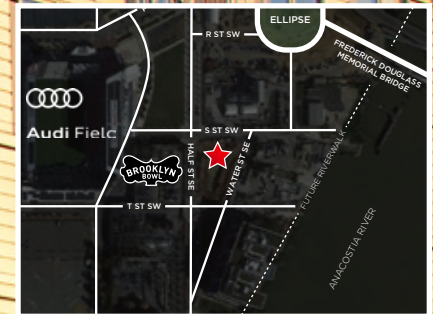




VERGE



1800 HALF STREET SW
WASHINGTON, DC | BUZZARD POINT

Square Footage | +/- 2,231 - 4,496 SF **Frontage** | +/- 116' **Ceiling Heights** | 16' **Rent/Nets** | Pricing Upon Request **Timing** | Immediate

CONTACT

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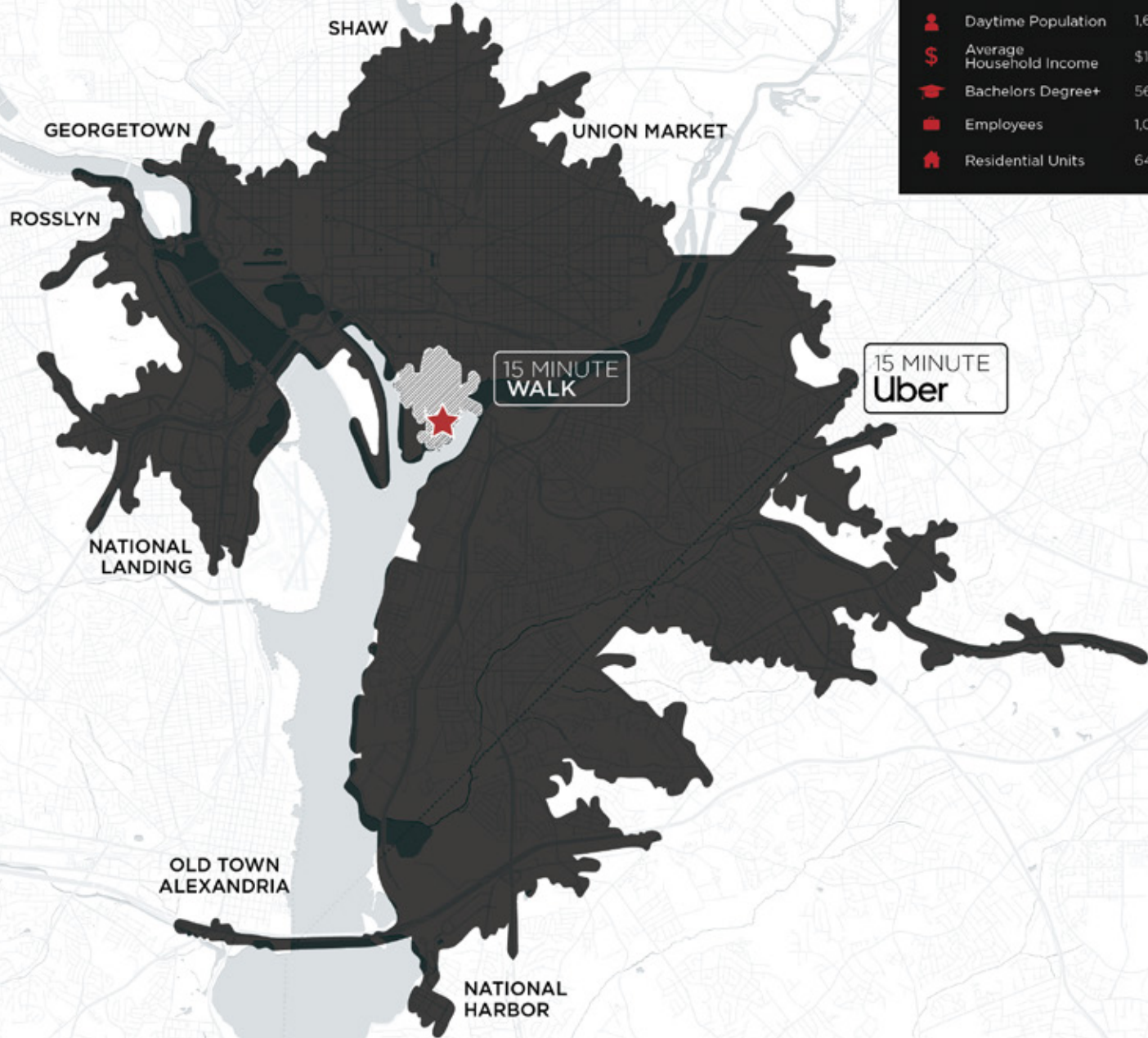
HIGHLIGHTS

- **New mixed-use residential building** with 344 units 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 and 6,000 residential units at full build out

NEARBY TENANTS



MARKET POSITION WALK AND UBER MAP



1800 Half Street SW
Washington, DC



NEIGHBORHOOD CO-TENANCY
WITHIN ONE MILE



THE WHARF

BUZZARD POINT

CAPITOL RIVERFRONT

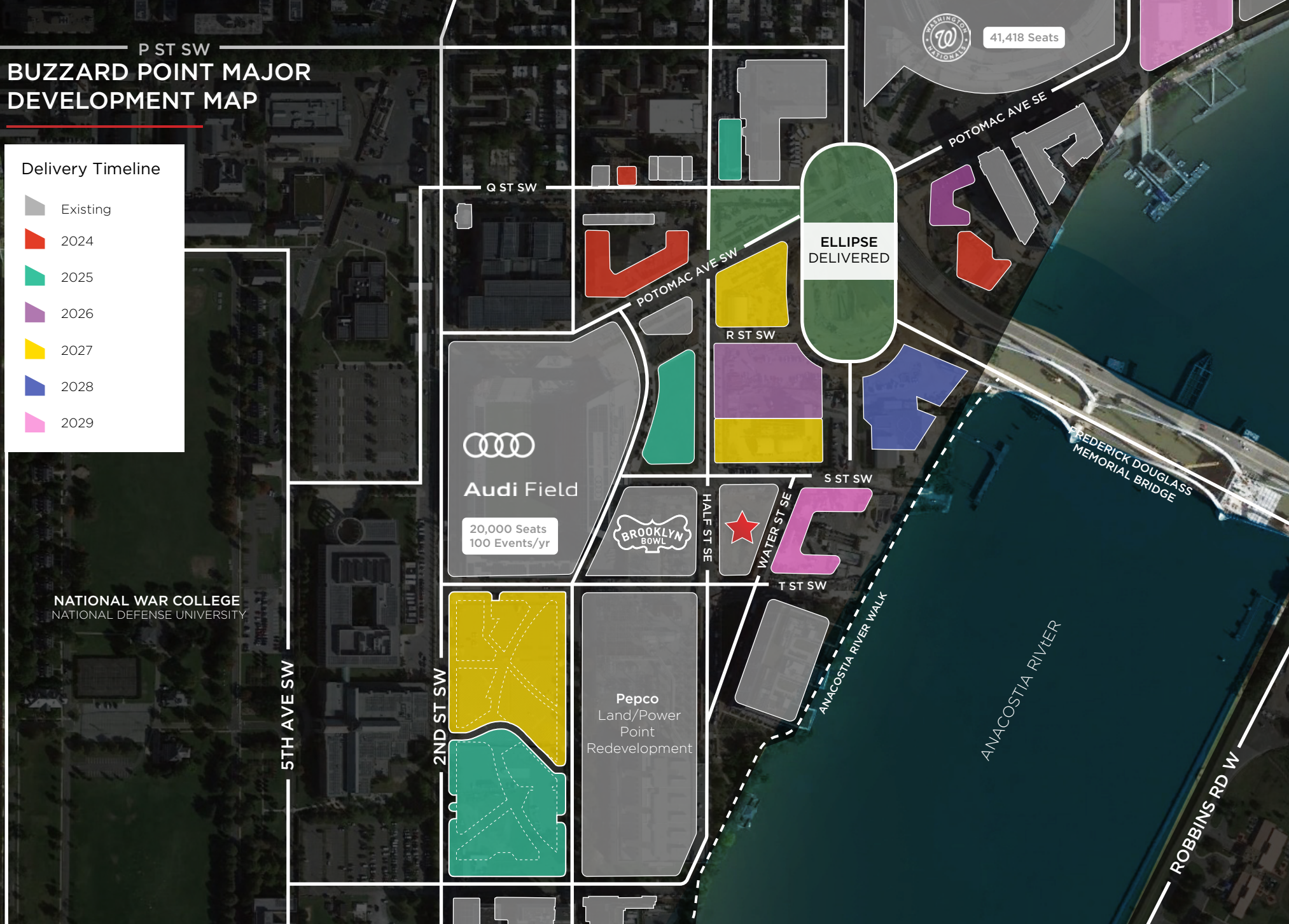
THE YARDS

ANACOSTIA RIVERWALK


P ST SW BUZZARD POINT MAJOR DEVELOPMENT MAP

Delivery Timeline

-  Existing
-  2024
-  2025
-  2026
-  2027
-  2028
-  2029



 41,418 Seats


Audi Field
20,000 Seats
100 Events/yr


BROOKLYN
BOWL

Pepco
Land/Power
Point
Redevelopment

ELLIPSE
DELIVERED

NATIONAL WAR COLLEGE
NATIONAL DEFENSE UNIVERSITY

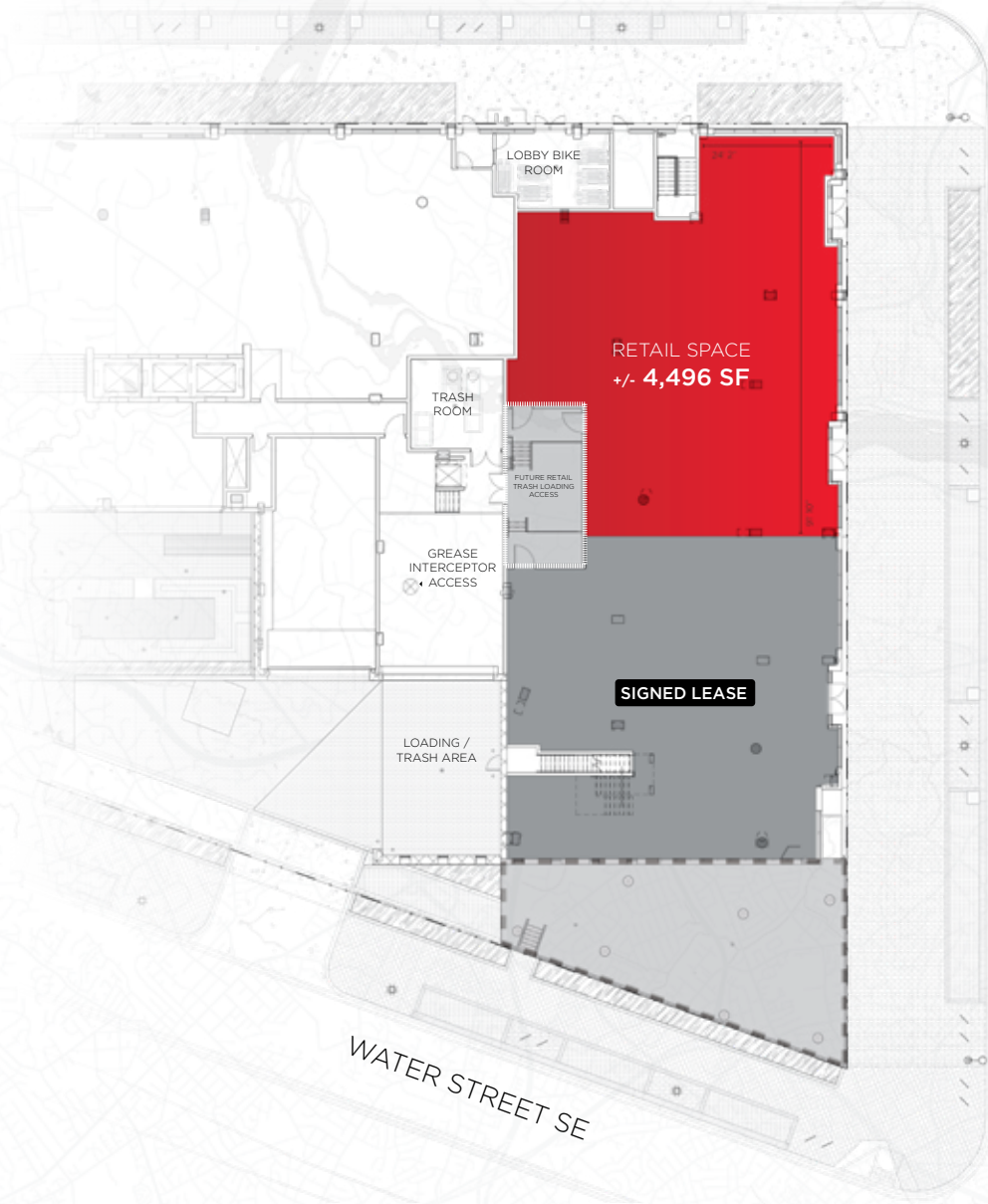


1800 Half Street SW
Washington, DC



FULL FLOORPLAN

HALF STREET SE



SOUTH S STREET SE

SPECS

Square Footage | +/- 4,496 SF

Frontage | +/- 116'

Ceiling Heights | 16'

Timing | Immediate

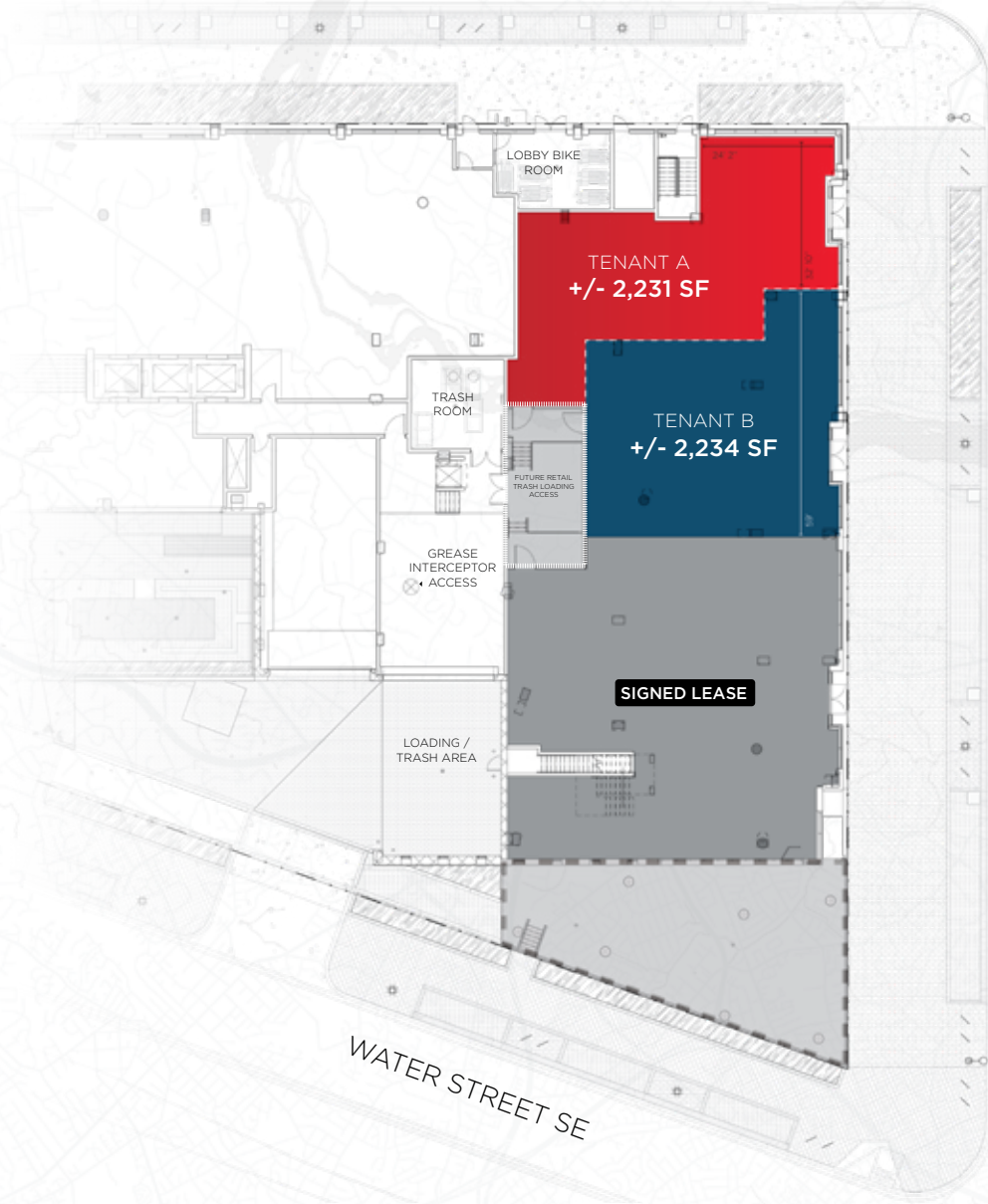
Rent/Nets | Pricing Upon Request

1800 Half Street SW
Washington, DC



SPLIT OPTIONS

HALF STREET SE



SOUTH S STREET SE

WATER STREET SE

SPECS

TENANT A

Square Footage | +/- 2,231 SF

Frontage | +/- 57'

Ceiling Heights | 16'

Timing | Immediate

Rent/Nets | Pricing Upon Request

TENANT B

Square Footage | +/- 2,234 SF

Frontage | +/- 59'

Ceiling Heights | 16'

Timing | Immediate

Rent/Nets | Pricing Upon Request

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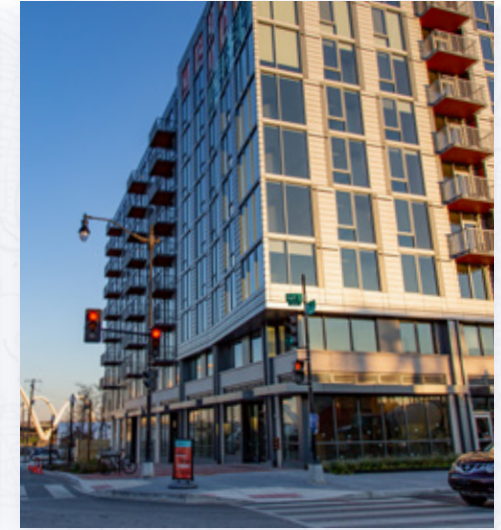
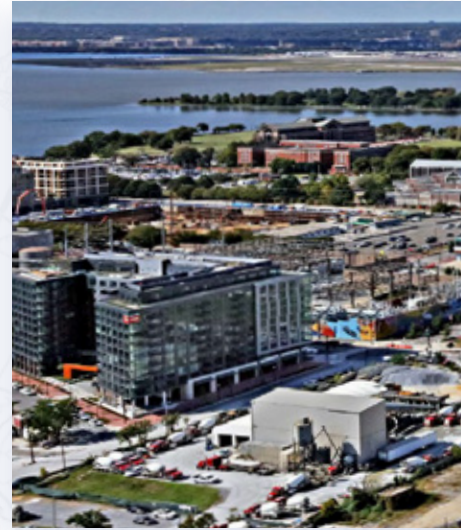
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1800 Half Street SW
Washington, DC





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
DAYTIME POPULATION	972	4,629	43,193
AVERAGE HOUSEHOLD INCOME	\$109,240	\$102,674	\$144,129
ANNUAL FOOD AWAY FROM HOME AVG	\$4,691	\$4,367	\$6,351
BACHELOR'S DEGREE +	26%	55%	78%

**2022 Data*

1800 Half Street SW
Washington, DC

