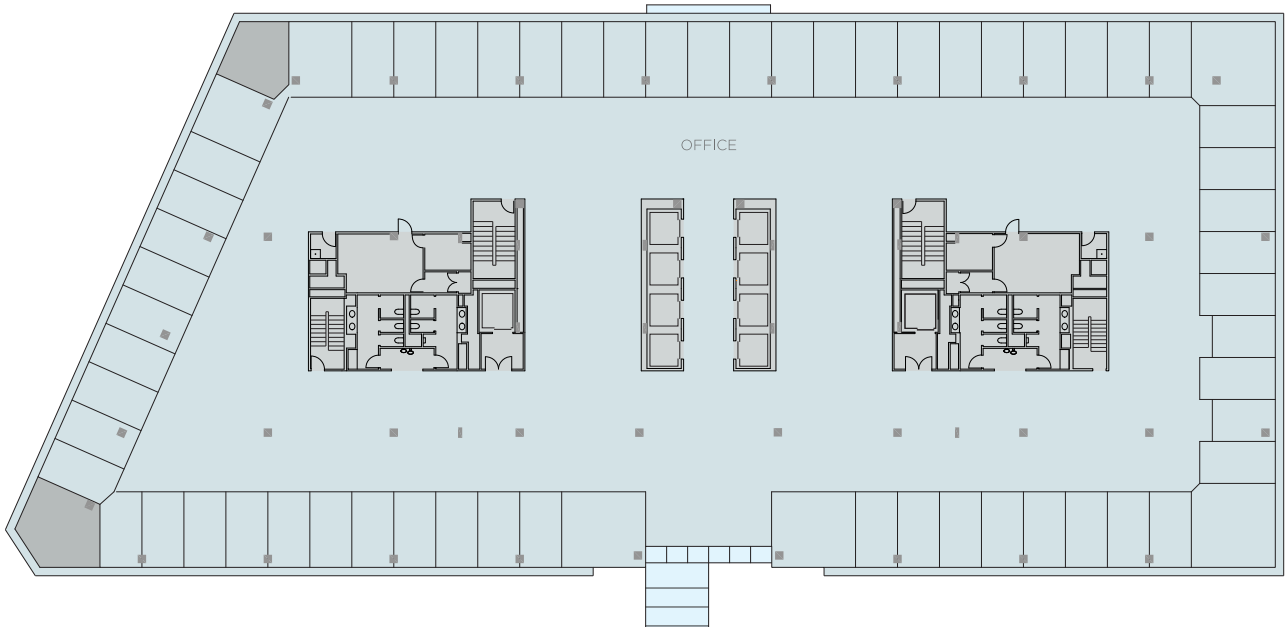
T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

200 Massachusetts Avenue

Typical Floor

36,401 Square Feet



Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

250 Massachusetts Avenue

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

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

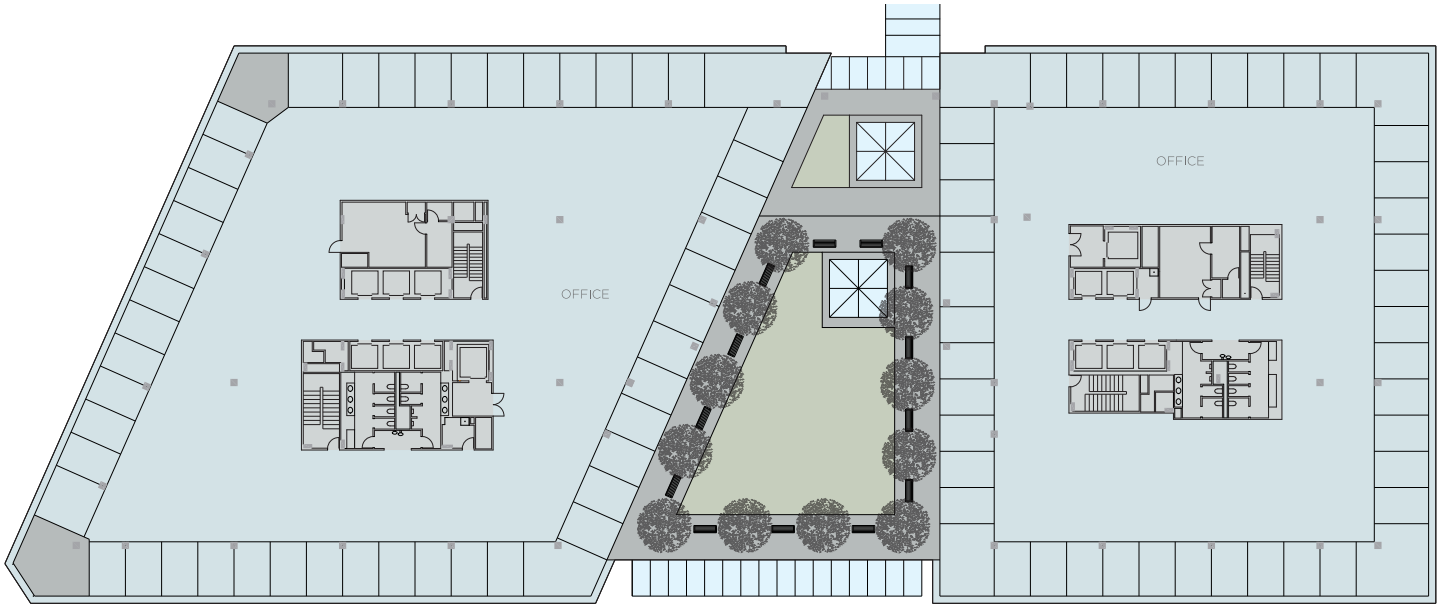
T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

250 Massachusetts Avenue

Typical Floor

45,792 Square Feet



Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

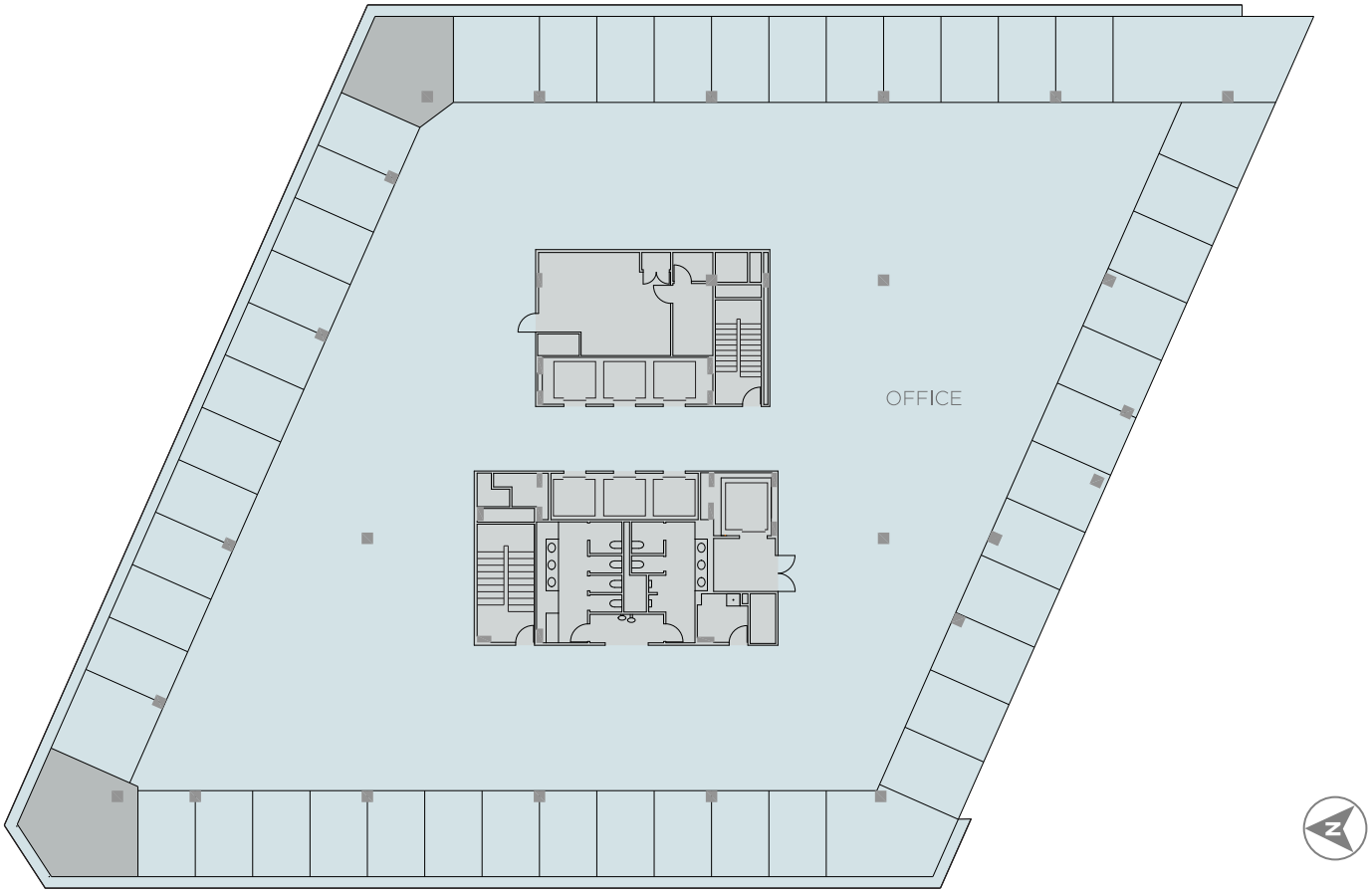
T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

250 Massachusetts Avenue

Typical Floor
North Tower

24,811 Square Feet



Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

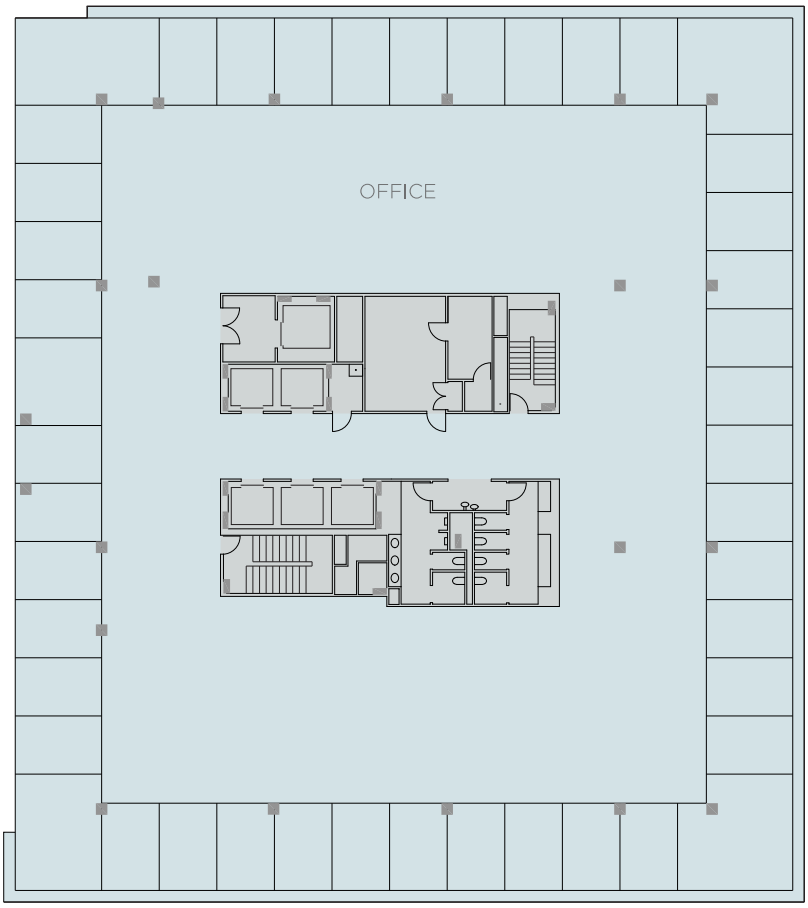
T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

250 Massachusetts Avenue

Typical Floor
South Tower

20,981 Square Feet



Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

200 F Street

200 F Street
View from Second Street
Looking Northwest

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

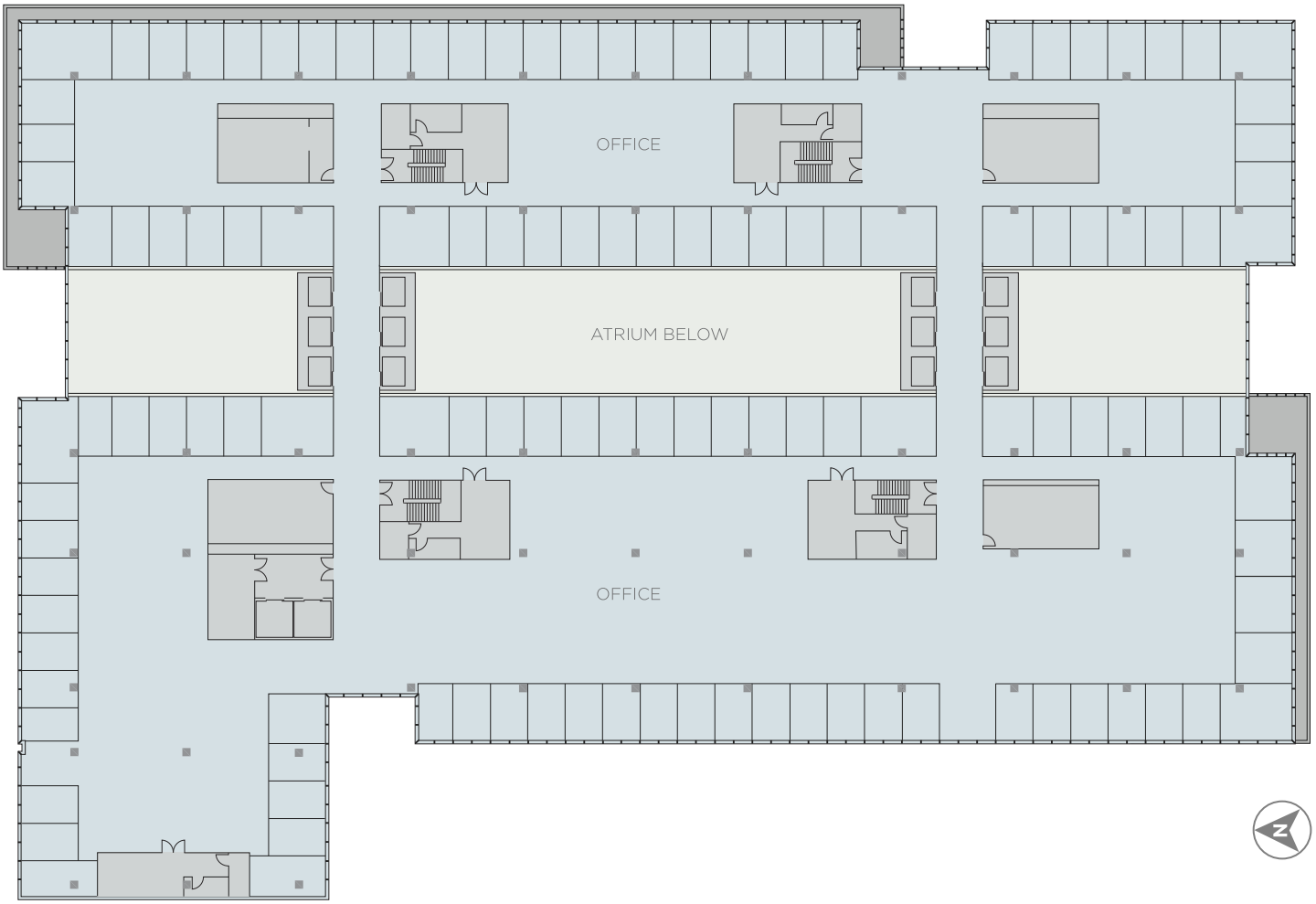
T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

200 F Street

Typical Floor

58,681 Square Feet



Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

Project Overview

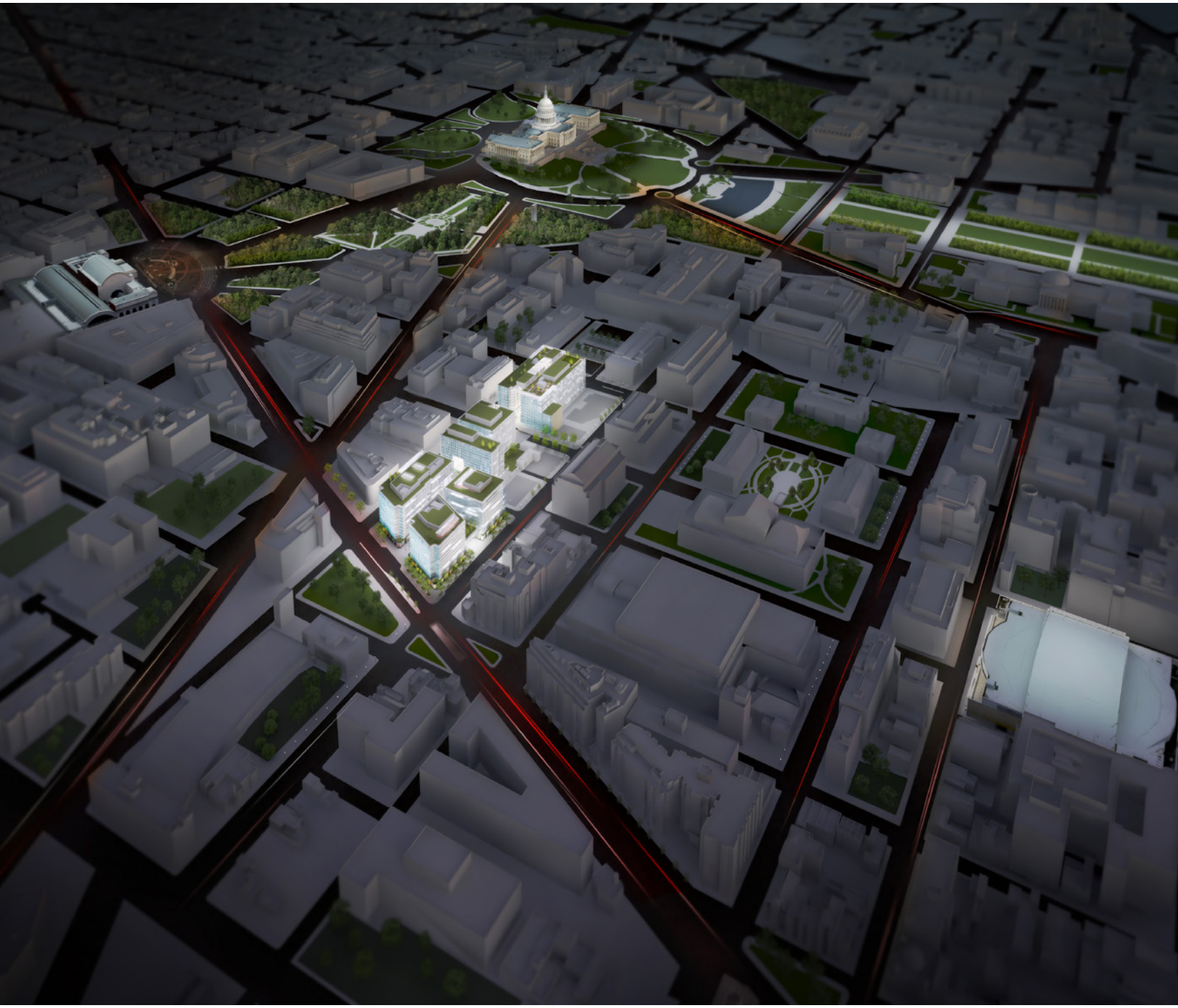
Aerial View
Capitol Crossing
From Third Street NW
and E Street Looking Northeast

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

Project Overview



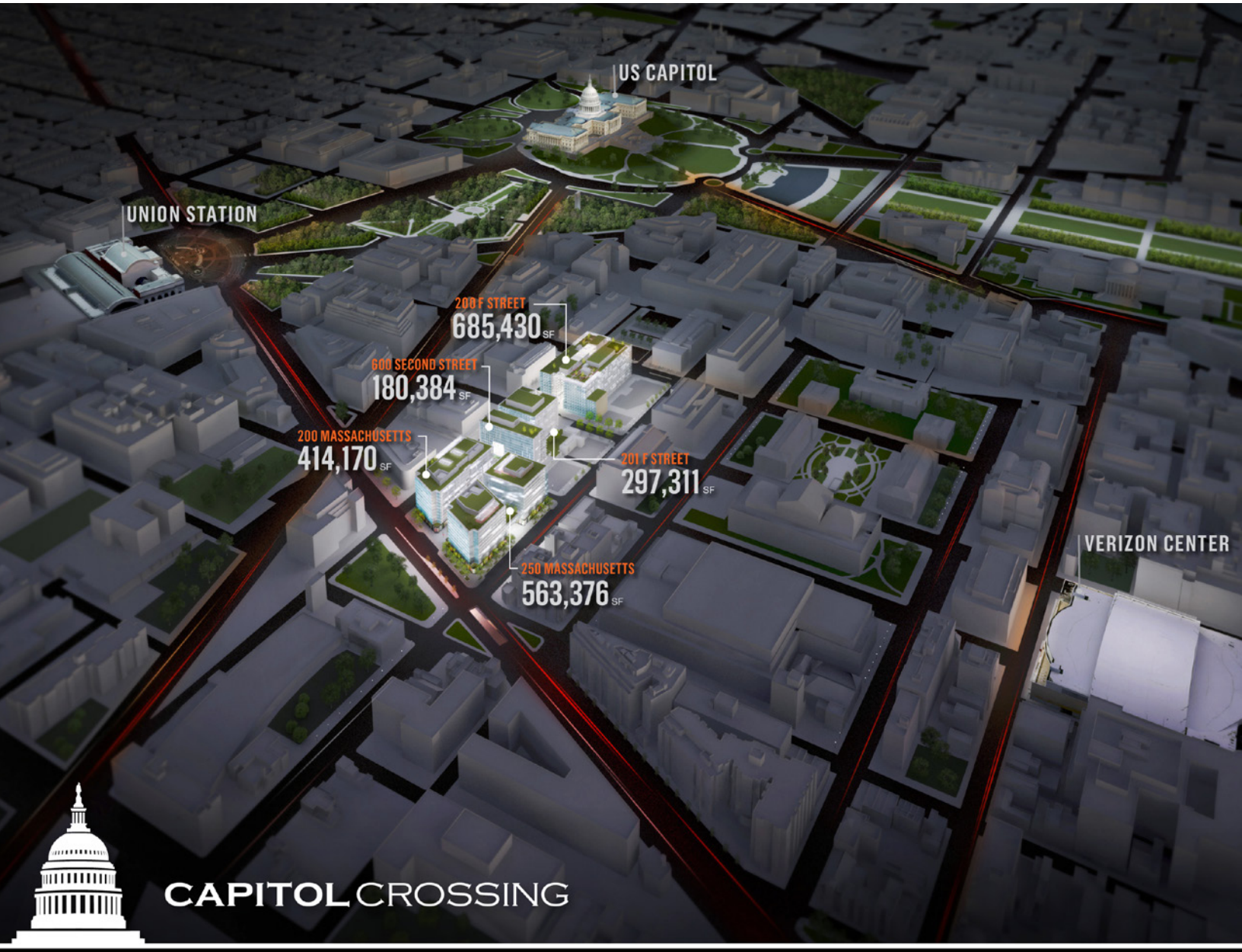
Location View
Capitol Crossing
Aerial View
Looking Southeast

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com

CAPITOL CROSSING

Project Overview



RECONNECTING CAPITOL HILL AND EAST END

WASHINGTON'S MOST EXCITING NEW DESTINATION FOR OFFICE AND RETAIL

Location View
Capitol Crossing
Aerial View with Labels
Looking Southeast

Leasing Information
Property Group Partners
1101 New York Avenue Suite 1010
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889
CapitolCrossingDC.com