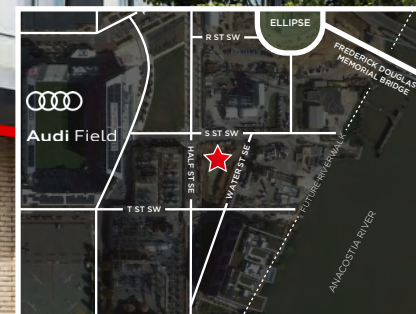




DOCHTER & ALEXANDER
RETAIL ADVISORS

VERGE



1800 HALF STREET SW

WASHINGTON, DC | BUZZARD POINT

Square Footage | +/- 8,536 SF

Frontage | +/- 210'

Ceiling Heights | 16'

Rent/Nets | Negotiable

Timing | Q2 2022

CONTACT

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HIGHLIGHTS

- **New mixed-use residential building** located one block from **Audi Field**, the home of DC United MLS, and three blocks from Nationals Park
- Centered in Buzzard Point, **DC's fastest growing** mixed use community with roughly 60,000 SF of retail in development
- Great outdoor dining opportunity with **1,854 sf of patio space**

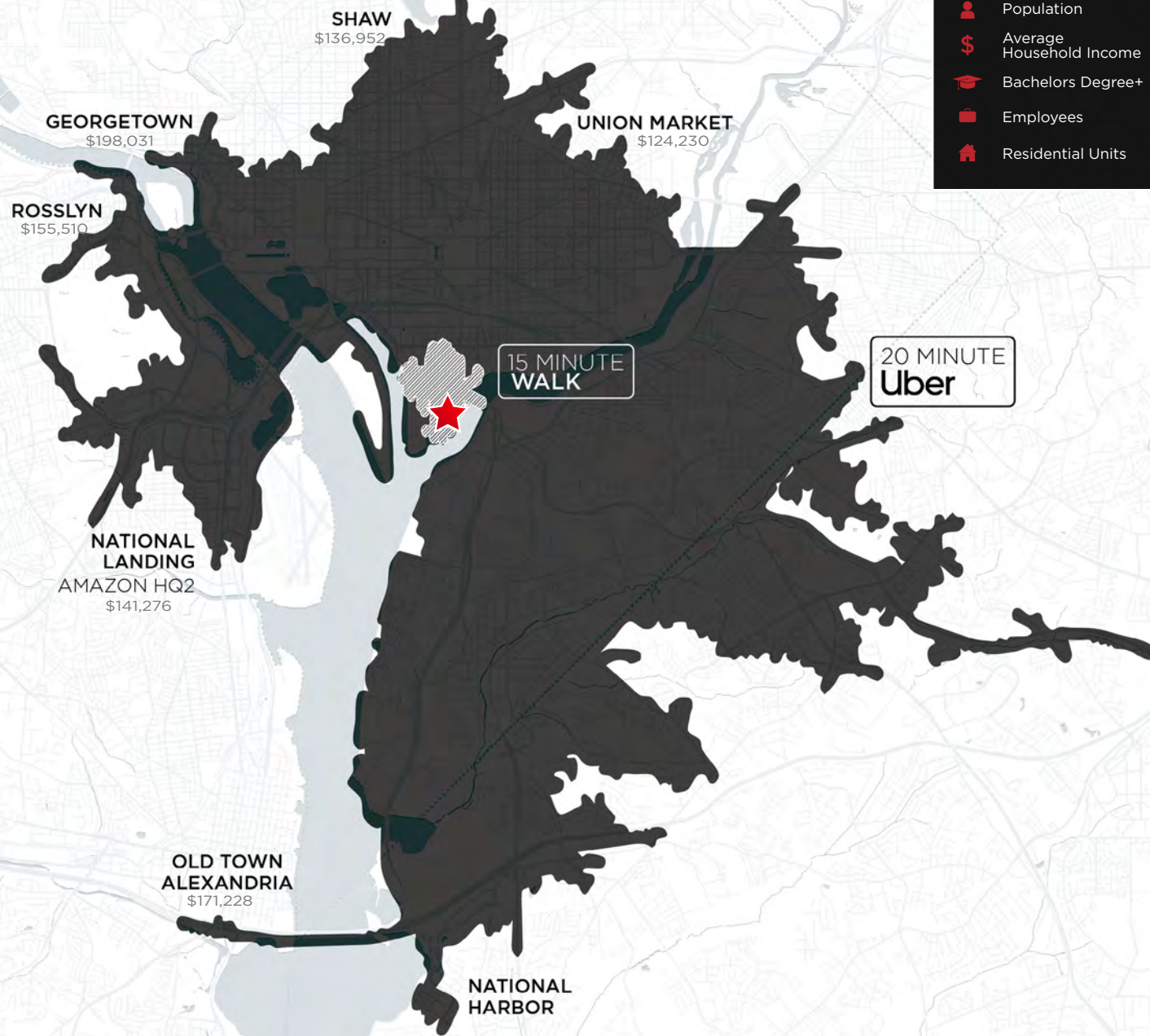
NEARBY TENANTS



Audi Field



MARKET POSITION WALK AND UBER MAP



20 MIN UBER DEMOS

Population	411,024
Average Household Income	\$11,706
Bachelors Degree+	52%
Employees	510,070
Residential Units	208,134

NEIGHBORHOOD CO-TENANCY WITHIN ONE MILE



THE WHARF



BUZZARD POINT



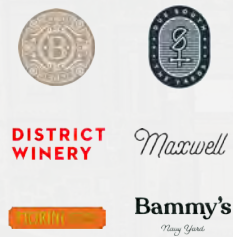
ANACOSTIA RIVERWALK



CAPITOL RIVERFRONT



THE YARDS



BUZZARD POINT MAJOR DEVELOPMENT MAP

Delivery Timeline

- Existing
- 2021
- 2022
- 2023
- 2024
- 2025
- 2026
- 2027
- 2028
- 2029

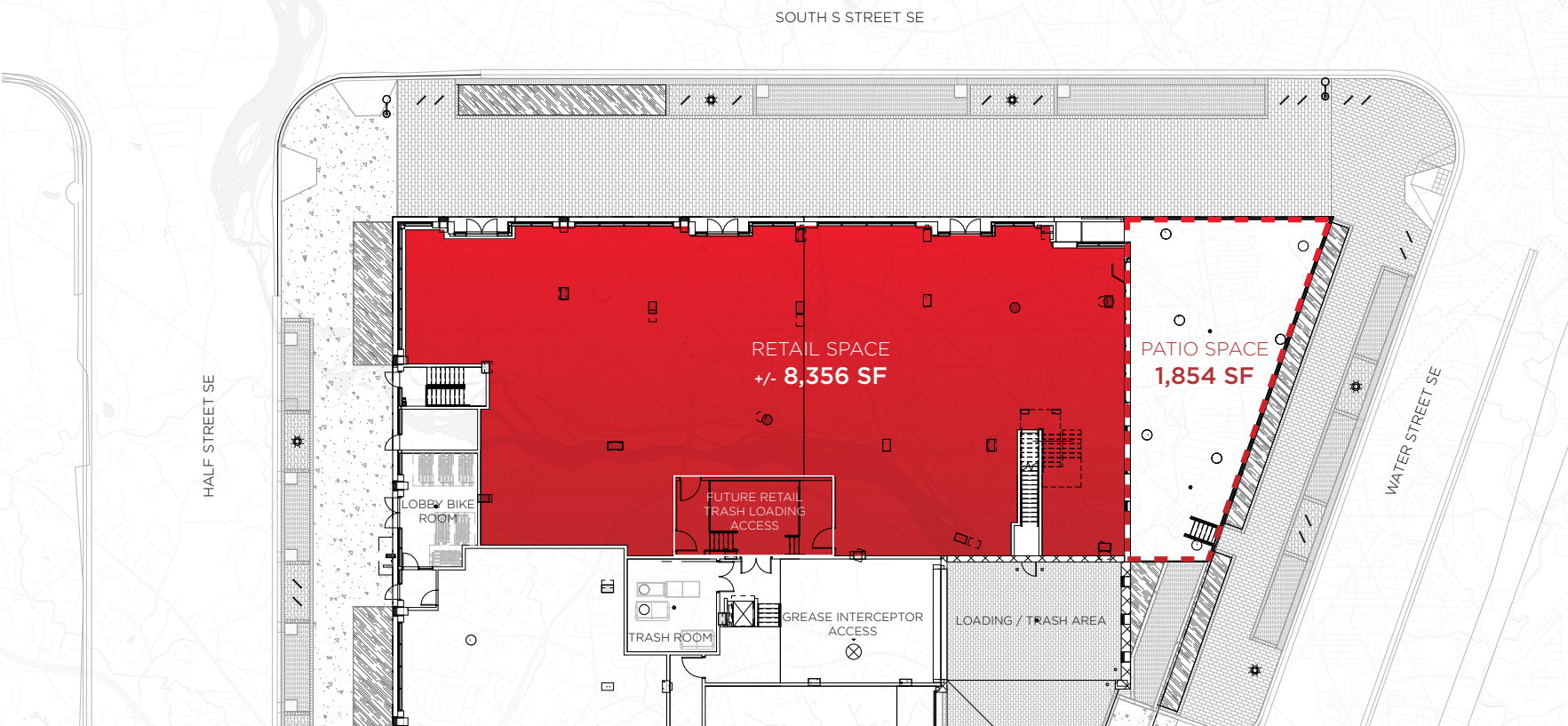




1800 Half Street SW
Washington, DC

VERGE

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SPECS

- Square Footage** | +/- 8,356 SF
- Patio Space** | +/- 1,854 SF
- Frontage** | +/- 210'
- Ceiling Heights** | 16'
- Timing** | Q2 2022
- Rent/Nets** | Pricing Upon Request

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Washington, DC





EVENT CAPACITY AT NATIONAL STADIUM AND AUDI FIELD

61,393 SEATS
COMBINED

OFFICE BUILDOUT WITHIN ONE MILE

6,037,286 SF
BY 2029

HOTEL KEYS WITHIN ONE MILE

1,987 Keys
BY 2029

DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$71,383	\$80,958	\$127,582
ANNUAL FOOD AWAY FROM HOME AVG	\$3,015	\$3,374	\$5,606
BACHELOR'S DEGREE +	24.18%	49.08%	72.70%

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VERGE

DA DOCHTER & ALEXANDER
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