

RIVER DC POINT

2100 2ND STREET SW

OFFICE LEASE OPPORTUNITY
OF APPROXIMATELY **46,500 RSF**

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klnb

LOCATED IN AN
OPPORTUNITY ZONE

NEW RESIDENTIAL

RETAIL & OFFICE

DELIVERY MID 2019

klnb



DEMOGRAPHICS

WALK TIME



POPULATION

5-MIN	10-MIN	1-MILE	2-MILE	3-MILE
1,419	39,730	15,940	76,605	244,838



DAYTIME POP

710	99,516	21,275	128,835	402,339
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HOUSEHOLDS

442	14,271	8,619	36,055	112,960
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AVG HH INCOME

\$44,547	\$100,803	\$90,913	\$106,837	\$107,536
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CAPITOL RIVERFRONT/ BUZZARD POINT





LAY OF THE LAND

DEVELOPMENT MAP

FIVE SAC RW MS LLC & SOUTH CAPITOL ASSOC.
2023 Delivery
425 Units

45 Q STREET, SW
2021 Delivery
150 Units

DC UNITED DEVELOPMENT PARCEL
2021 Delivery
390 Units
42,500 SF Retail

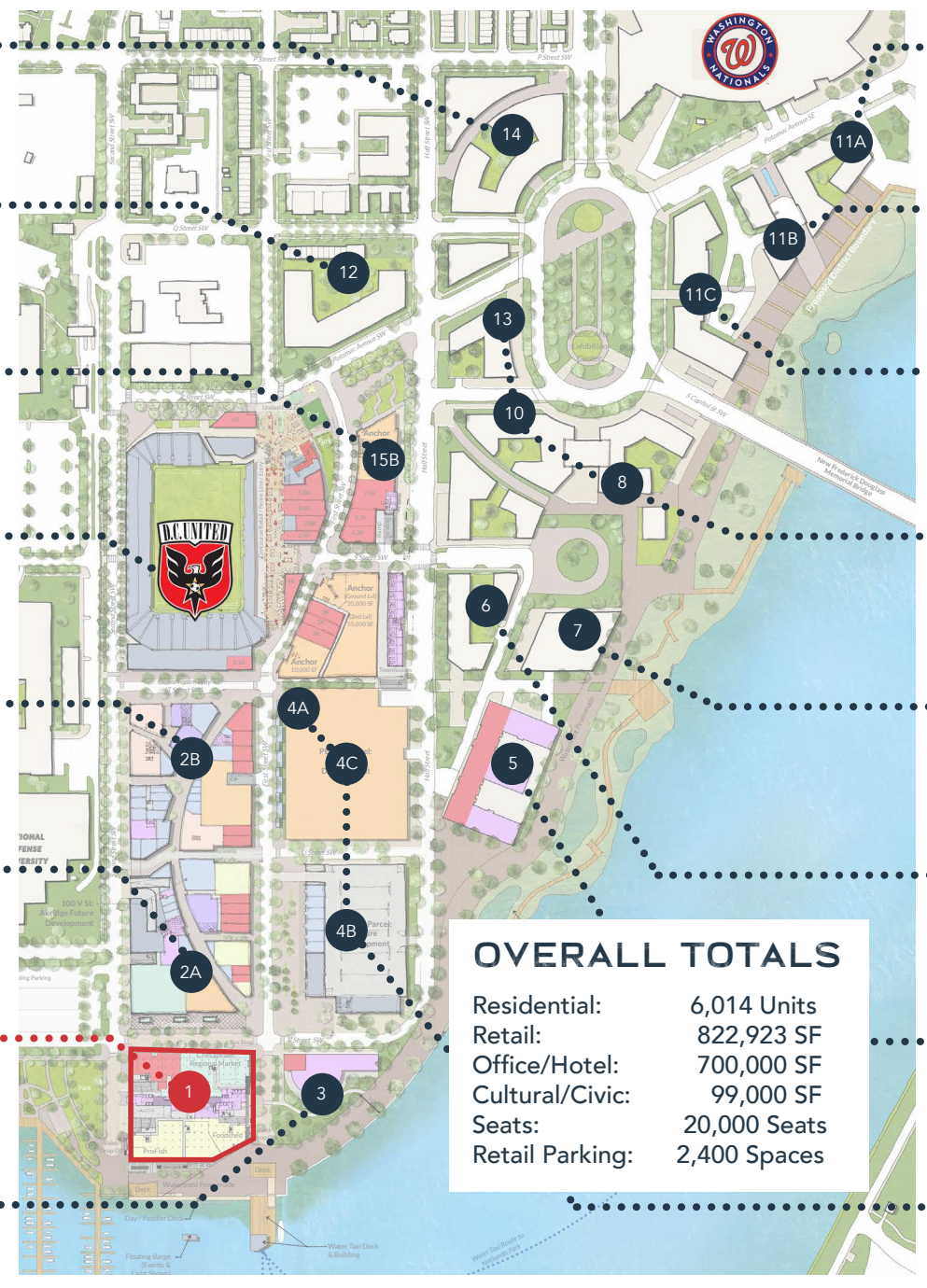
DC UNITED STADIUM
Opened
20,000 Seats
14,200 SF Retail

AKRIDGE/NREA PHASE 2
2023 Delivery
650 Units
30,000 SF Retail
200k Office/150k Hotel
800 Parking Spaces

AKRIDGE/NREA PHASE 1
2021 Delivery
850 Units
30,000 SF Retail
800 Parking Spaces

RIVERPOINT (2100 2ND STREET, SW)
2020 Delivery
Riverpoint Partners
485 Units
85,498 SF Retail

PENINSULA 88
2018 Delivery
Capital City Real Estate
110 Units
1,800 SF Retail



DOCK 79
2017 Delivery
MRP Realty
305 Units
20,000 SF Retail

71 POTOMAC
2020 Delivery
MRP Realty
265 Units
12,500 SF Retail

PHASES 3 & 4
Post - 2020 Delivery
MRP Realty
600,000 SF
Office/Hotel

STUART COMBINED PARCELS POST TALKINGS
2022-2025 Delivery
550 Units

FLORIDA ROCK
2025 Delivery
400 Units

1800 HALF STREET, SW
2022 Delivery
MRP Realty
290 Units

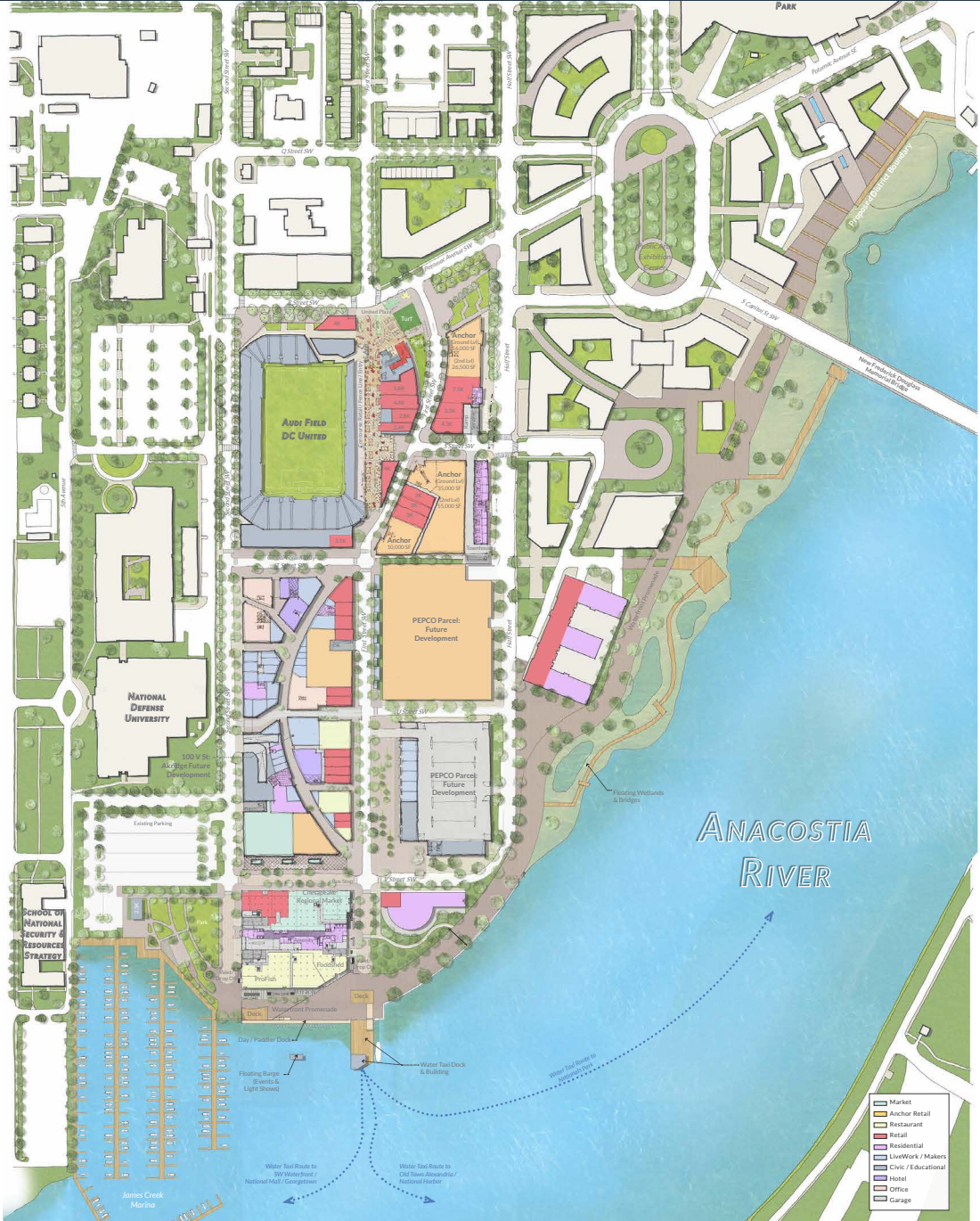
1900 HALF STREET, SW
2019 Delivery
Douglas Development
414 Units
20,000 SF Retail

PEPCO LAND/POWER PLANT
Post-2020 Delivery
399,125 SF Retail
480 Units
99,000 SF Civic/Museum

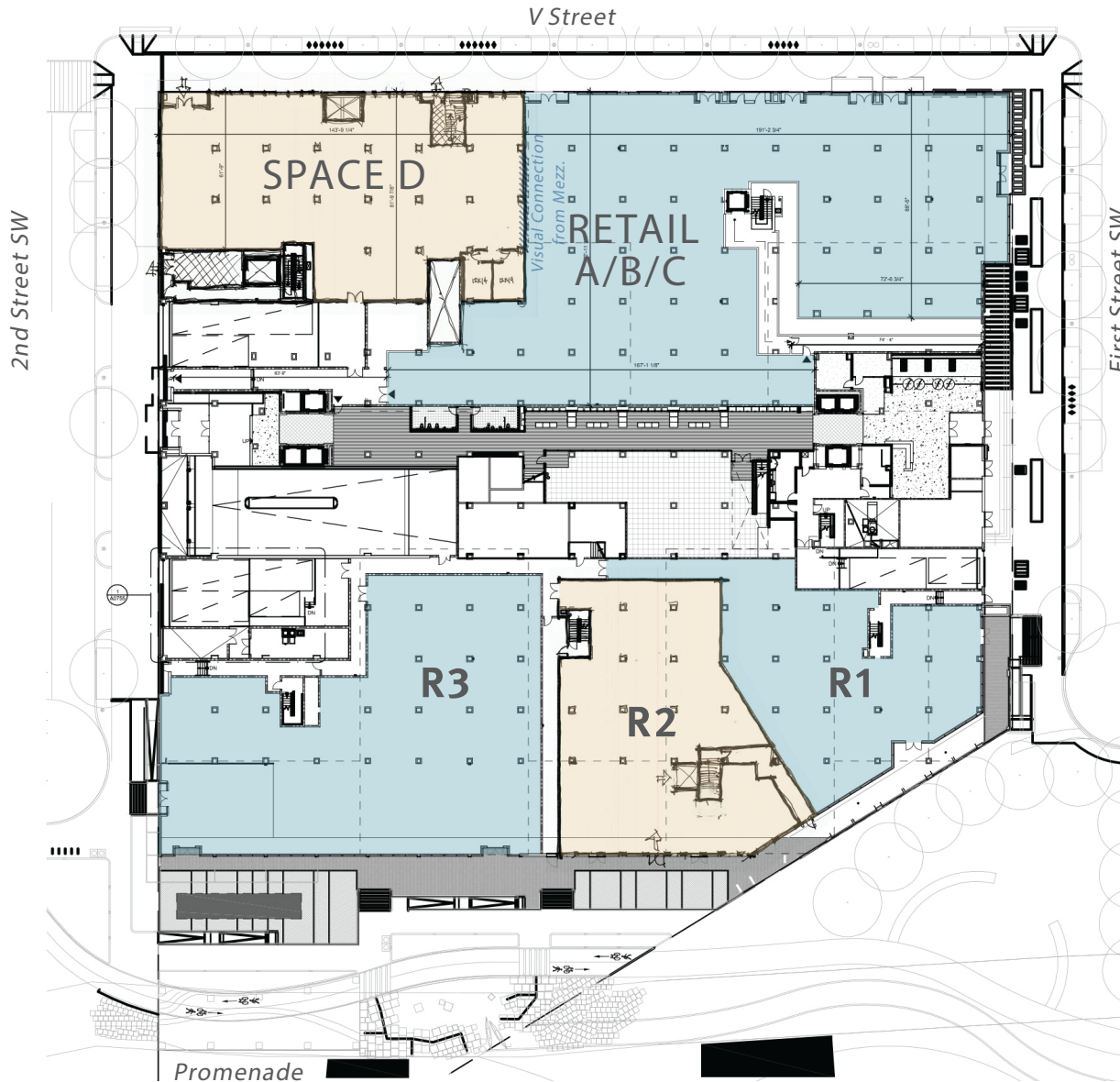
OVERALL TOTALS

Residential:	6,014 Units
Retail:	822,923 SF
Office/Hotel:	700,000 SF
Cultural/Civic:	99,000 SF
Seats:	20,000 Seats
Retail Parking:	2,400 Spaces

DISTRICT MASTER PLAN



SITE PLAN



SPACE D

30,204 RSF

1ST FLOOR

RSF : Approx. 10,068
Rental Rate: \$52-54, Full Service

2ND FLOOR

RSF : Approx. 10,068
Rental Rate: \$52-54, Full Service

3RD FLOOR

RSF : Approx. 10,068
Rental Rate: \$52-54, Full Service

SPACE R2

16,342 RSF

1ST FLOOR

RSF : Approx. 8,171
Rental Rate: \$52-54, Full Service

MEZZANINE

RSF : Approx. 8,171
Rental Rate: \$52-54, Full Service

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