

Project Overview

Washington's Exciting Destination for Office & Retail



PROPERTY GROUP PARTNERS

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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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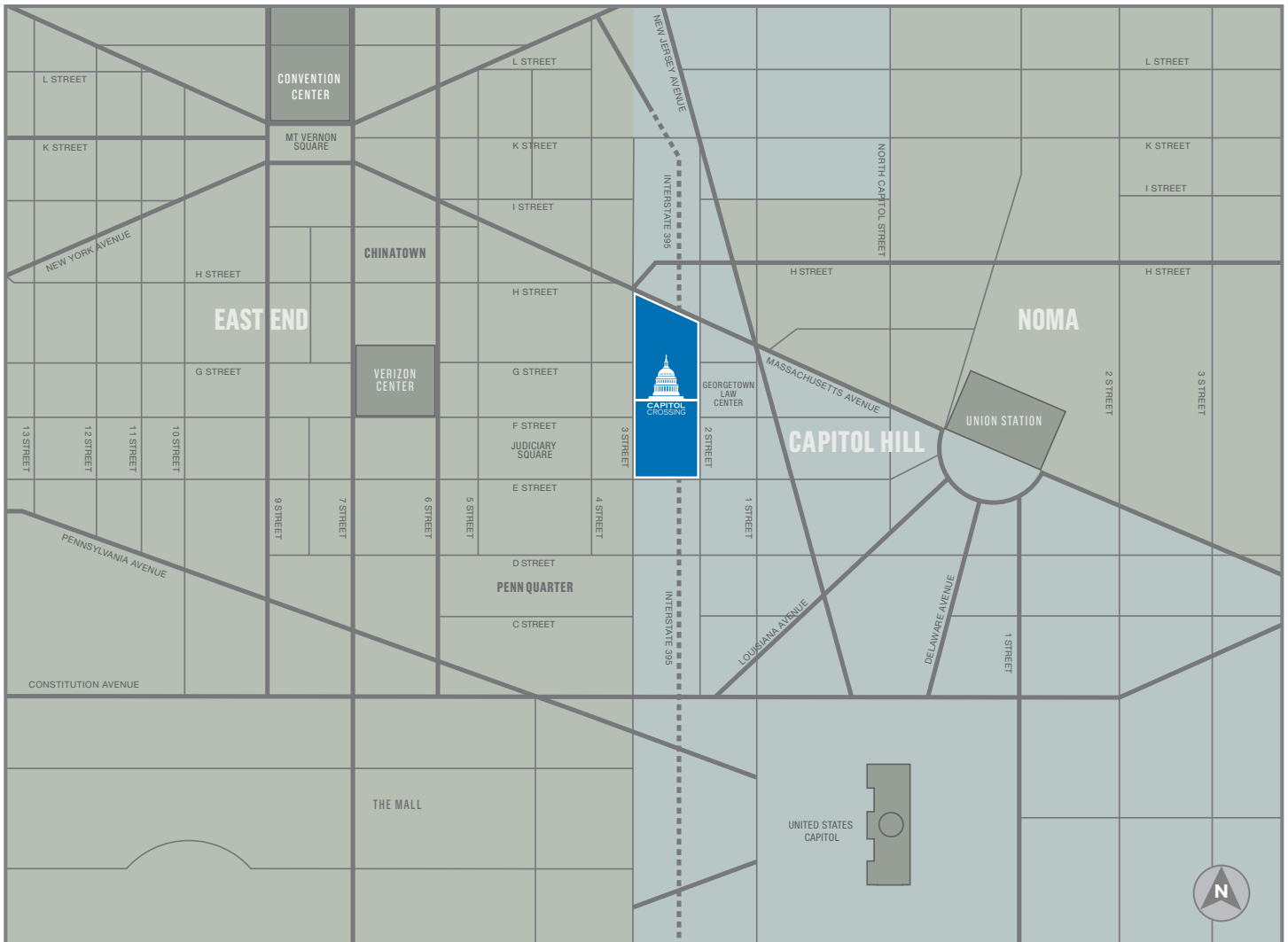


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Location Map



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Proximity Facts

- 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

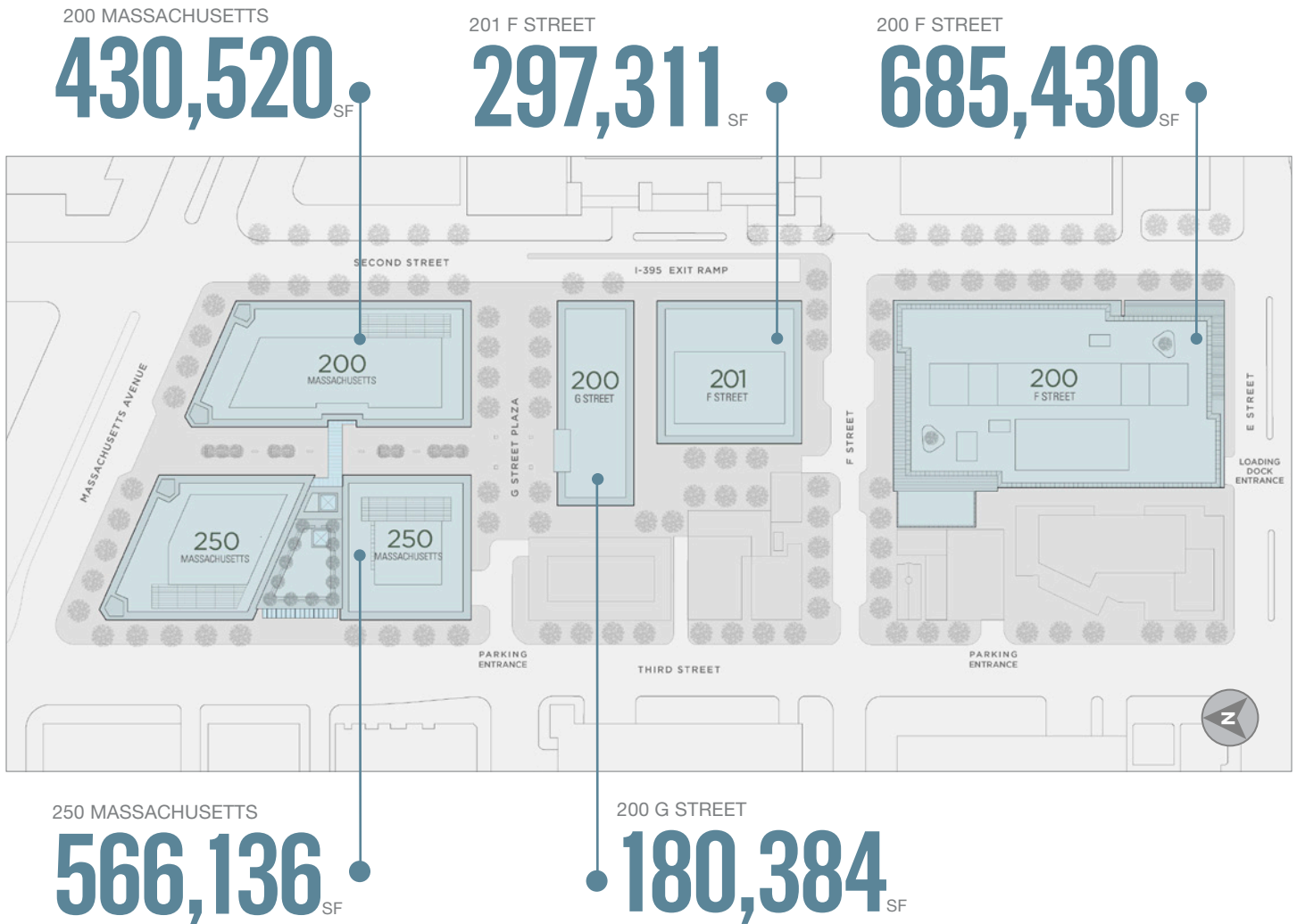


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Site Plan



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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

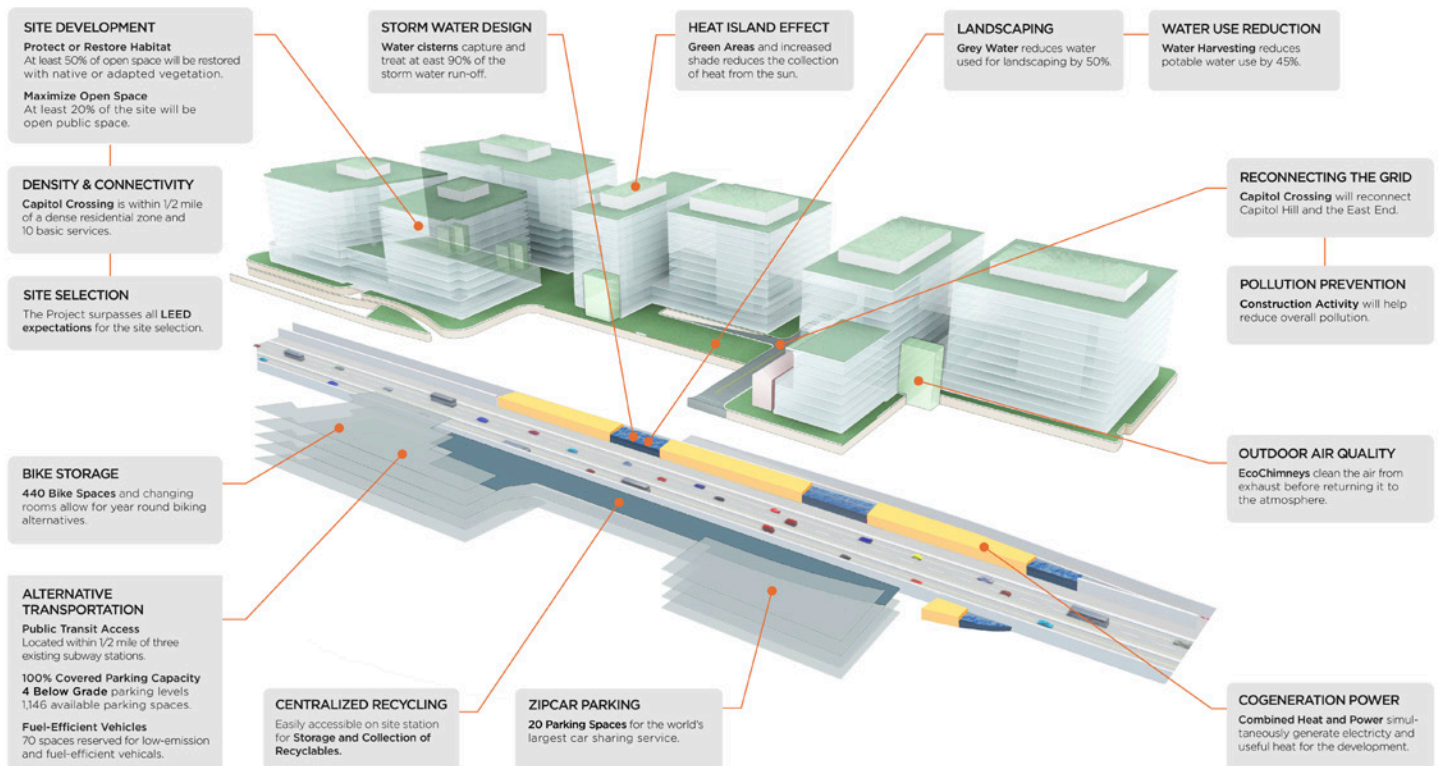


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Sustainability



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200 Massachusetts Avenue

View from Massachusetts Avenue and Second Street
Looking Southwest



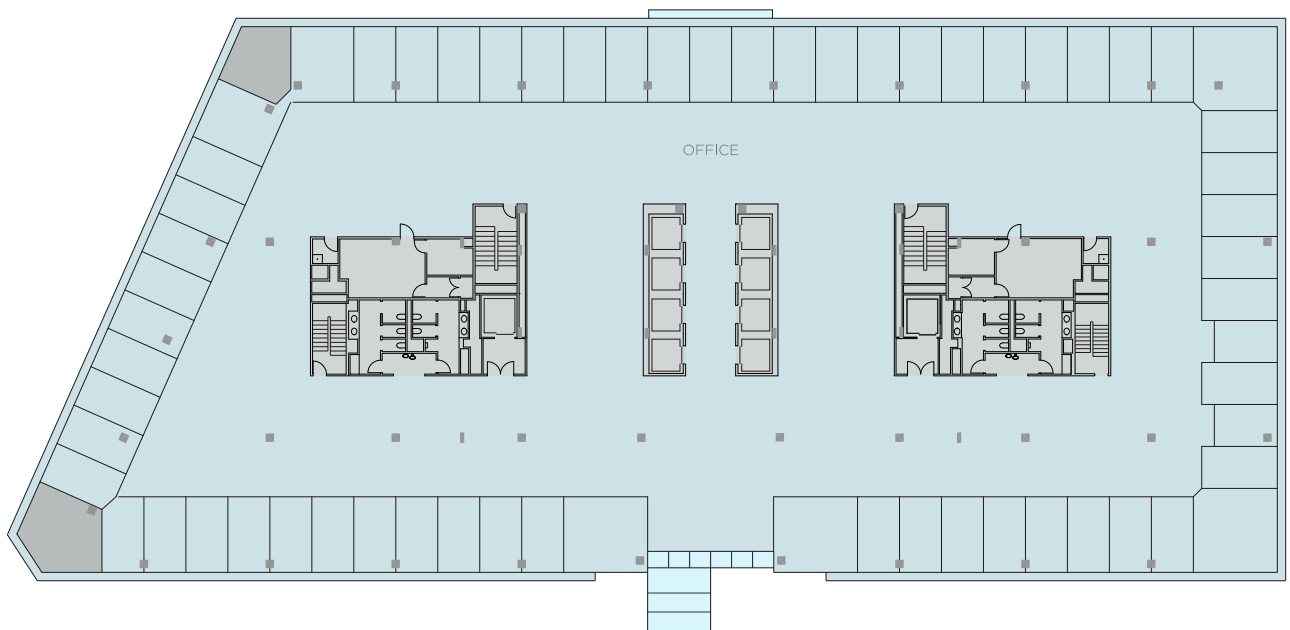
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Typical Floor

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



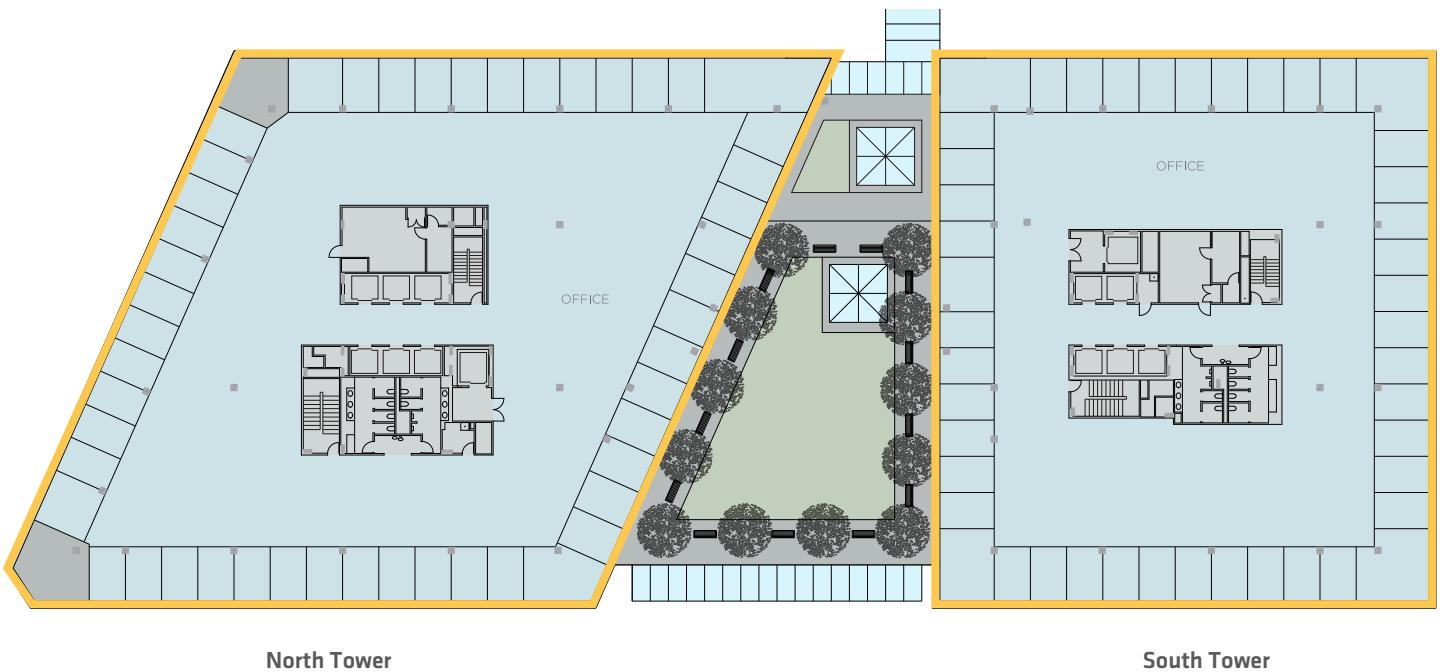
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Typical Floor

45,156 Square Feet



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Building Size
566,136 Square Feet
Over 12 Floors



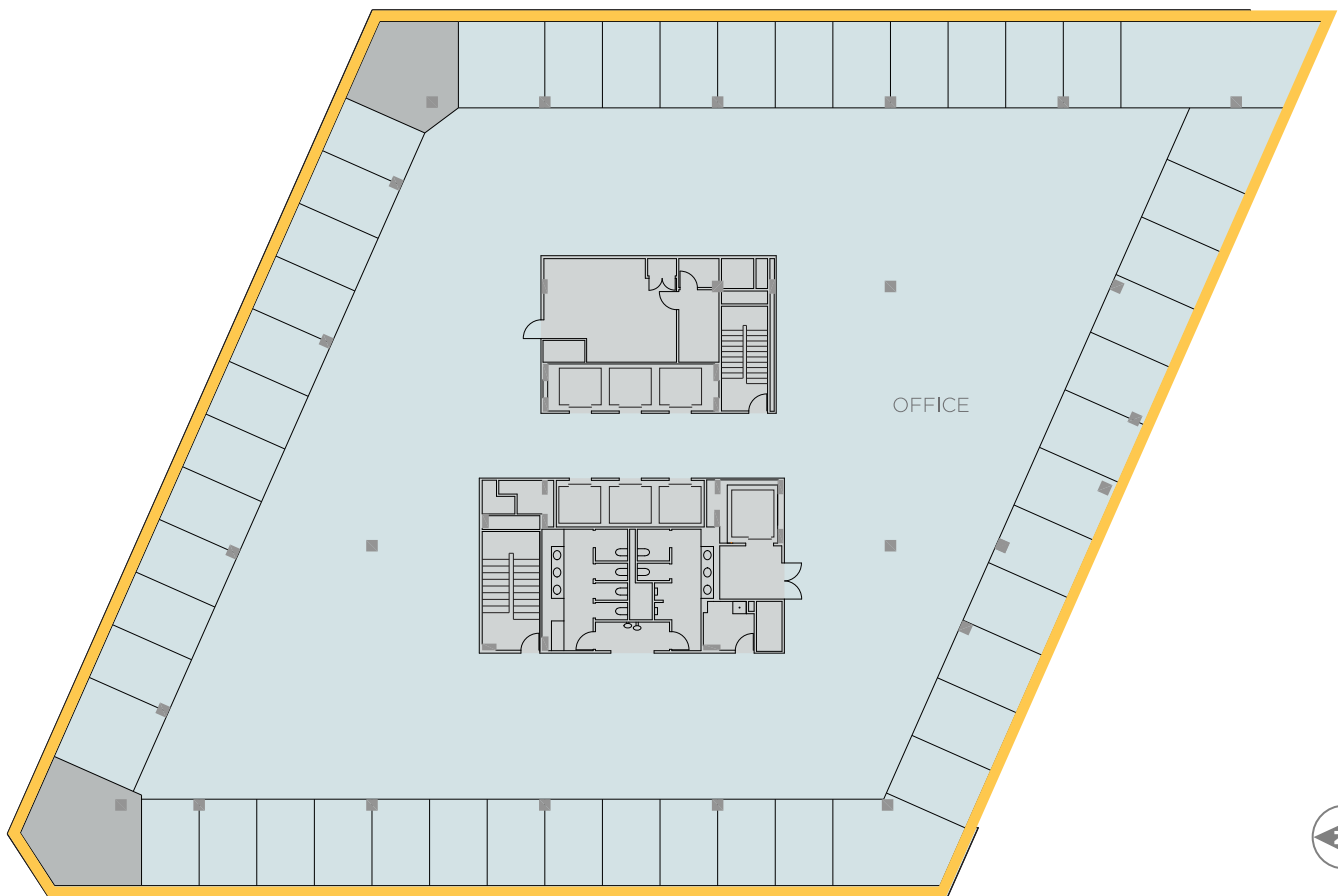
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Typical Floor

25,539 Square Feet

North Tower



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Leasing Information

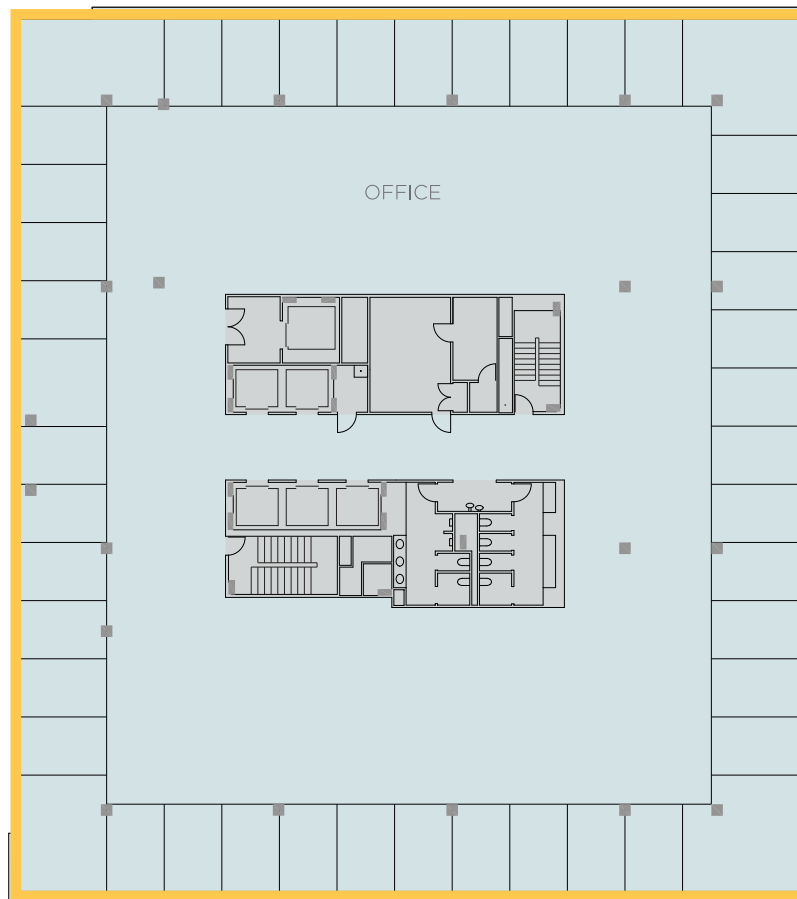
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Typical Floor

21,617 Square Feet

South Tower



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200 F Street
View from Second and E Street
Looking Northwest

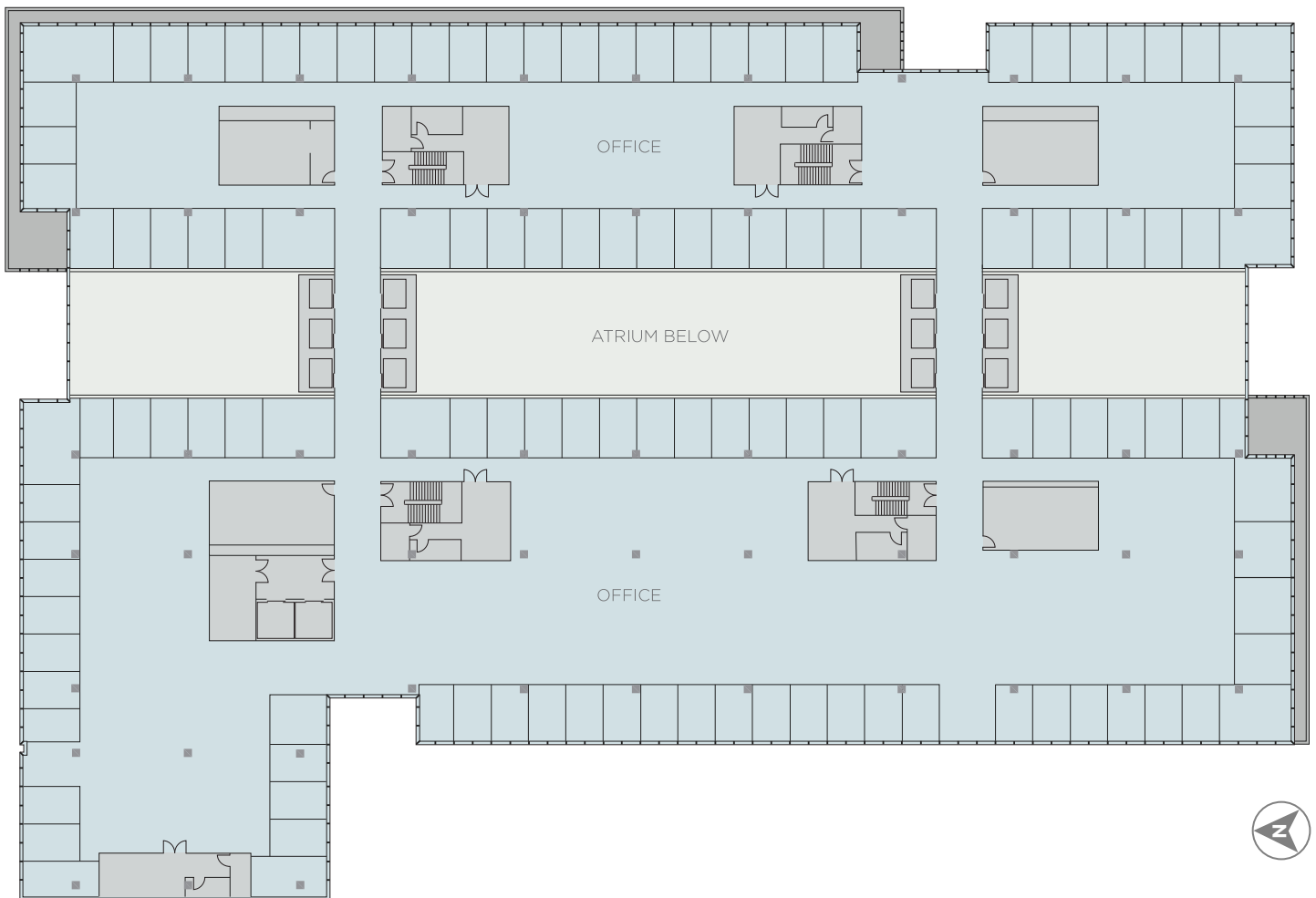


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Typical Floor

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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