

GET IN THE GAME & JOIN

TOM'S
WATCH BAR

TAP99

tropical **CAFE**
SMOOTHIE

SILVER DINER

CHICKEN+WHISKEY

SILVER
SOCIAL

Kilwins

F45

THE
KELVIN **K**

1250 HALF ST SE
WASHINGTON DC 20003



NATIONALS PARK **JairLynch** **klnb**

K THE KELVIN

1250 HALF ST SE
WASHINGTON DC 20003

THE PROJECT

THE NEIGHBORHOOD

RETAIL SITE PLAN

AVAILABILITY

klnb

BEN BECKER
202.420.7773
bbecker@klnb.com

MATT SKALET
202.420.7775
mskalet@klnb.com



LOCAL RETAILERS

SILVER DINER

TOM'S
WATCH BAR

VIDA™
FITNESS

SHAKE SHACK

CHICKEN+WHISKEY

BLUESTONE LANE

Harris Teeter

WHOLE FOODS
MARKET

[solidcore]

ALL-PURPOSE



COMPASS
COFFEE

MORINI

BLUEJACKET

RASA

THE
SALT LINE
OYSTER + ALE

DISTRICT
WINERY

MISSION
BIENVENIDOS

CAVA

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PLAY IN THE CAPITOL RIVERFRONT

The Capitol Riverfront is hands-down one of DC's hottest and most exciting neighborhoods, and at its heart lies Half Street, the entertainment corridor. With a scenic riverside waterfront on one side, and a lively retail corridor on the other, the Kelvin offers the perfect balance of accessibility, vibrancy, and comfort.

- FOOD & DRINKS
- SHOPPING
- ENTERTAINMENT
- FITNESS

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BE AT THE HEART OF THE EXCITEMENT

The Capitol Riverfront and Navy Yard have bloomed into what Forbes has called one of the “12 Coolest Neighborhoods in the World.” Experience the pulse of dynamic streets, immerse in urban vibes, and explore a trove of exciting shops amidst modern-industrial charm. Bring your retail vision to life in this historic waterfront haven, where opportunity meets vibrancy in Washington, DC.

6.2M SF

OFFICE SPACE

43,000

DAYTIME EMPLOYEES

3,000,000

ANNUAL VISITORS

92

WALK SCORE
WALKER'S PARADISE

72%

OF RESIDENTS ARE
BETWEEN THE
AGES OF 18-34



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HALF ST SE



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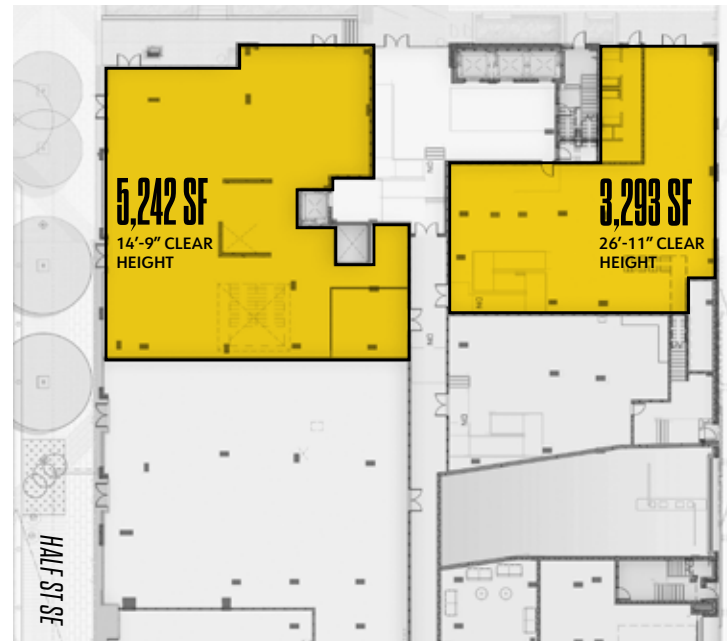
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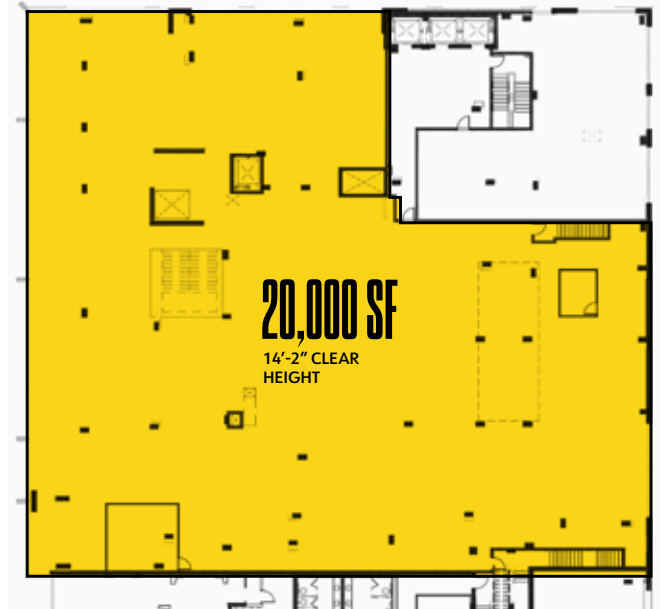
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STREET LEVEL



SECOND LEVEL



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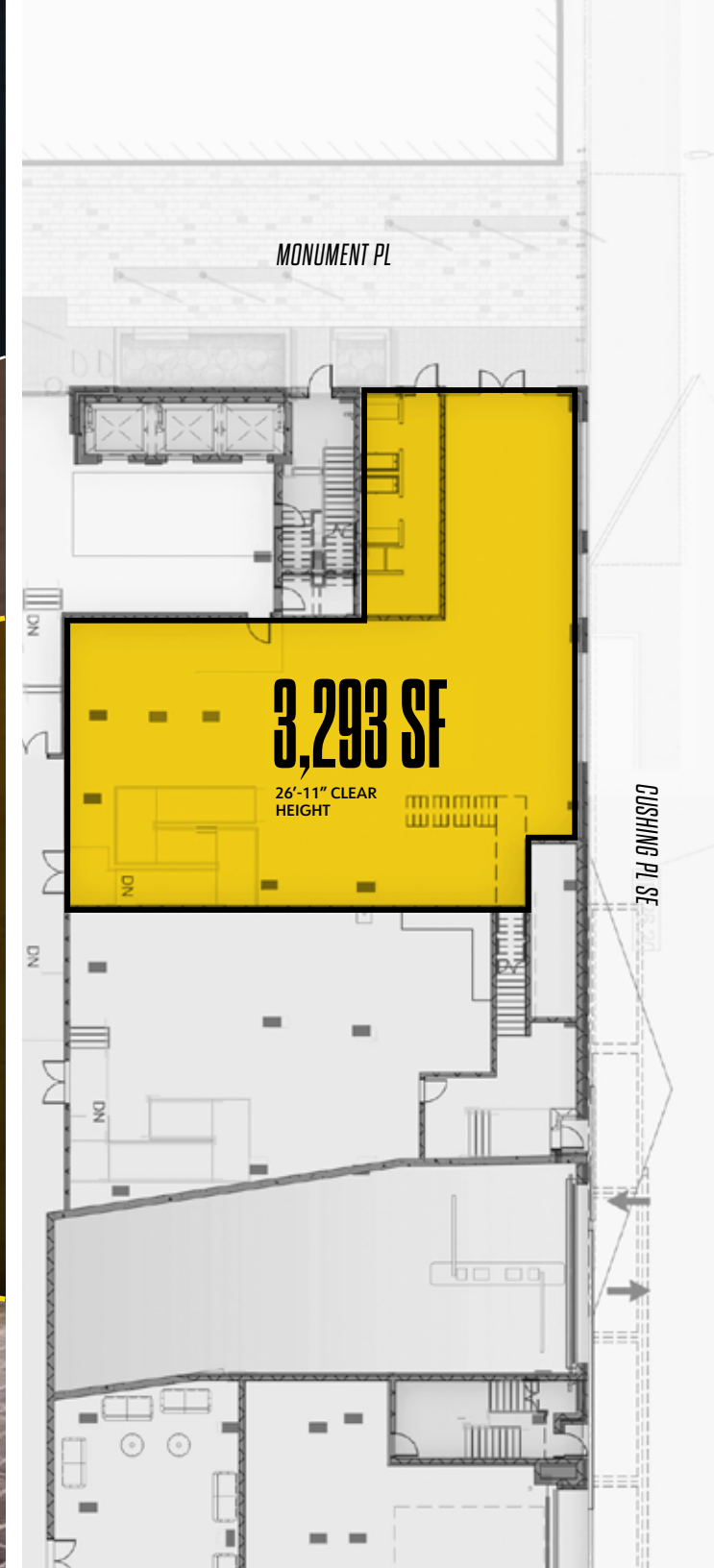
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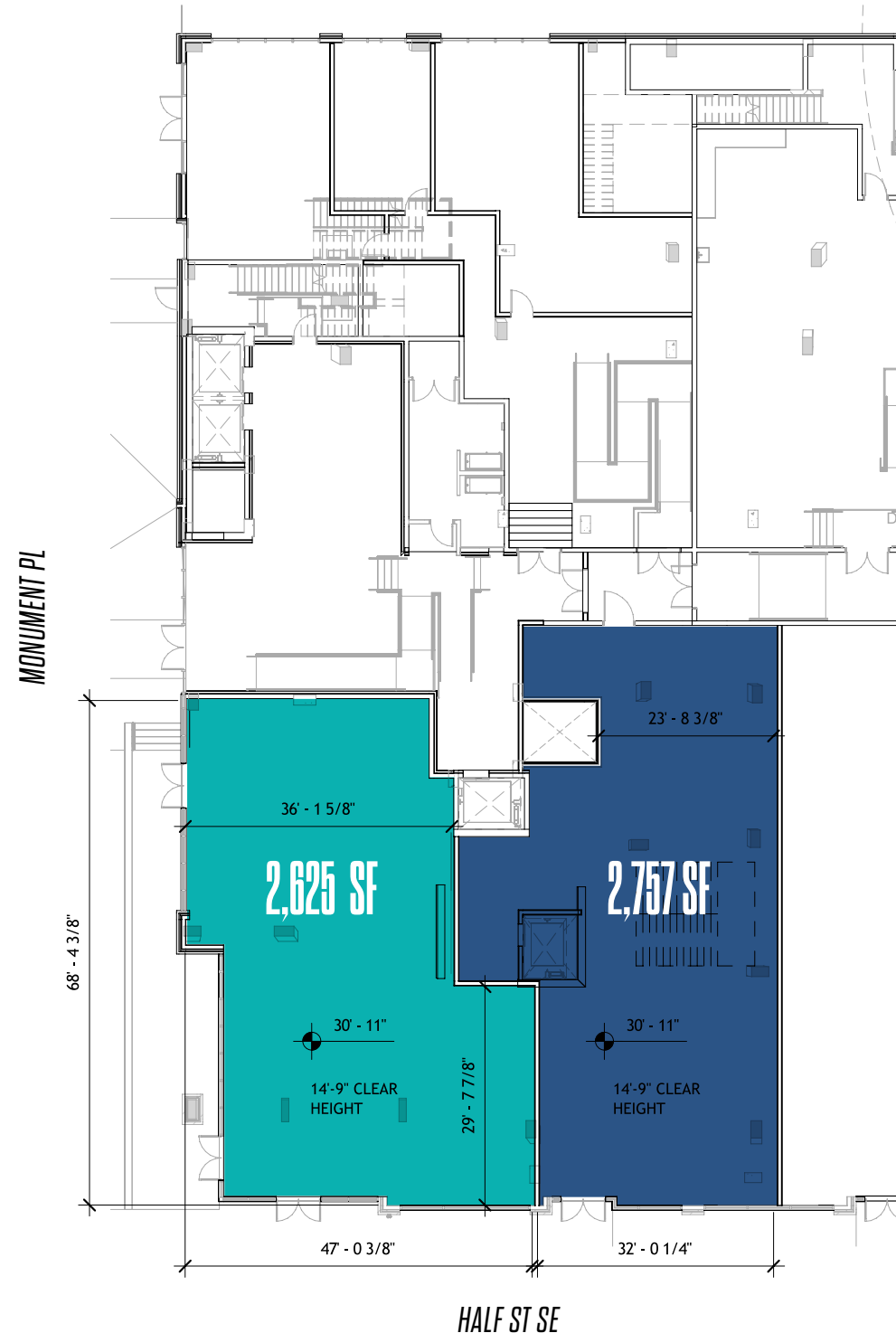
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GROUND FLOOR SCENARIO #1: DEMISING OPTION



2,757 SF can be combined with
20,000 SF 2nd Level to
create **22,757 SF**



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GROUND FLOOR SCENARIO #2: COMBINING OPTION



Can be combined with
20,000 SF 2nd Level to
create **28,358 SF**





THE KELVIN

FOR LEASING INFORMATION, CONTACT:

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[VIEW PROPERTY WEBSITE →](#)

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