



CAPITOL  
CROSSING

# Project Overview

Washington's Exciting Destination for Office & Retail



PROPERTY GROUP PARTNERS

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[CapitolCrossingDC.com](http://CapitolCrossingDC.com)





## Project Highlights

- 2.2 Million Square Feet
- 3 New City Blocks on a 7 Acre Site
- 5 Mixed Use Buildings
- Views of the Capitol & Washington Monument
- Floor to Ceiling Windows with Column-Free Perimeters
- Flexible Floor Plates from 20,000 to 58,000 SF
- Location Central to Union Station & I-395
- Dynamic High Visibility Retail Space
- Trophy Office Buildings
- Beyond LEED Platinum Certified
- New Pedestrian Promenades
- Forward Thinking Design for Expansion
- Green Roof Gardens

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## Leasing Information

Property Group Partners  
1101 New York Avenue Suite 1010  
Washington DC 20005

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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 Acres  
3 City Blocks

## Buildings

200 Massachusetts  
250 Massachusetts  
200 G 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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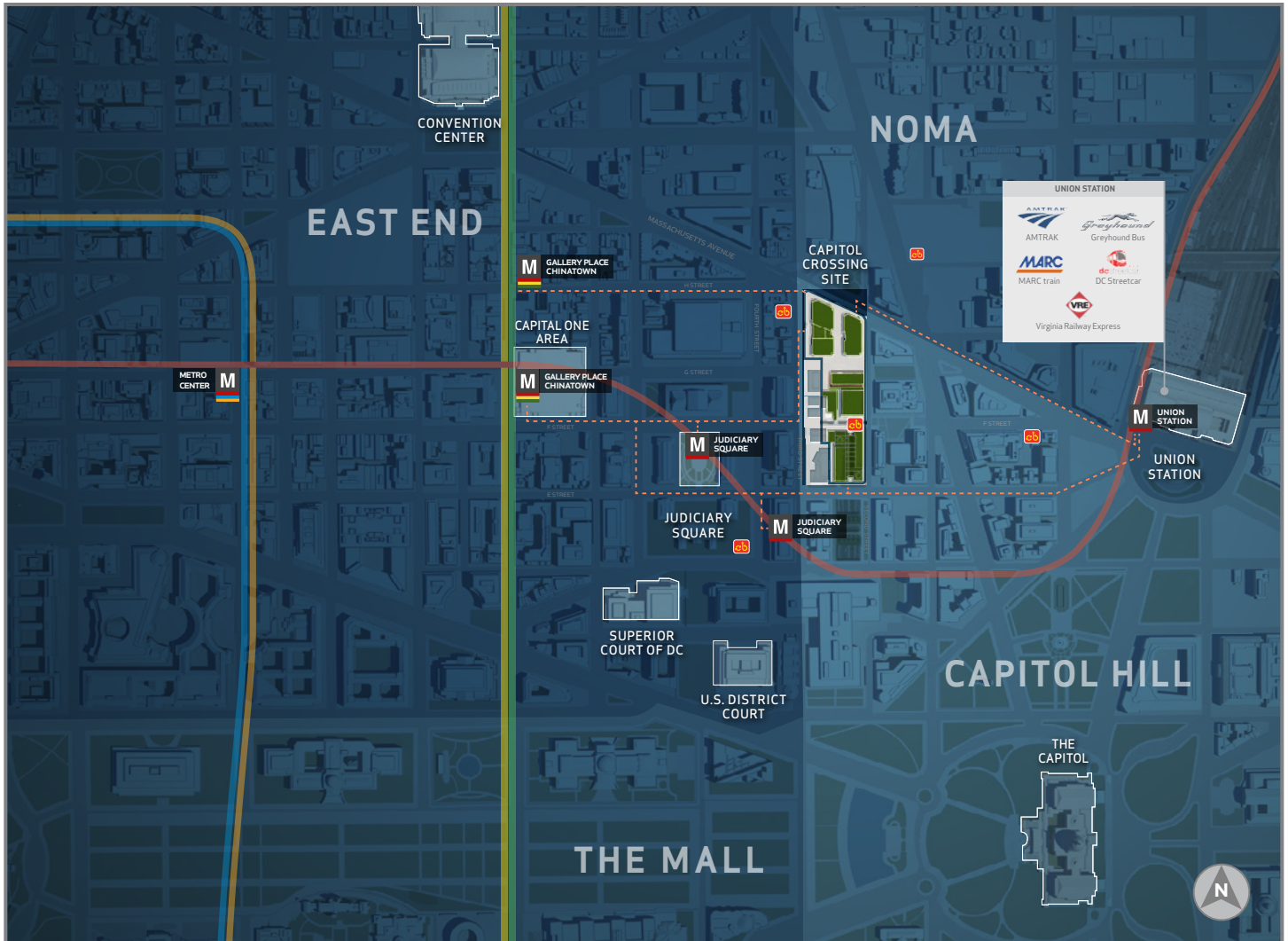


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## Location Map



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### Proximity Facts

- 5 Minute Walk to Judiciary Square Metro Stop
- 10 Minute Walk to Union Station
- 5 Minute Walk to Capital One Arena
- 10 Minute Walk to the US Capitol
- 10 Minute Walk to the Convention Center

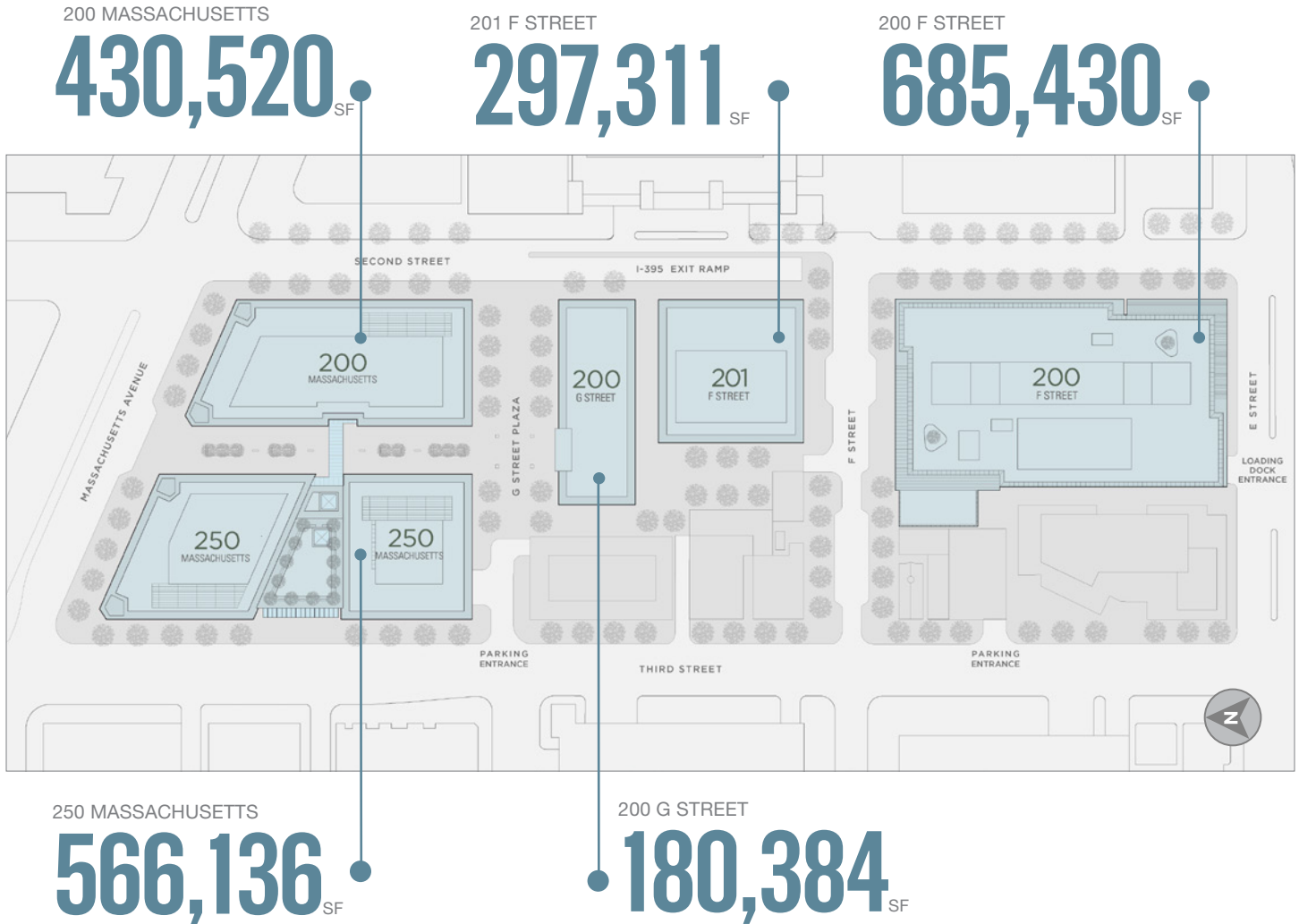
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## Site Plan



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### Project Scale

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

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



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## Aerial View

200 and 250 Massachusetts  
Pedestrian Promenade  
View above Rooftop



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## Aerial View

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



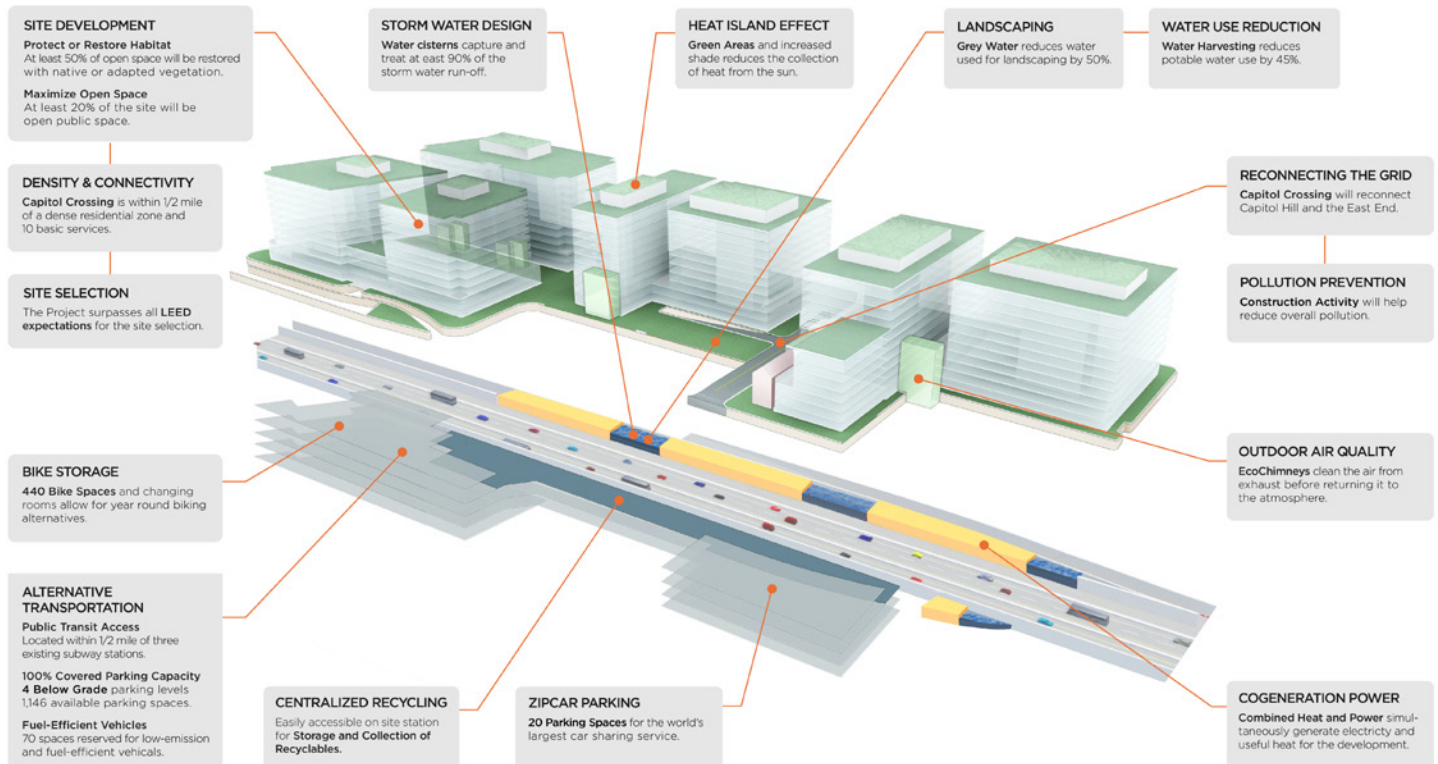
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## Sustainability



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## 200 Massachusetts Avenue

View from Massachusetts Avenue and Second Street  
Looking Southwest



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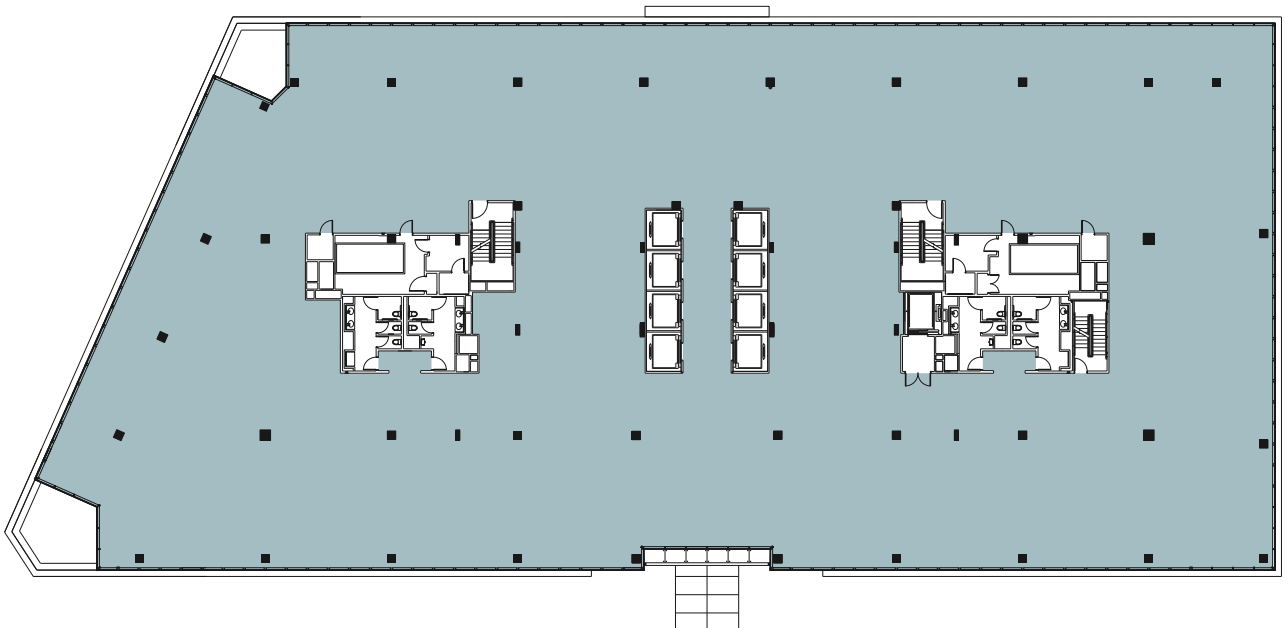


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## Typical Floor

37,091 Square Feet

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**Building Size**  
430,520 Square Feet  
Over 12 Floors



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## 250 Massachusetts Avenue

From Massachusetts Avenue  
Looking Northwest



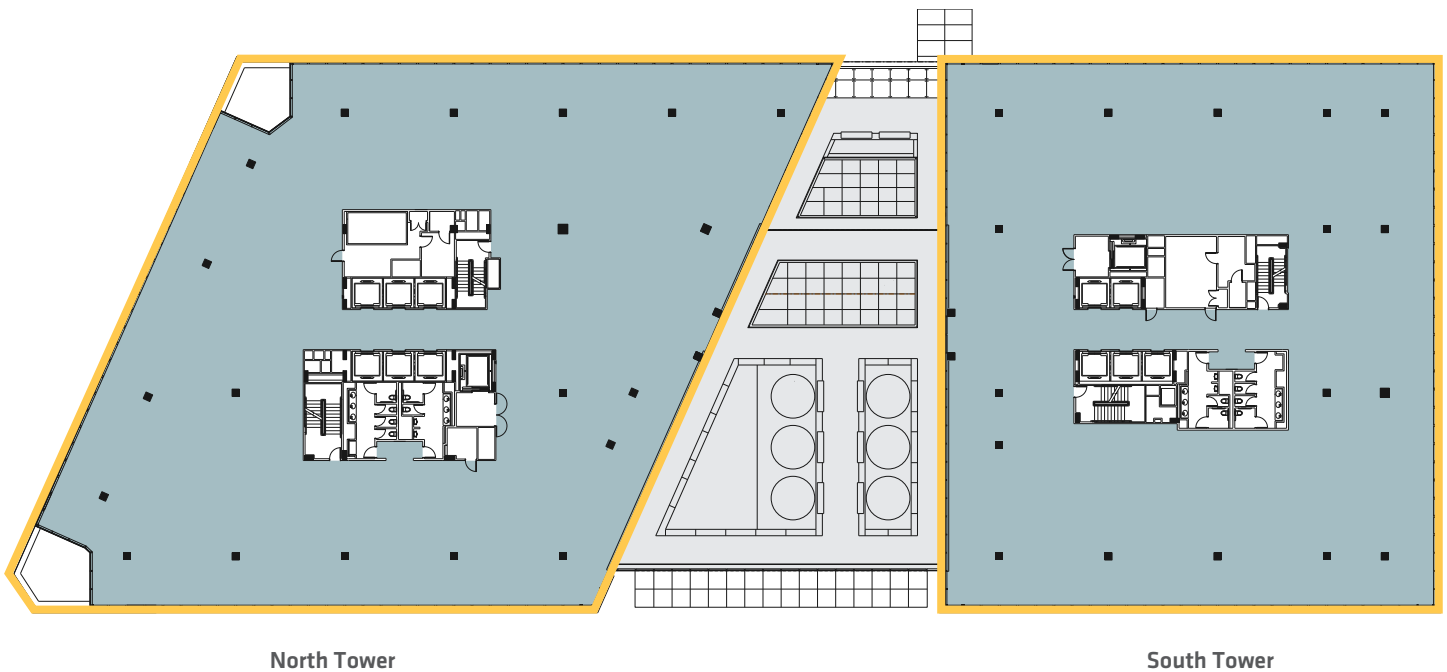
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## Typical Floor

45,156 Square Feet



North Tower

South Tower

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**Building Size**  
566,136 Square Feet  
Over 12 Floors

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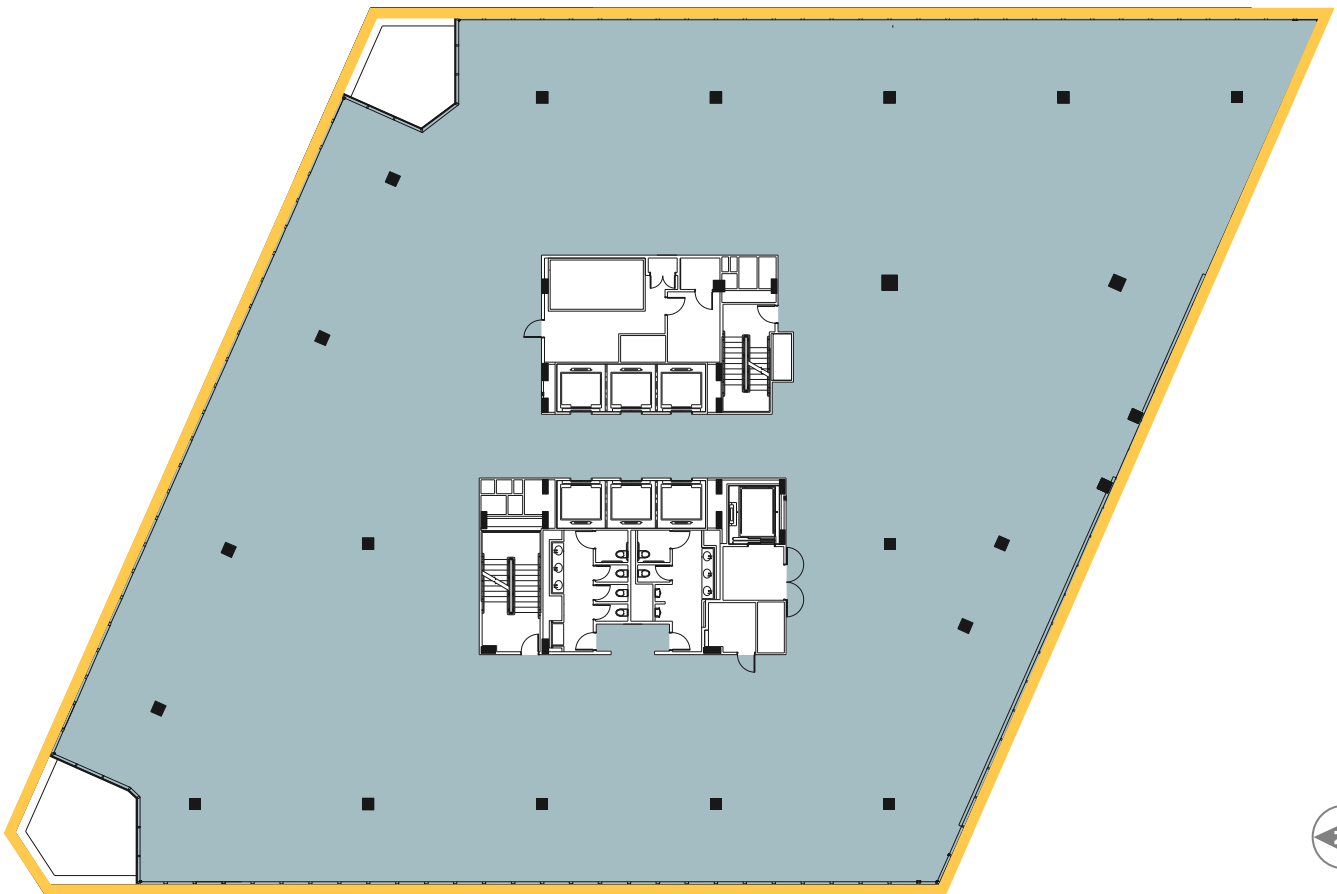




## Typical Floor

25,539 Square Feet

## North Tower



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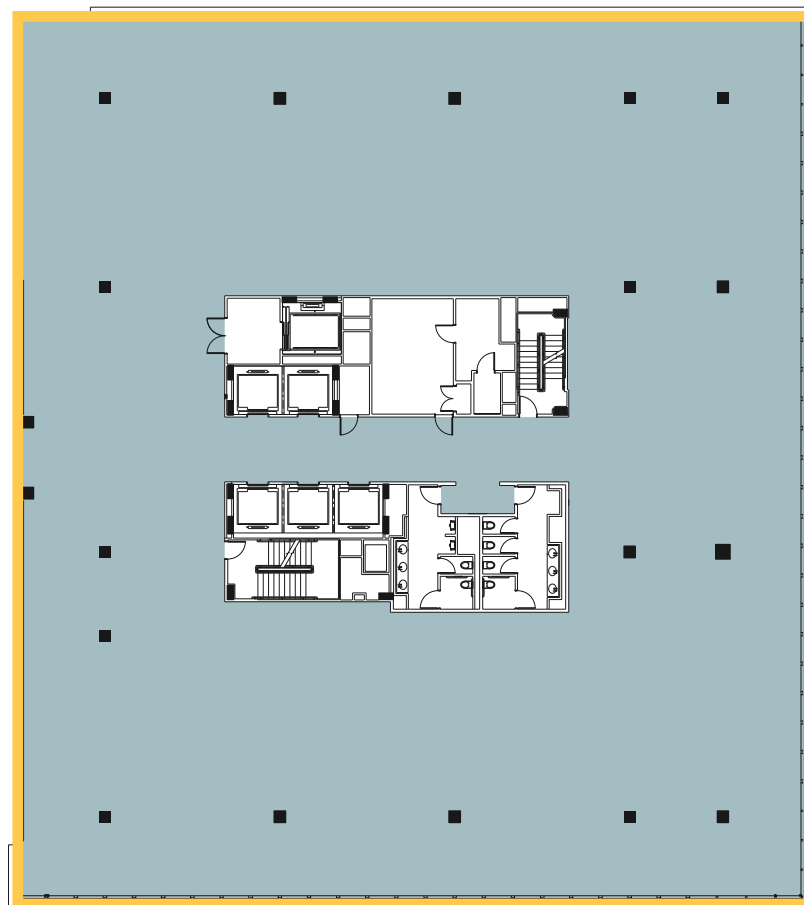
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## Typical Floor

21,617 Square Feet

## South Tower



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## 200 F Street

View from Second and E Street  
Looking Northwest



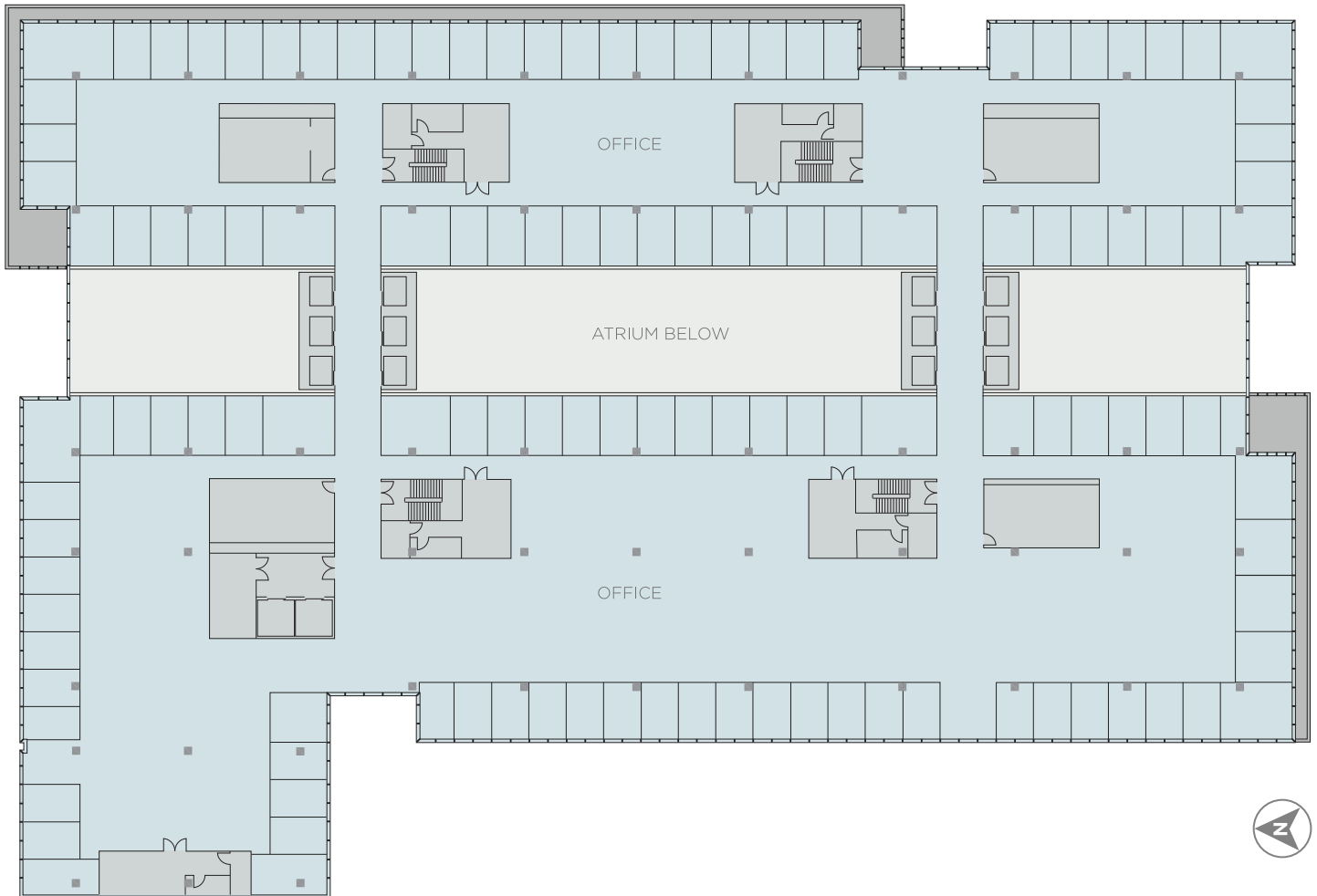
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## Typical Floor

58,681 Square Feet



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**Building Size**  
680,430 Square Feet  
Over 12 Floors



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#### Location View

Capitol Crossing  
Aerial View with Labels  
Looking Southeast



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