



WATERMARK

BUZZARD POINT

1900 HALF ST SW, WASHINGTON, DC 20024

20,112 RSF across two levels available

5,248 RSF at-grade with T St SW
14,864 RSF at-grade with Half St SW

YOUR SIGN HERE

YOUR SIGN HERE

VICTOR SALCIDO
victor@klnb.com
(C) 240.755.2704

JOE FLEISCHMANN
joef@klnb.com
(C) 703.244.5516

MIKE PRATT
mpratt@klnb.com
(C) 202.549.6000



OVERVIEW

WATERMARK

BUZZARD POINT

1900 HALF ST SW, WASHINGTON, DC 20024

OPENED IN 2020 - 453 UNITS

5,248 RSF - AT-GRADE WITH T ST SW

14,864 RSF - AT-GRADE WITH HALF ST SW

Buzzard Point: 6,014 total Residential Units planned
1,601 Additional Residential Units Currently Under
Construction and Anticipated to Delivery by Early 2025



- 20,112 RSF across two levels available on the ground level of luxury apartment building with 453 units: Watermark Buzzard Point.
 - 5,248 RSF at-grade with T St SW and has direct access to parking garage.
 - 14,864 RSF at-grade with Half St SW
- Ready for education office use. Formerly occupied by Eagle Academy (Public Charter School). Dedicated pick-up and drop-off spaces along Water St SW and parking spots in garage.
- Underserved market between Navy Yard and the Wharf. Two blocks away from Audi Field with stadium capacity of 20K.

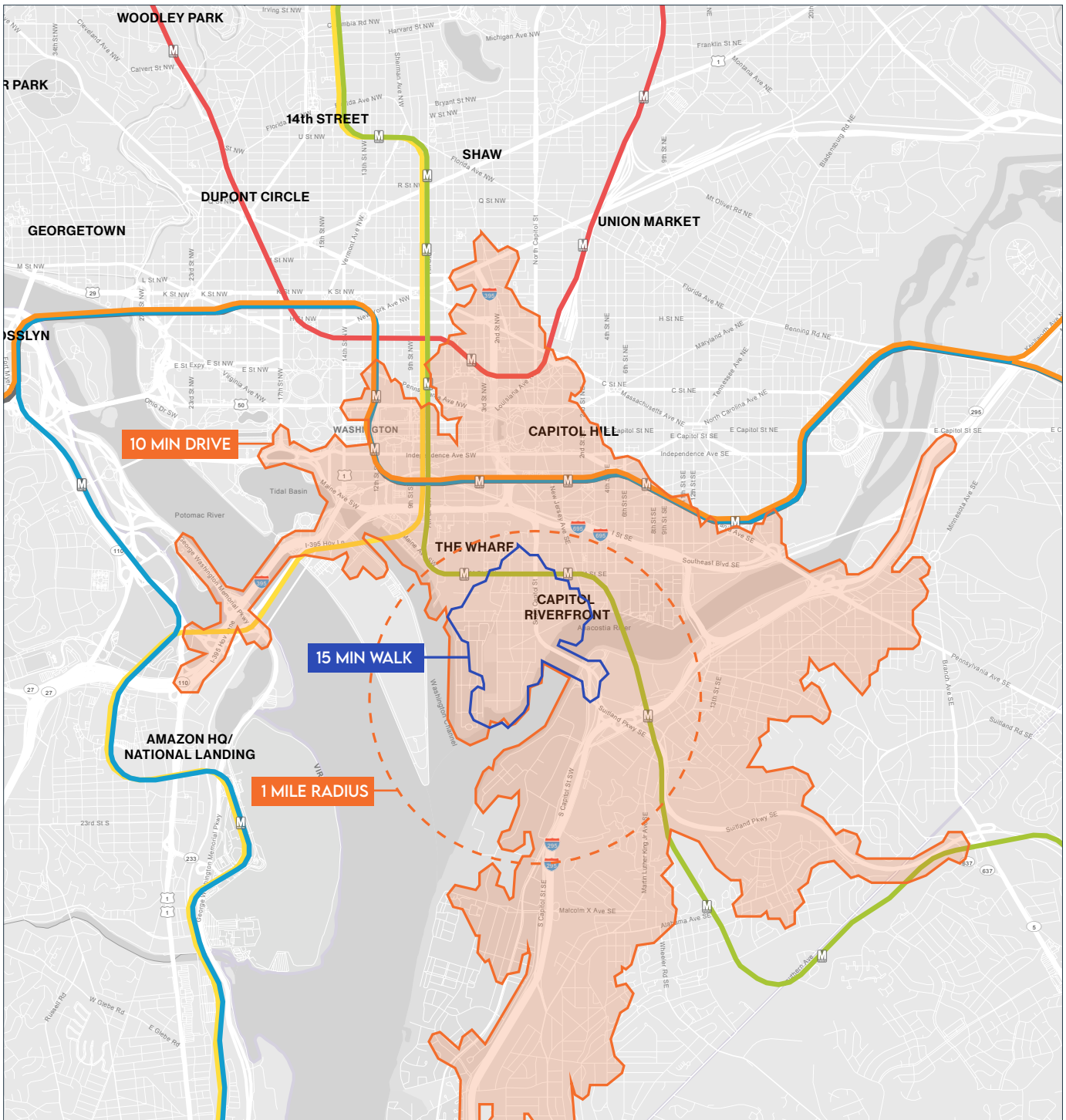


Audi Field



(Just Signed)





WATERMARK

BUZZARD POINT

DEMOGRAPHICS | 2024:

10 MIN DRIV 15 MIN WALK 1 MILE RADIUS

Population	Daytime Population	Households	Average HH Income	Bachelor's Degree or Higher	Total Employees
95,306	212,086	49,583	\$139,197	62%	198,820
8,735	8,146	5,334	\$137,240	71.4%	4,748
30,500	46,703	18,721	\$159,435	78.9%	37,686

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)



LAY OF THE LAND



DISTRICT WHARF

- GODDARD SCHOOL
- SHAKE SHACK
- MI-VIDA
- CHOPSMITH
- Surfride
- Grazié Grazié
- GORDON RAMSAY FISH & CHIPS
- GLO 3.0
- FOGO DE CHÃO
- COLADA SHOP
- bartaco


WATERMARK
BUZZARD POINT
1900 HALF ST SW, WASHINGTON, DC 20024

DEVELOPMENT MAP

CAMBRIA HOTEL
 Opened 2021
 154 Keys
 Full Service
 Restaurant
 Rooftop Event Space



VERMEER
 2024 Delivery
 520 Units
 39,920 SF Retail



AUDI FIELD
 Opened July 2018
 20,000 Seats
 14,200 SF Retail
 2,500 SF FanDuel
 Sportsbook




DC UNITED DEVELOPMENT / HOFFMAN DEVELOPMENT PARCEL B
 Post-2022 Delivery
 10,000 SF Retail
 40,000 SF Entertainment
 40,000 SF Office
 463 Units (Senior and Market rate) 14,200 SF Retail
 2,500 SF FanDuel Sportsbook




DC UNITED DEVELOPMENT PARCEL C
 Post-2025 Delivery
 20,000 SF Retail



THE STACKS, PHASE II
 Post-2025 Delivery
 1,100 Units
 30,000 SF Retail
 1M SF Total
 150 Key Hotel



THE STACKS, PHASE I
 2025 Delivery
 1,100 Units
 41,600 SF Retail
 9,450 SF Office
 184 - Key Hotel




RIVERPOINT
 Delivered 2020
 480 Units
 72,000 SF Retail



PENINSULA 88
 Delivered 2020
 110 Condo Units
 1,800 SF Retail





DOCK 79
 Delivered July 2016
 305 Units
 20,000 SF Retail



THE MAREN
 Delivered 2020
 265 Units
 12,500 SF Retail



PHASES 3 & 4
 Post-2025 Delivery
 600,000 SF
 Office/Hotel




STEUART INVESTMENT COMPANY / MRP REALTY
 Post-2025 Delivery
 550 Units
 1.5M SF Total



MRP REALTY / FLORIDA ROCK
 Post-2025 Delivery
 400 Units
 TBD Retail



THE VERGE
 Opened 2022
 344 Units
 8,500 SF Retail



WATERMARK
 BUZZARD POINT
 1900 HALF ST SW, WASHINGTON, DC 20024

Opened 2020
 453 Units


- 5,248 RSF at-grade with T St SW.
- 14,864 RSF at-grade with Half St SW



OVERALL TOTALS

Residential:	6,014 Units
Retail:	822,923 SF
Office/Hotel:	796,225 SF
Cultural/Civic:	99,000 SF
Seats:	20,000 Seats
Retail Parking:	2,400 Spaces

PEPCO STEAM HOUSE
 2035 Decommission
 Target



CLOSE-UP

LOWER LEVEL

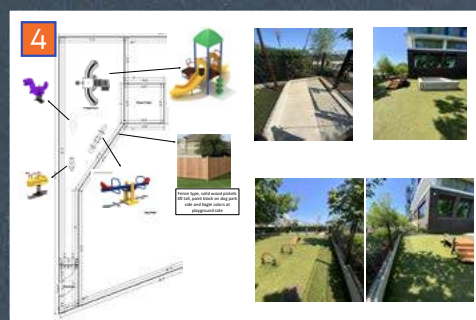
5,248 RSF
 18'2" CEILING HEIGHT IN ATRIUM
 7'4" CLEAR HEIGHT IN CLASSROOMS
 DIRECT ACCESS TO PARKING GARAGE

UPPER LEVEL

14,864 RSF
 9'7" CEILING HEIGHT

TOTAL

20,112 RSF

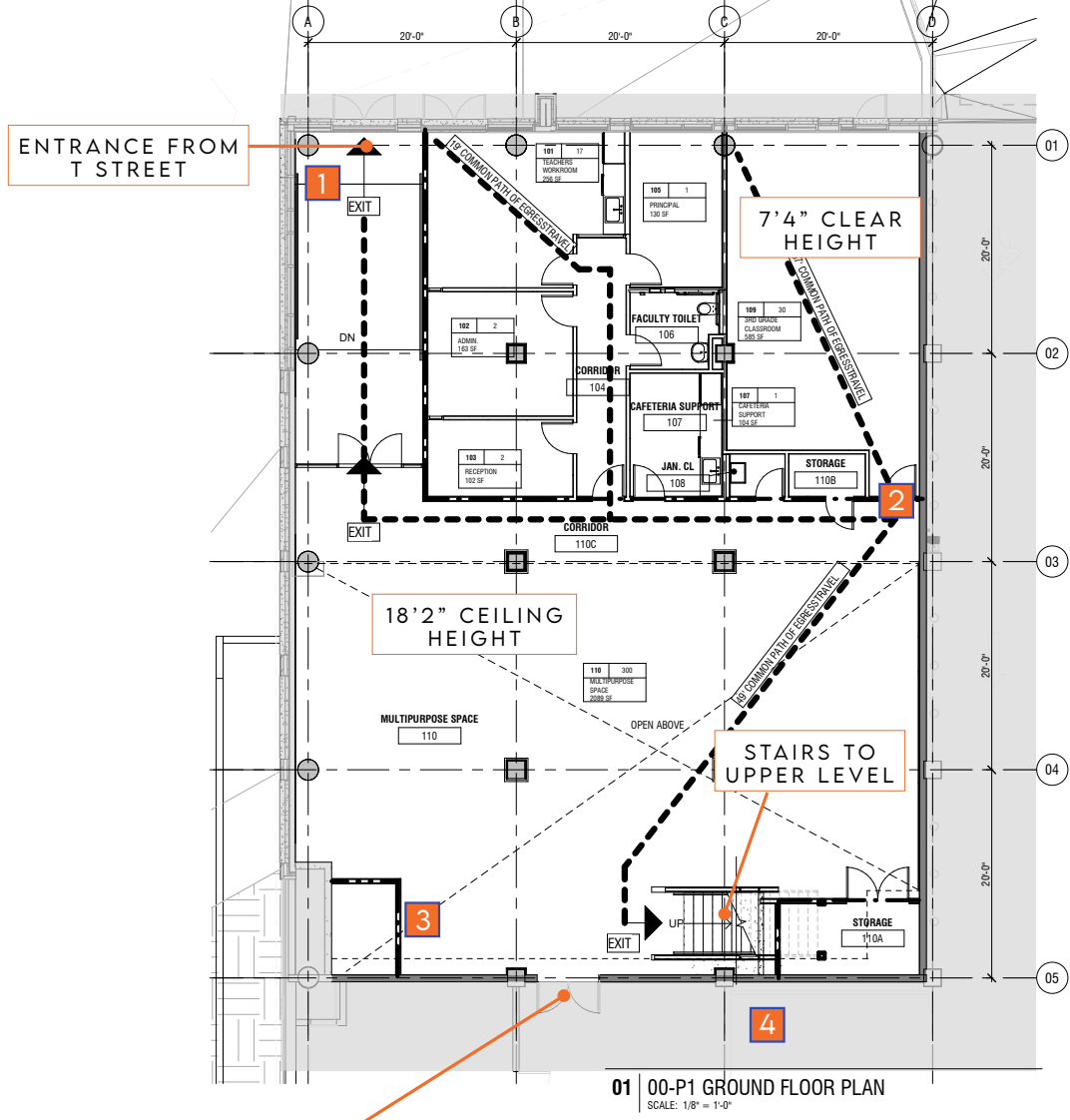


RETAIL
 RESIDENTIAL:
 COMMON

LOWER LEVEL - SITE PLAN

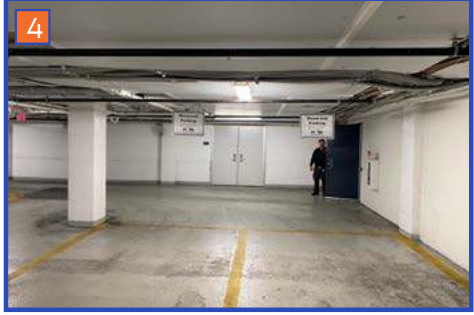
CLICK HERE FOR PLANS

LOWER LEVEL 5,248 RSF 18'2" CEILING HEIGHT IN ATRIUM 7'4" CLEAR HEIGHT IN CLASSROOMS DIRECT ACCESS TO PARKING GARAGE	UPPER LEVEL 14,864 RSF 9'7" CEILING HEIGHT	TOTAL 20,112 RSF
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01 00-P1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

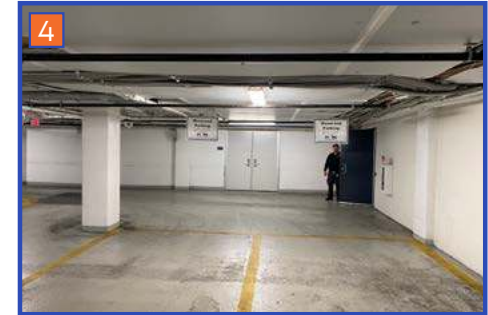
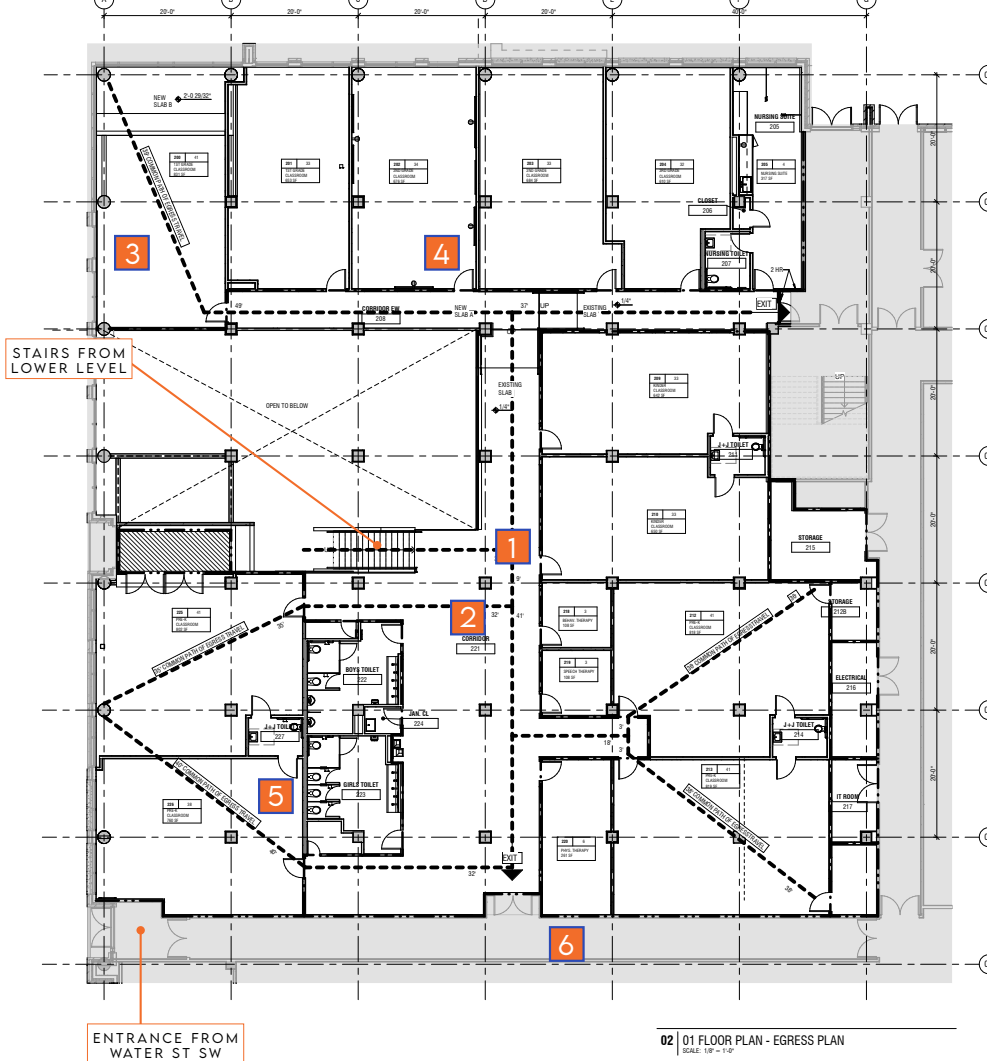
DIRECT ACCESS TO PARKING GARAGE



UPPER LEVEL - SITE PLAN

CLICK HERE FOR PLANS

<p>LOWER LEVEL 5,248 RSF 18'2" CEILING HEIGHT IN ATRIUM 7'4" CLEAR HEIGHT IN CLASSROOMS DIRECT ACCESS TO PARKING GARAGE</p>	<p>UPPER LEVEL 14,864 RSF 9'7" CEILING HEIGHT</p>	<p>TOTAL 20,112 RSF</p>
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PHOTOS



ATRIUM ON LOWER LEVEL



CLASSROOM ON UPPER LEVEL



SIGNAGE AND ENTRY ALONG T ST SW



PICK-UP AND DROP-OFF LANES

[CLICK HERE FOR ADDITIONAL PHOTOS & VIDEOS](#)

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[CLICK FOR PROPERTY WEBSITE](#)



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