

2001M STREET

WASHINGTON, DC

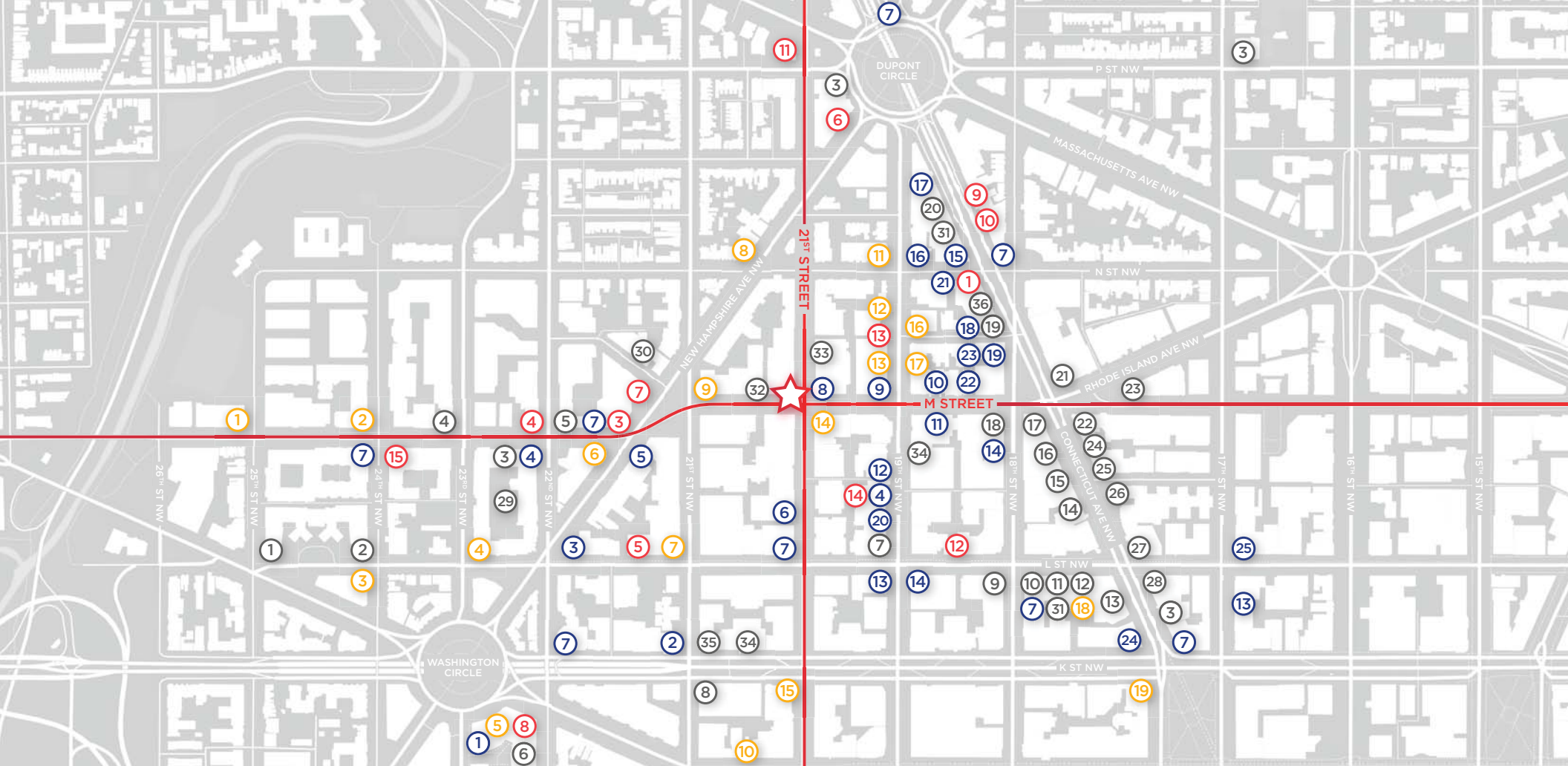
CURRENT STOREFRONT



CONCEPTUAL STOREFRONT MODIFICATION*



DOCHTER & ALEXANDER
RETAIL ADVISORS



FAST CASUAL DINING

- | | |
|-------------------------|------------------------|
| 1 BTS | 16 Saxby's |
| 2 Bobby's Burger Palace | 17 Jamba Juice |
| 3 Bourbon Coffee | 18 CAVA |
| 4 Sweetgreen | 19 Shake Shack |
| 5 Illy | 20 Fiveguys |
| 6 Panera | 21 Surfside |
| 7 Starbucks | 22 The Little Beet |
| 8 District Taco | 23 Nando's Peri-Peri |
| 9 Taylor Gourmet | 24 PAUL |
| 10 Chipotle | 25 Peet's Coffee & Tea |
| 11 Qdoba | 26 Vapiano |
| 12 GRK | 27 Naf Naf Grill |
| 13 Potbelly | 28 Wahlburgers |
| 14 Pret | |
| 15 Chopt | |

FULL SERVICE DINING

- | |
|---------------------------|
| 1 City Tap House |
| 2 Daily Gill |
| 3 Meiwah |
| 4 Café Deluxe |
| 5 Stoneys |
| 6 James Hoban's Irish Pub |
| 7 Grillfish |
| 8 District Commons |
| 9 The Gryphon |
| 10 DGS Delicatessen |
| 11 Pizzeria Paradiso |
| 12 Pisco y Nazca |
| 13 Mai Thai |
| 14 Nooshi Noodles |
| 15 Boveda |

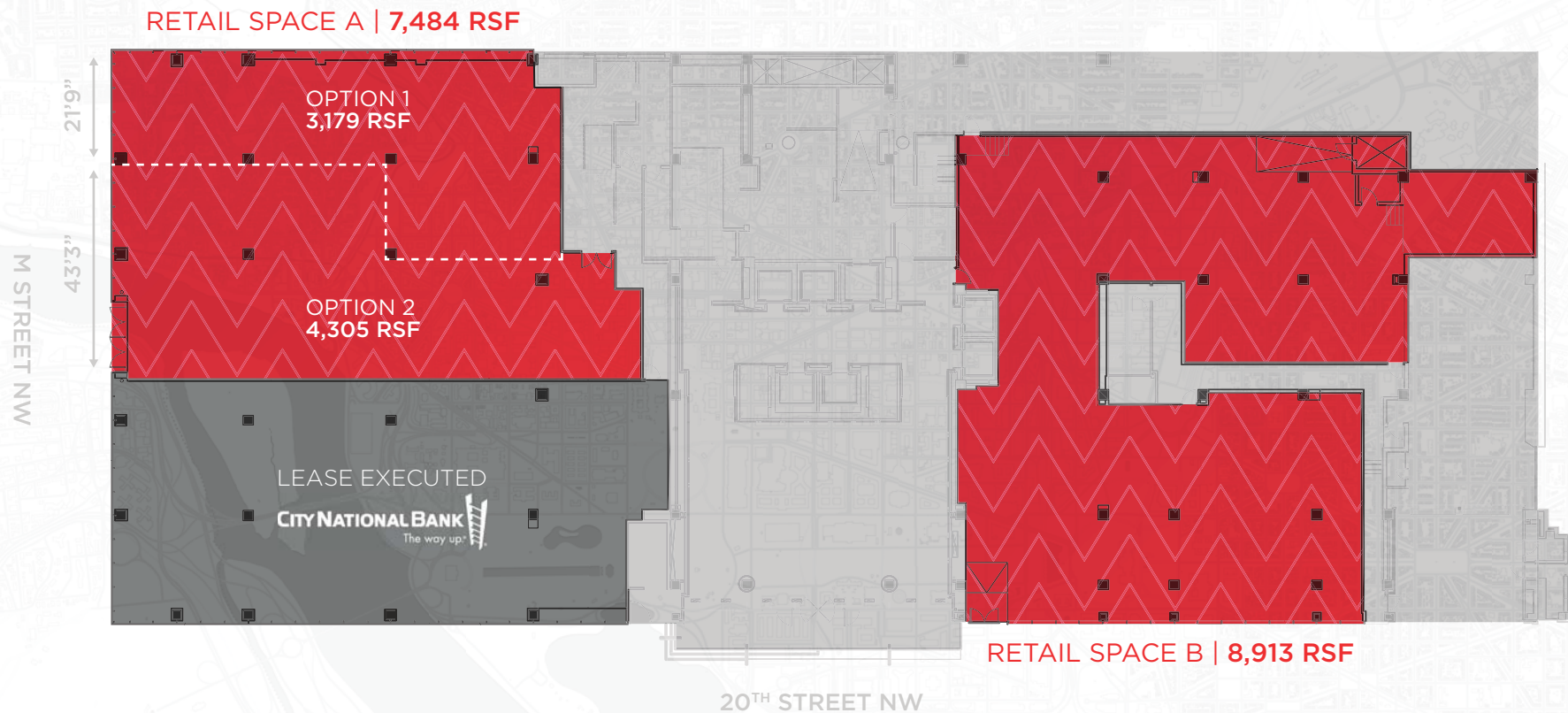
FINE DINING

- | | |
|--------------------------|-------------------|
| 1 NOBU | 16 The Palm |
| 2 Blue Duck Tavern | 17 Boqueria |
| 3 Marcells | 18 Mortons |
| 4 RIS | 19 Kellari |
| 5 Circa | 20 Soi38 |
| 6 Rasika | 21 Michael Schlow |
| 7 Soi 38 | |
| 8 Firefly | |
| 9 Tredici Enoteca | |
| 10 Aperto | |
| 11 Ankara | |
| 12 iRicchi | |
| 13 Teddy & The Bully Bar | |
| 14 Honeysuckle | |
| 15 Prime Rib | |

RETAIL

- | | | |
|------------------------------|--------------------|--------------------|
| 1 Trader Joes | 16 Corepower Yoga | 31 Posh Hair Salon |
| 2 District Hardware and Bike | 17 Suntrust | 32 ABC Imaging |
| 3 CVS | 18 Capital One | 33 MedStar Health |
| 4 Soul Cycle | 19 Eagle Bank | 34 PR Partners |
| 5 Walgreens | 20 GNC | 35 Aveda |
| 6 Whole Foods | 21 Brooks Brothers | |
| 7 Staples | 22 Tiny Jewel Box | |
| 8 Fedex | 23 BB&T | |
| 9 Nordstrom Rack | 24 Bluemercury | |
| 10 Sarar | 25 H&M | |
| 11 Lou lou Boutique | 26 LA Fitness | |
| 12 Mens Warehouse | 27 Allen Edmonds | |
| 13 Victorias Secret | 28 Equinox | |
| 14 GAP | 29 Solidcore | |
| 15 Ann Taylor | 30 My Eye Dr. | |

THE LAYOUT



SPECS

RETAIL SPACE A

Square Footage | 7,484 RSF

Option 1 | 3,179 RSF

Option 2 | 4,305 RSF

RETAIL SPACE B

Square Footage | 8,913 RSF

CEILING HEIGHTS

18' - 18'6"

TIMING

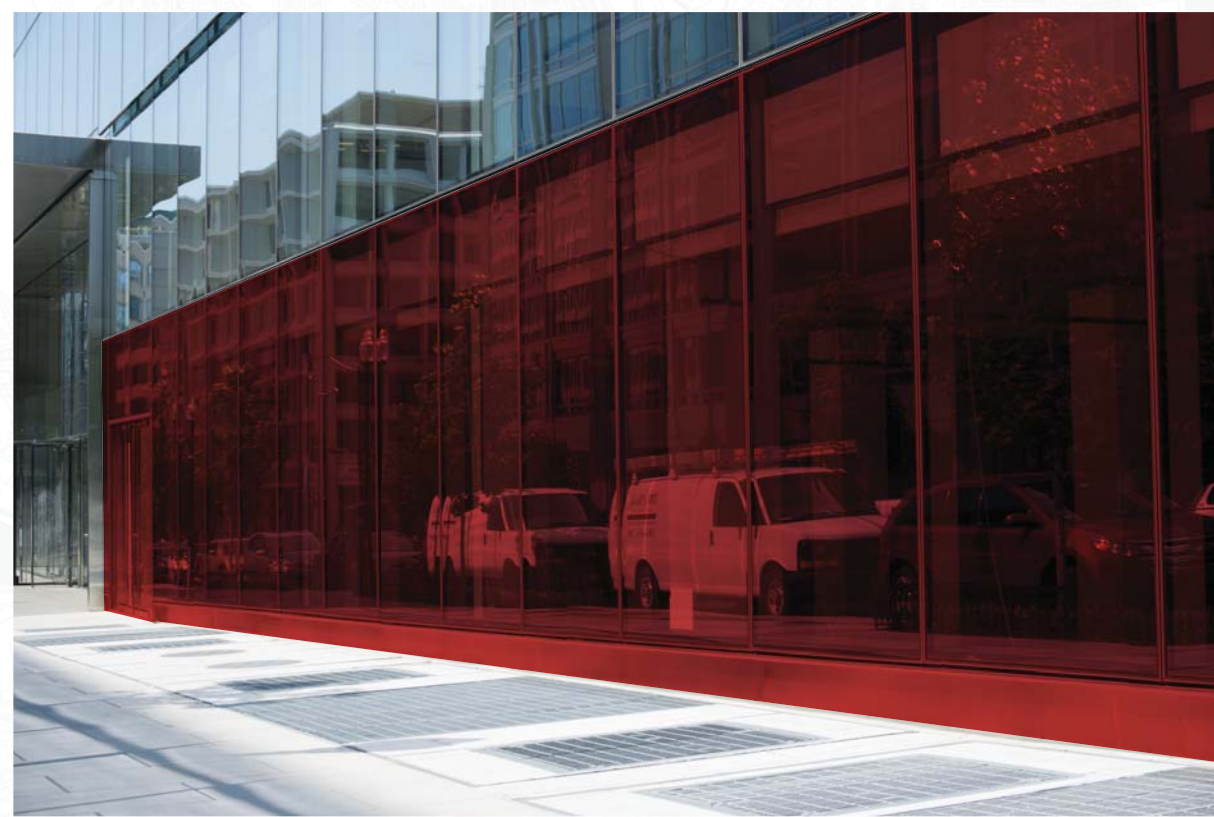
Immediate

RENTS/NETS

Pricing Upon Request

HIGHLIGHTS

- Contemporary building with prominent frontage on the bustling M Street corridor
- Just south of Dupont Circle, giving access to both residential and office demographics
- Black irons in place and available for either full or split leasing scenario
- Anchored by Bracewell LLP, Weil, Gotshal & Manges LLP, and Wilkinson Walsh + Eskovitz. Flanked by projects for Paul Hastings LLP and Goodwin Procter LLP



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