



**Mount Vernon Triangle
Office Broker Lunch
November 3, 2016**



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Agenda

- I. Lunch & Networking
- II. Host Welcome
- III. MVT Overview
- IV. Presentation of Featured Opportunities
- V. Additional Networking
- VI. Door Prize Raffle

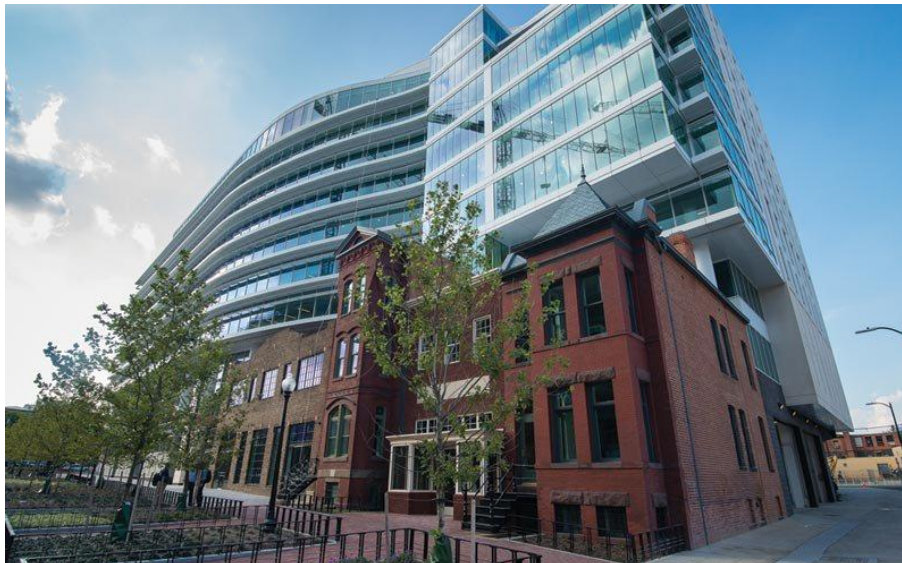


Host Welcome



Mark S. Wood, CFM

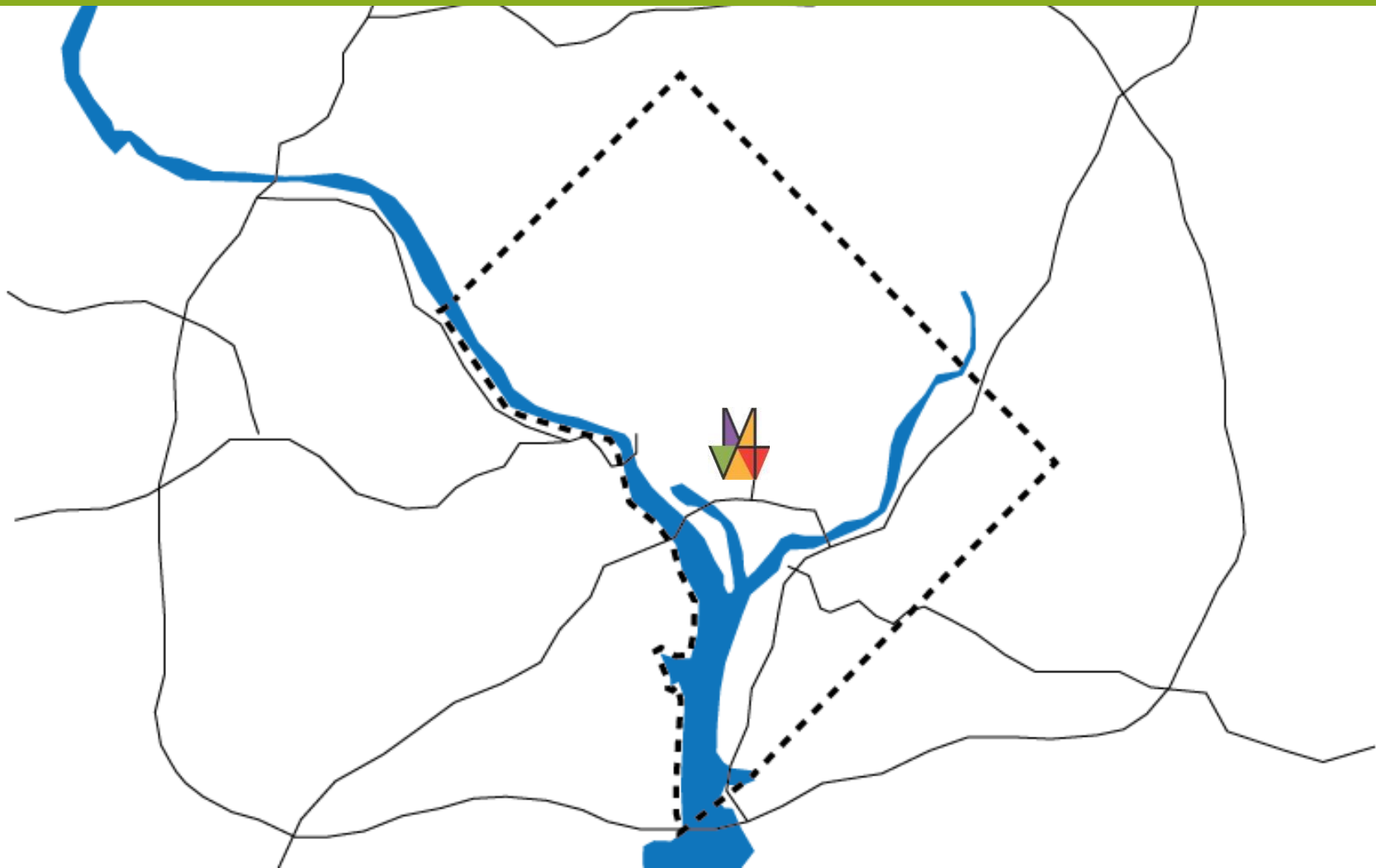
- ❖ Senior Director, Real Estate and Facilities, AAMC
- ❖ Member, MVT CID Board of Directors & Executive Committee
- ❖ 2016 Recipient – MVT CID Public Service Award for Outstanding Leadership and Dedication to the Community



MVT Overview: Unbeatable Central Location



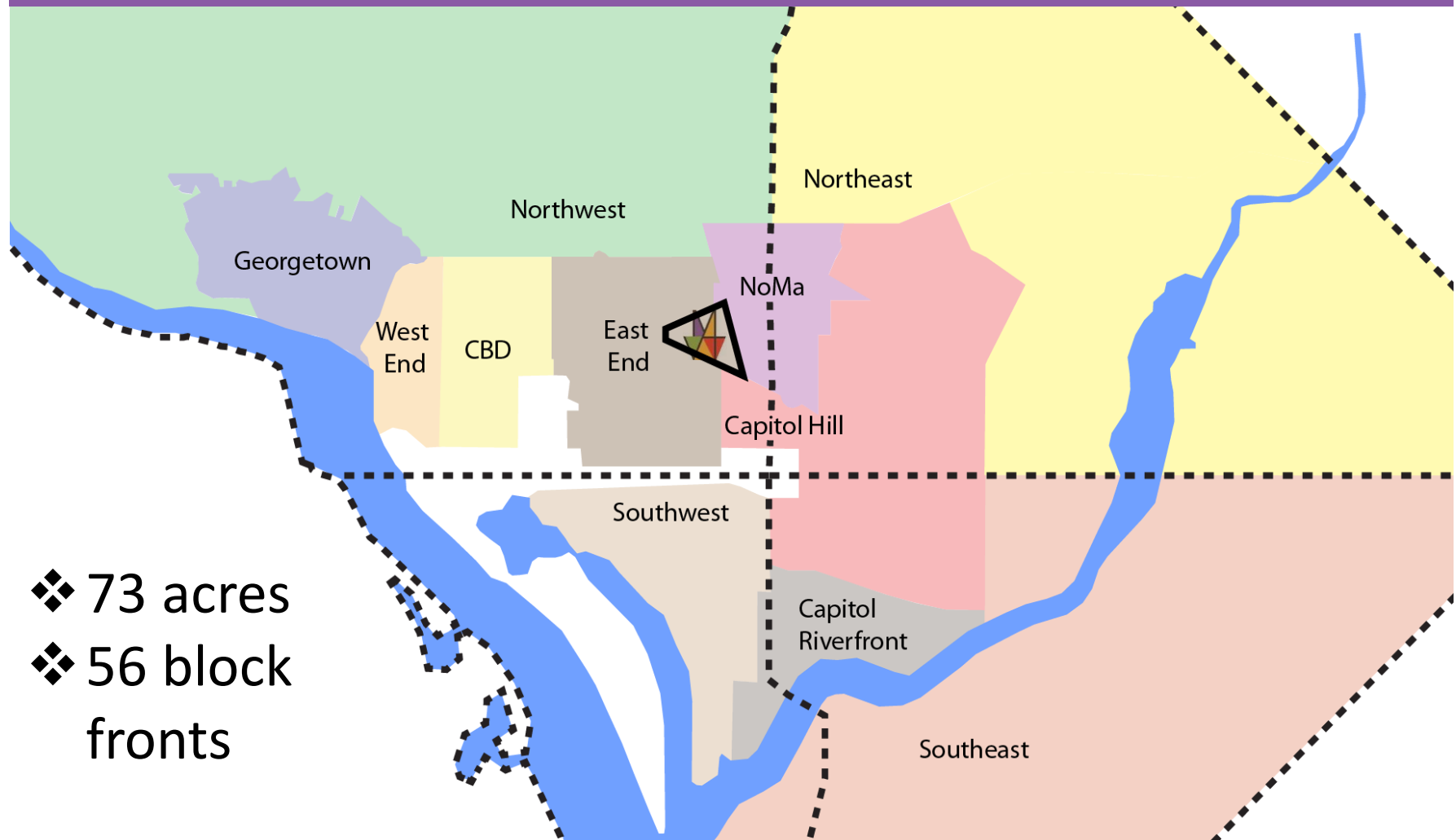
Located in the heart of downtown DC



MVT Overview: Unbeatable Central Location



At the center of expanding submarkets



- ❖ 73 acres
- ❖ 56 block fronts

MVT Overview: Unparalleled Accessibility



Walkable • **Bikeable** • **Transit-Oriented** • **Highway Accessible**



MVT Overview: Unparalleled Accessibility



Walkable • **Bikeable** • Transit-Oriented • Highway Accessible



Bike Score
91

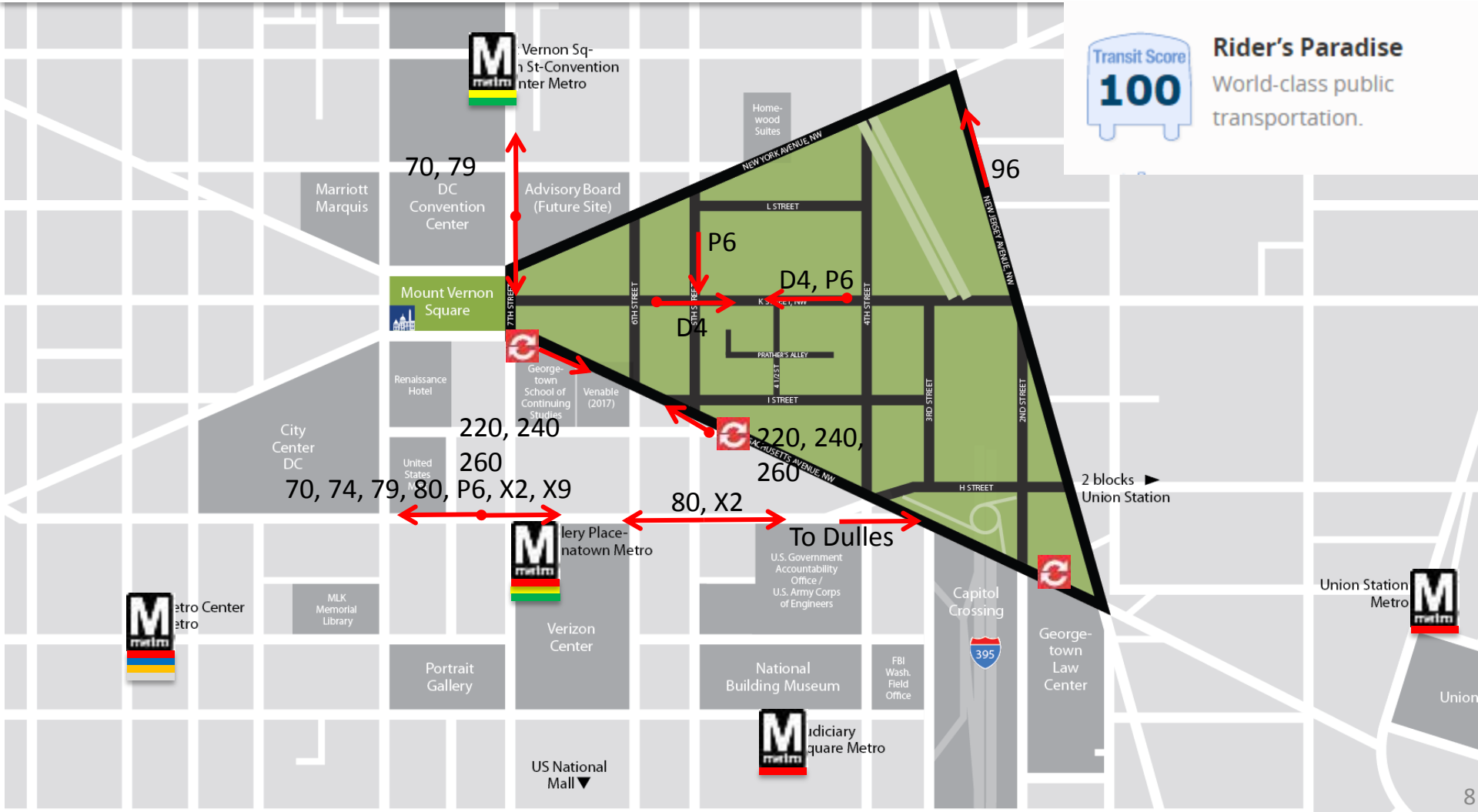
Biker's Paradise
Flat as a pancake, excellent bike lanes.

2 blocks to
Union Station

MVT Overview: Unparalleled Accessibility



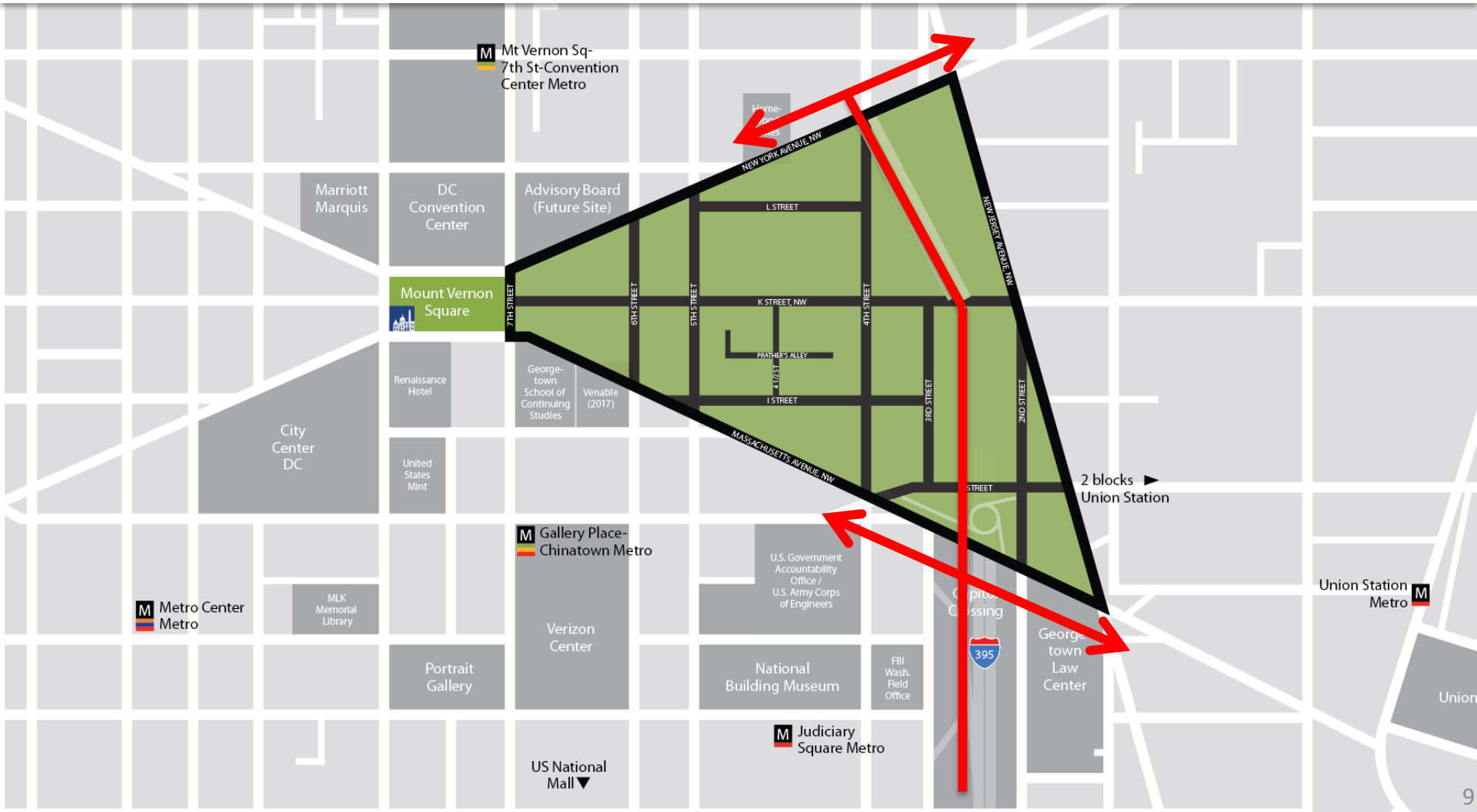
Walkable • Bikeable • **Transit-Oriented** • Highway Accessible



MVT Overview: Unparalleled Accessibility



Walkable • Bikeable • Transit-Oriented • **Highway Accessible**



MVT Overview: Thoughtfully Planned, Carefully Coordinated Mixed-Use Community



MVT before Action Agenda & CID



MVT Overview: Thoughtfully Planned, Carefully Coordinated Mixed-Use Community



Action Agenda 2003, MVT CID 2004

The Mount Vernon Triangle Action Agenda

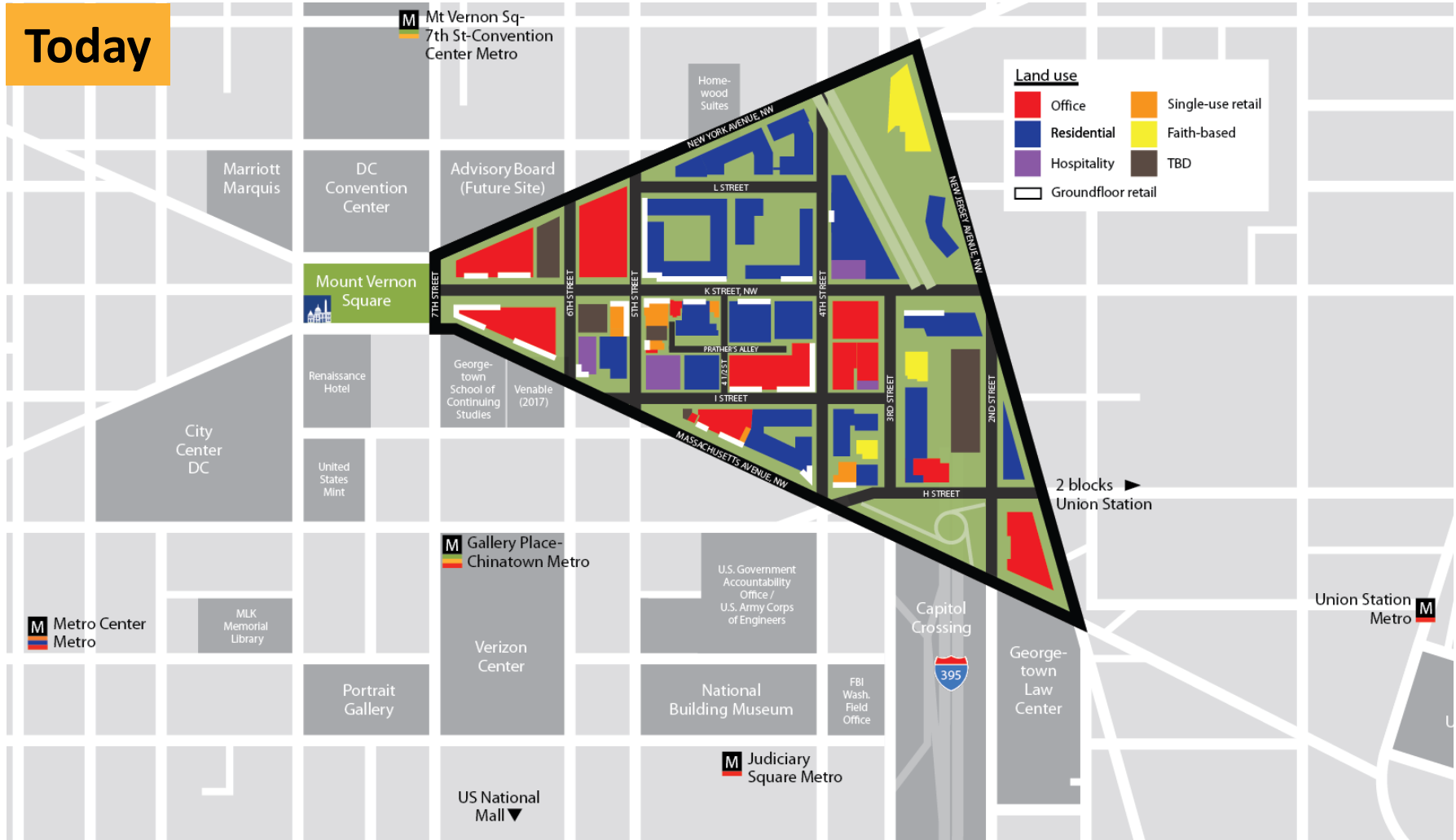
Creating a vibrant new downtown neighborhood



MVT Overview: Thoughtfully Planned, Carefully Coordinated Mixed-Use Community



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MVT Overview: Vibrant, Thriving “Sense of Place”



Live:

18,262 residents
within a ½ mile

\$90,945
average income

41%
age 20-34

Work:

165,000
employees
within ½ mi

Do Business:

6 Headquarters
relocations in and
around MVT
since 2007

Entertain:

400 events annually
Verizon and Convention Center
600+ outdoor dining seats

- Strong, attractive demographics
- One of DC’s more dense mixed-use neighborhoods
- High demand, low vacancy, avg. multi-family rent \$3.60/SF

MVT Overview: Vibrant, Thriving “Sense of Place”



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Authentic



Approachable



75%

OF MVT RETAIL &
RESTAURANTS ARE
LOCALLY OWNED

dynamic

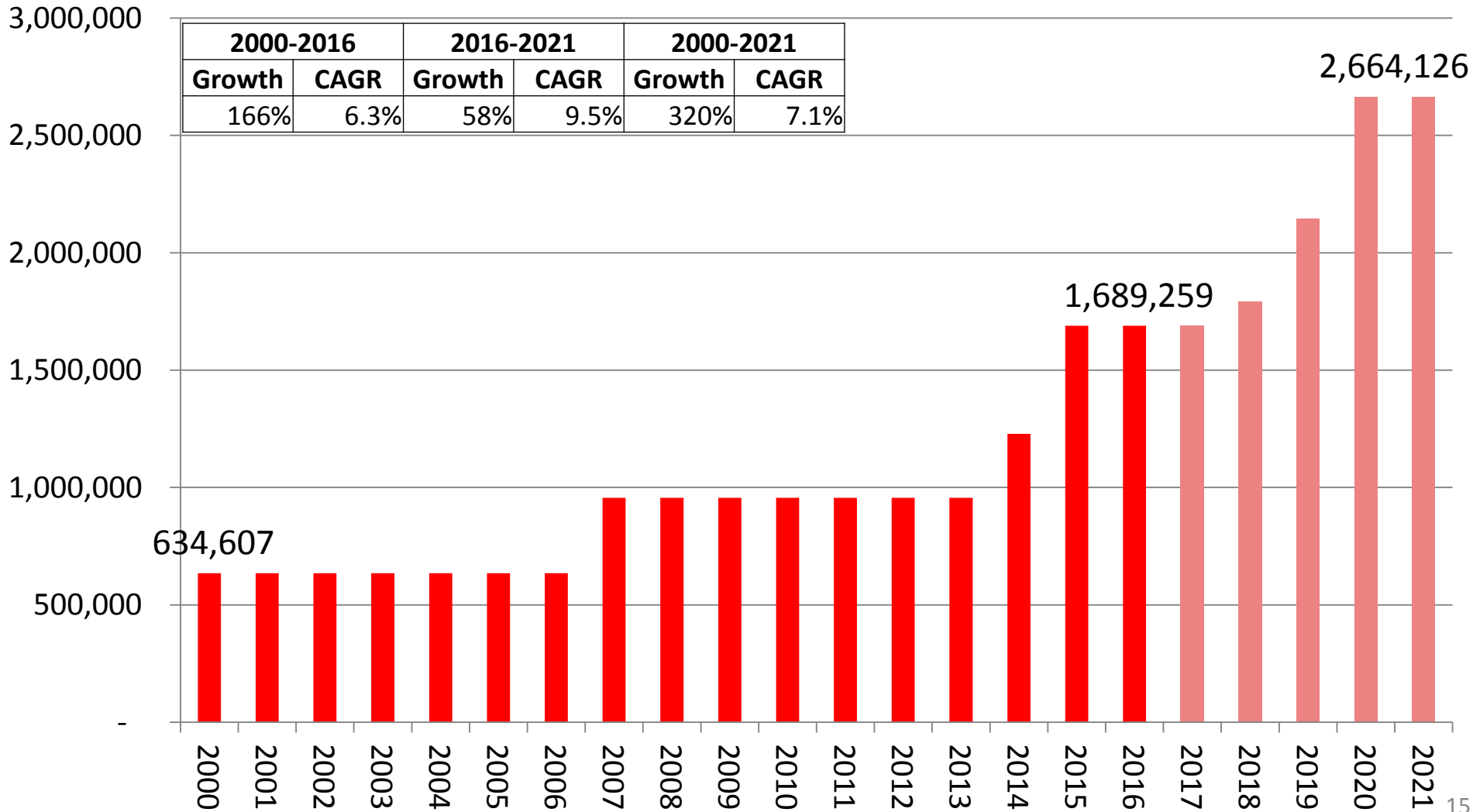


Engaging

MVT Overview: Vibrant, Thriving “Sense of Place”



Growing Destination of Choice – Office SF (2000-2021)



MVT Overview: Vibrant, Thriving “Sense of Place”



6 headquarters relocations in and around MVT since 2007



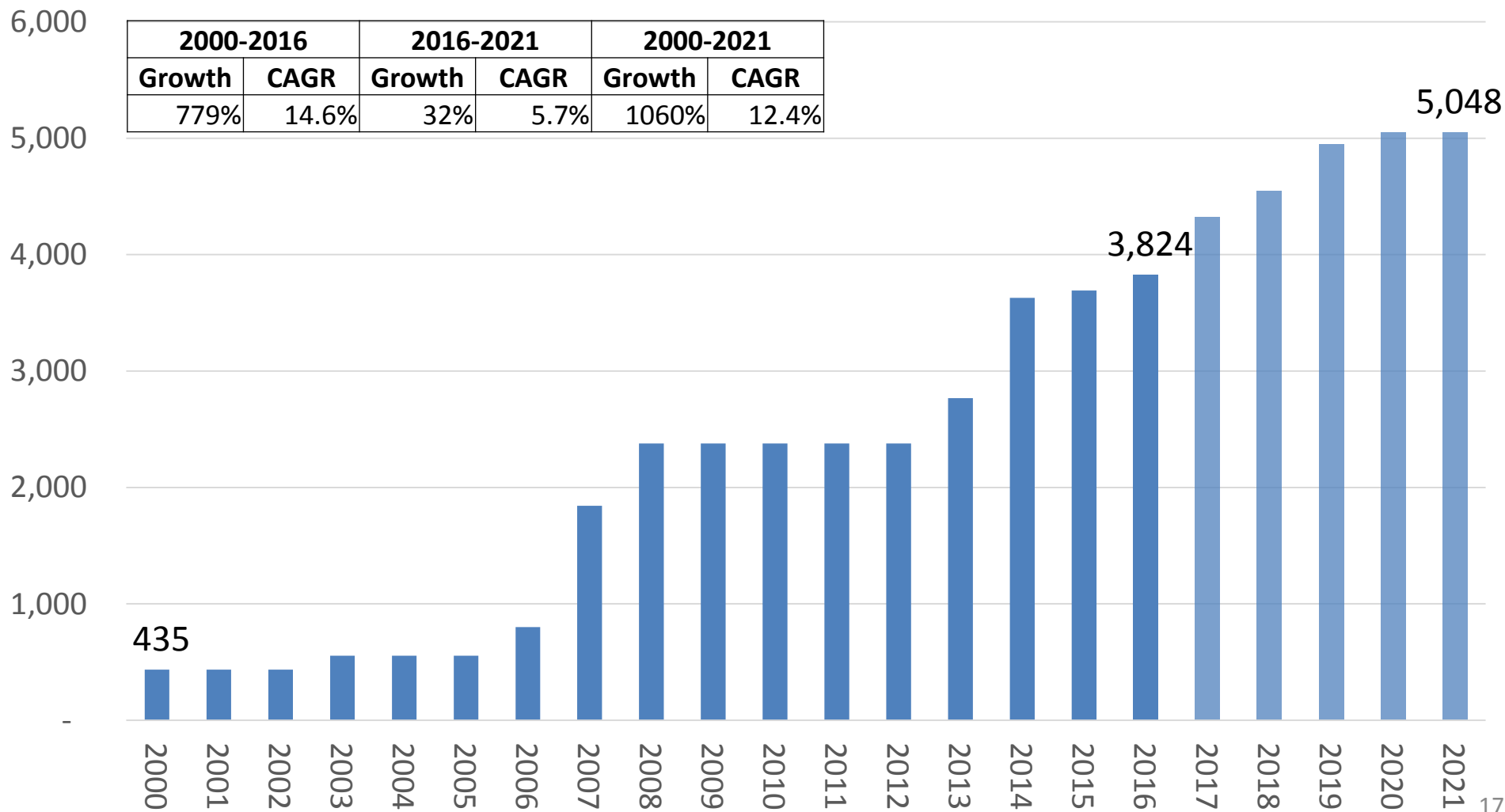
Association of American Medical Colleges



MVT Overview: Vibrant, Thriving “Sense of Place”



Growing Destination of Choice – Residential Units (2000-2021)



MVT Overview: Vibrant, Thriving “Sense of Place”



Delivered (Q1 2014)



Lyric
Wilkes & Quadrangle
234 apartments units

Delivered (Q4 2014)



Meridian II
Steuart & Paradigm
393 apartments units

Delivered (Q2 2015)



460 NYA
Bozzuto
63 condo units

MVT Overview: Vibrant, Thriving “Sense of Place”



U/C (Spring 2017)



**455 Eye Street NW
Equity Residential
174 apartment units**

U/C (Q2 2018)



**The Lydian
Wilkes & Quadrangle
324 apartment units**

U/C (2018)



**Plaza West
Bible Way & Mission First
223 apartment units**

MVT Overview: Vibrant, Thriving “Sense of Place”



Latest Delivery: The Aspen (October 2016)



**Paramount & Ellisdale
133 apartment units**

MVT Overview: Vibrant, Thriving “Sense of Place”



Robust residential pipeline signals solid market strength



5th and Eye Street NW
Peebles Corp. & Walker
35 condo units



925 5th Street NW
Peebles Corp.
40 condo units



Capitol Vista
Voltron Partners
100 apartment units

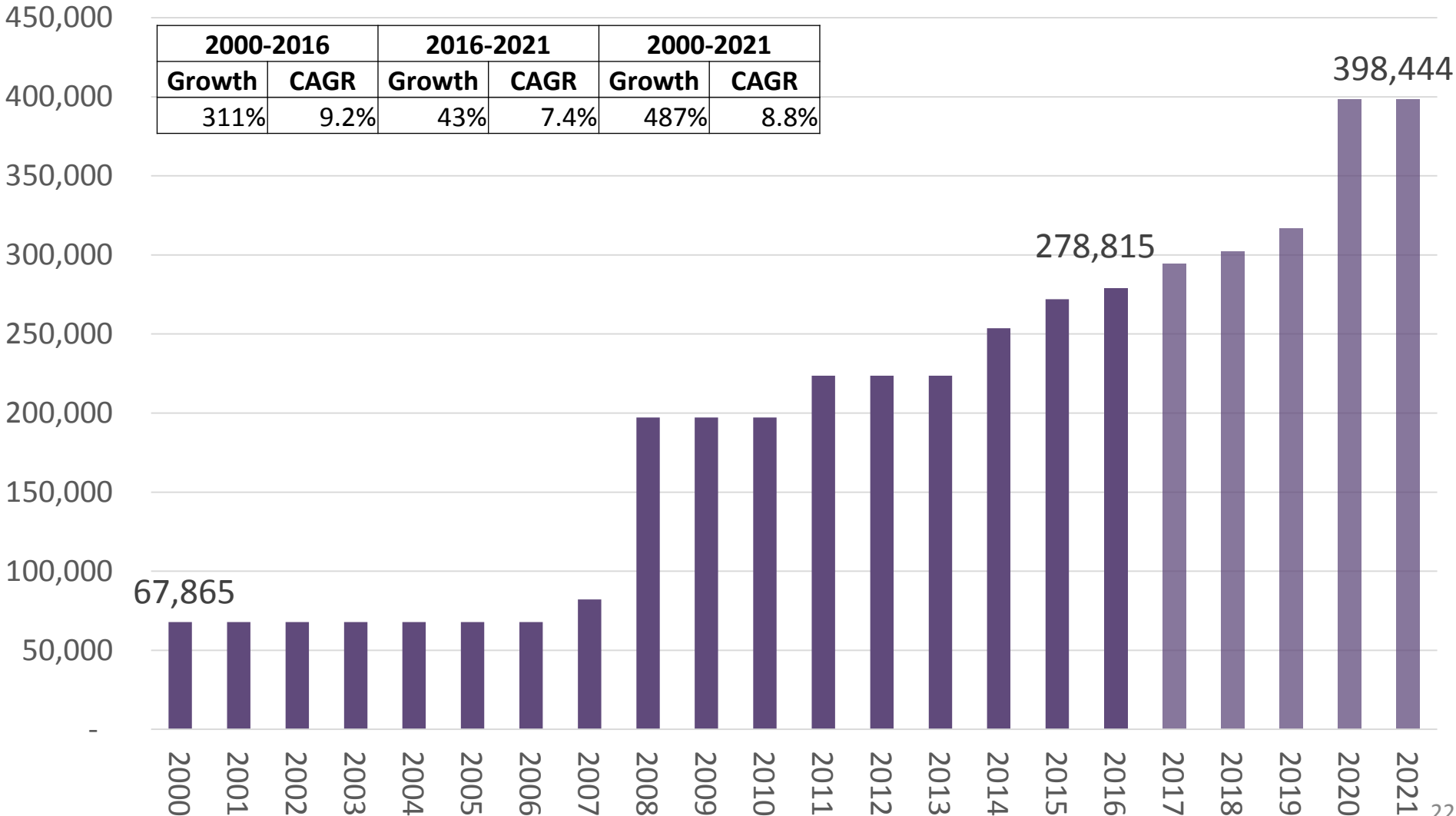


4th & K Street NW
Lima Hotel
33 apartment units

MVT Overview: Vibrant, Thriving “Sense of Place”



Growing Destination of Choice – Retail SF (2000-2021)



MVT Overview: Vibrant, Thriving “Sense of Place”



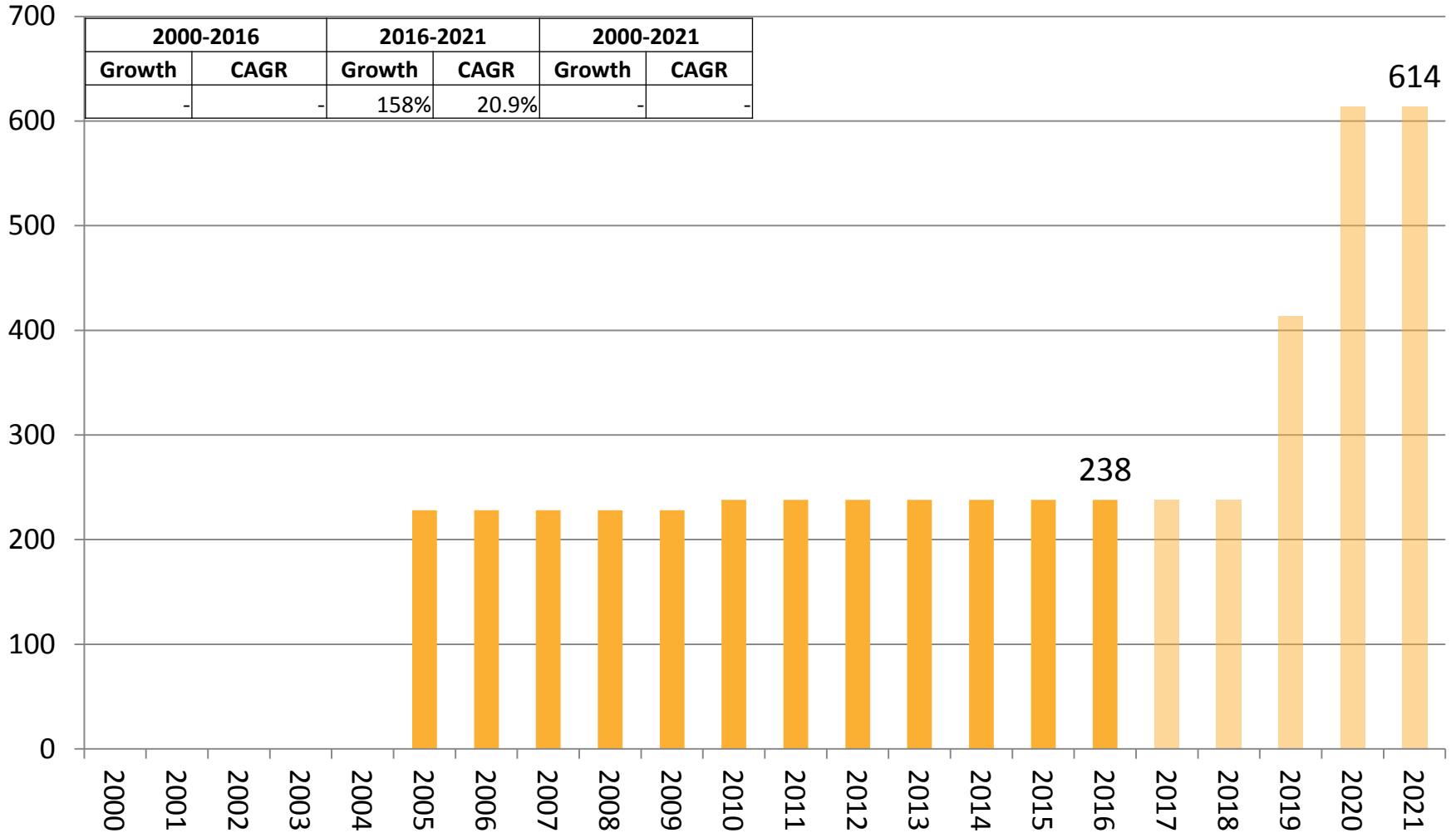
Major retail leasing since start of FY 2015



MVT Overview: Vibrant, Thriving “Sense of Place”



Growing Destination of Choice – Hospitality Room Keys (2000-2021)



MVT Overview: Vibrant, Thriving “Sense of Place”



Hospitality in operation:



228 room keys

Hospitality in the pipeline:



5th and Eye Street NW
Peebles Corp. & Walker

133 room keys

Hotel operator: SLS Hotels,
subsidiary of sbe Group



4th & K Street NW
Lima Hotel

200 room keys

Hotel operator: TBD



SLS HOTELS®

MVT Overview: Skillfully Managed with Professional Day-to-Day Oversight



Clean & Safe Ambassadors



Marketing & Community Events



Real Estate & Economic Development



Parks, Art & Culture



Transit & Public Realm Improvements



Stakeholder Advocacy



Featured Opportunity #1: 300 K Street NW



Owner:

- ❖ The Wilkes Company & Quadrangle Development Corporation

What's Available:

- ❖ 233,000 SF Trophy Office

Representatives:

- ❖ Meany & Oliver

Companies: Martin Griffin,
Philip Meany, Sharon Oliver



Featured Opportunity #2: 950 3rd Street NW



Owner:

- ❖ The Wilkes Company & Quadrangle Development Corporation

What's Available:

- ❖ 118,000 SF Trophy Office

Representatives:

- ❖ Meany & Oliver
Companies: Martin Griffin,
Philip Meany, Sharon Oliver



Featured Opportunity #3: 1001 6th Street NW



Owner:

- ❖ Boston Properties & Stuart Investments

What's Available:

- ❖ 495,000 SF Trophy Office

Representatives:

- ❖ **Boston Properties:**
Jonathan Kaylor, Pete Otteni



Featured Opportunity #4: 455 Massachusetts Avenue NW



Owner:

- ❖ ASB Real Estate Investments

What's Available:

- ❖ 231,000 SF Trophy Office

Representatives:

- ❖ **Avison Young:** Greg Tomasso, Will Stern, Lauryn Harris
- ❖ **ASB:** Thomas Wood, Katherine Canning



Featured Opportunity #5: 901 4th Street NW (DC Bar Building)



Future Owner:

- ❖ DC Bar

What's Available:

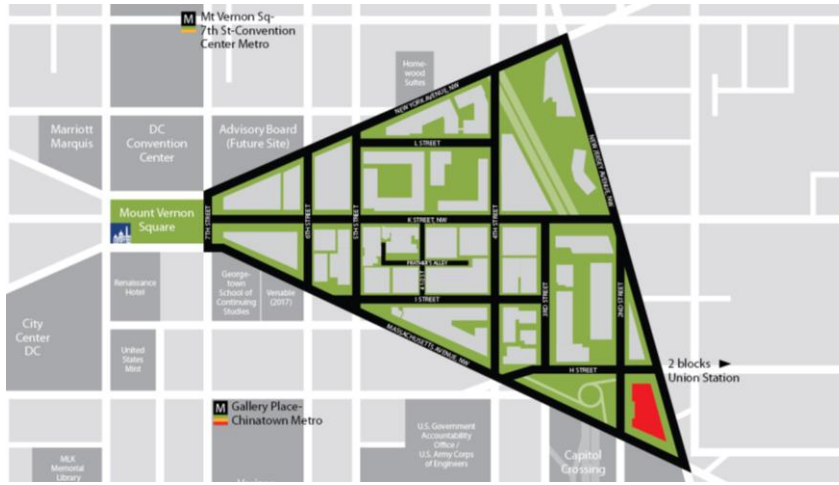
- ❖ 25,000 SF Trophy Office

Representatives:

- ❖ **Savills Studley:** Nicole Miller, Rick Rome, Ted Skirbunt



Featured Opportunity #6: 111 Massachusetts Avenue NW



Owner:

- ❖ Douglas Development

What's Available:

- ❖ 375,000 SF of Current & Additional Planned Trophy Office

Representatives:

- ❖ **CBRE:** Randy Harrell, Mark Klug, Abigail Todd



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