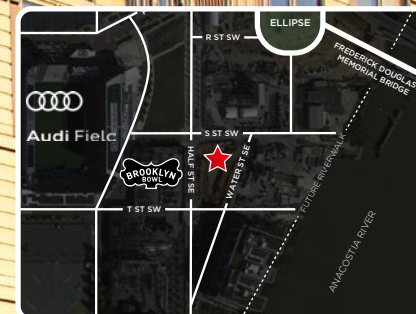




DOCHTER & ALEXANDER
RETAIL ADVISORS

VERGE



1800 HALF STREET SW

WASHINGTON, DC | BUZZARD POINT

Square Footage | +/- 8,356 SF

Frontage | +/- 210'

Ceiling Heights | 16'

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

David Dochter

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Matthew Alexander

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Elena Kozak

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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



Audi Field

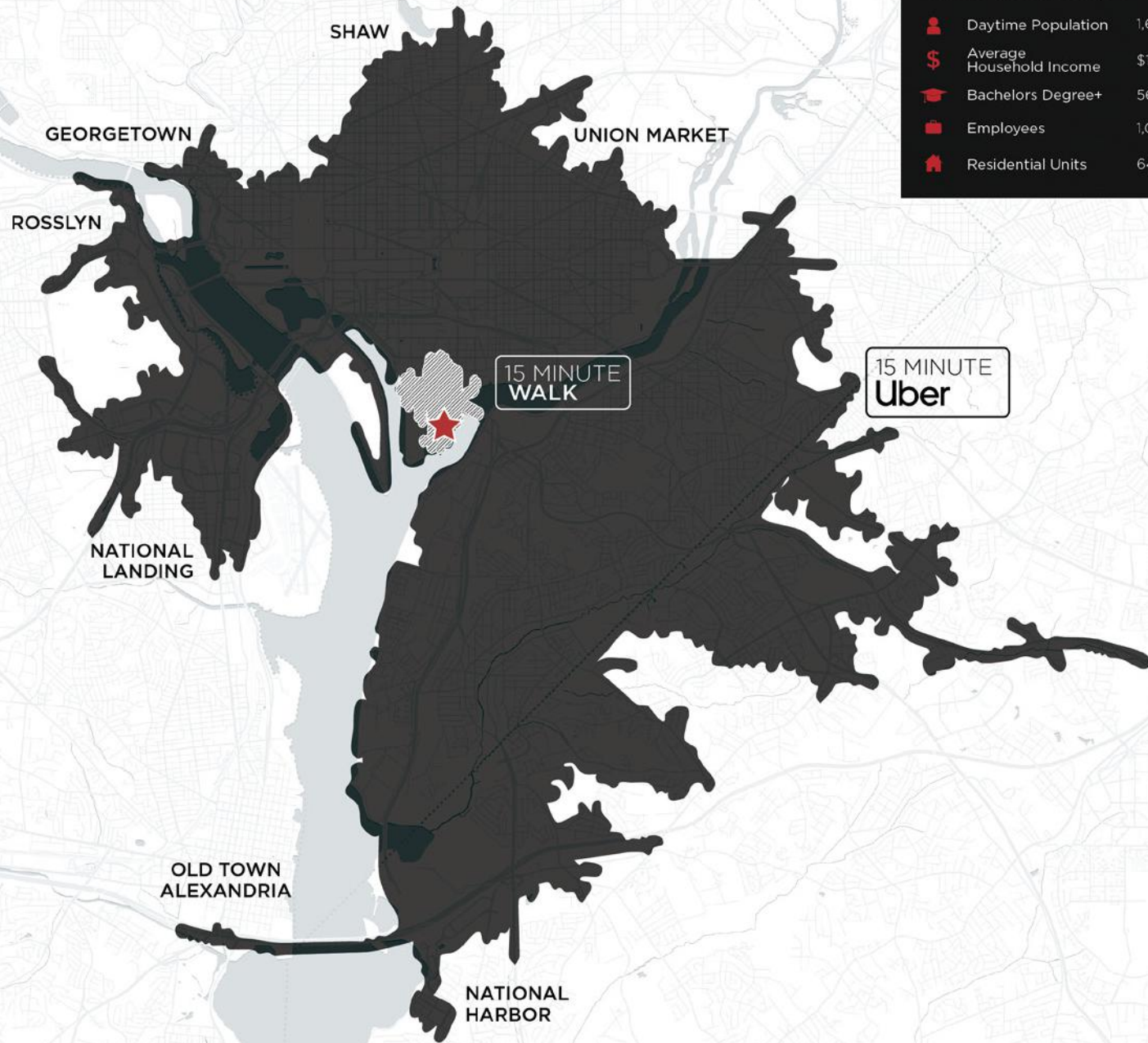


WATERMARK
BUZZARD POINT

THE SALT LINE
OYSTER + ALE



MARKET POSITION WALK AND UBER MAP



20 MIN UBER DEMOS

	Daytime Population	1,672,791
	Average Household Income	\$149,345
	Bachelors Degree+	56%
	Employees	1,023,544
	Residential Units	641,261

NEIGHBORHOOD CO-TENANCY WITHIN ONE MILE



THE WHARF



BUZZARD POINT



ANACOSTIA RIVERWALK



CAPITOL RIVERFRONT



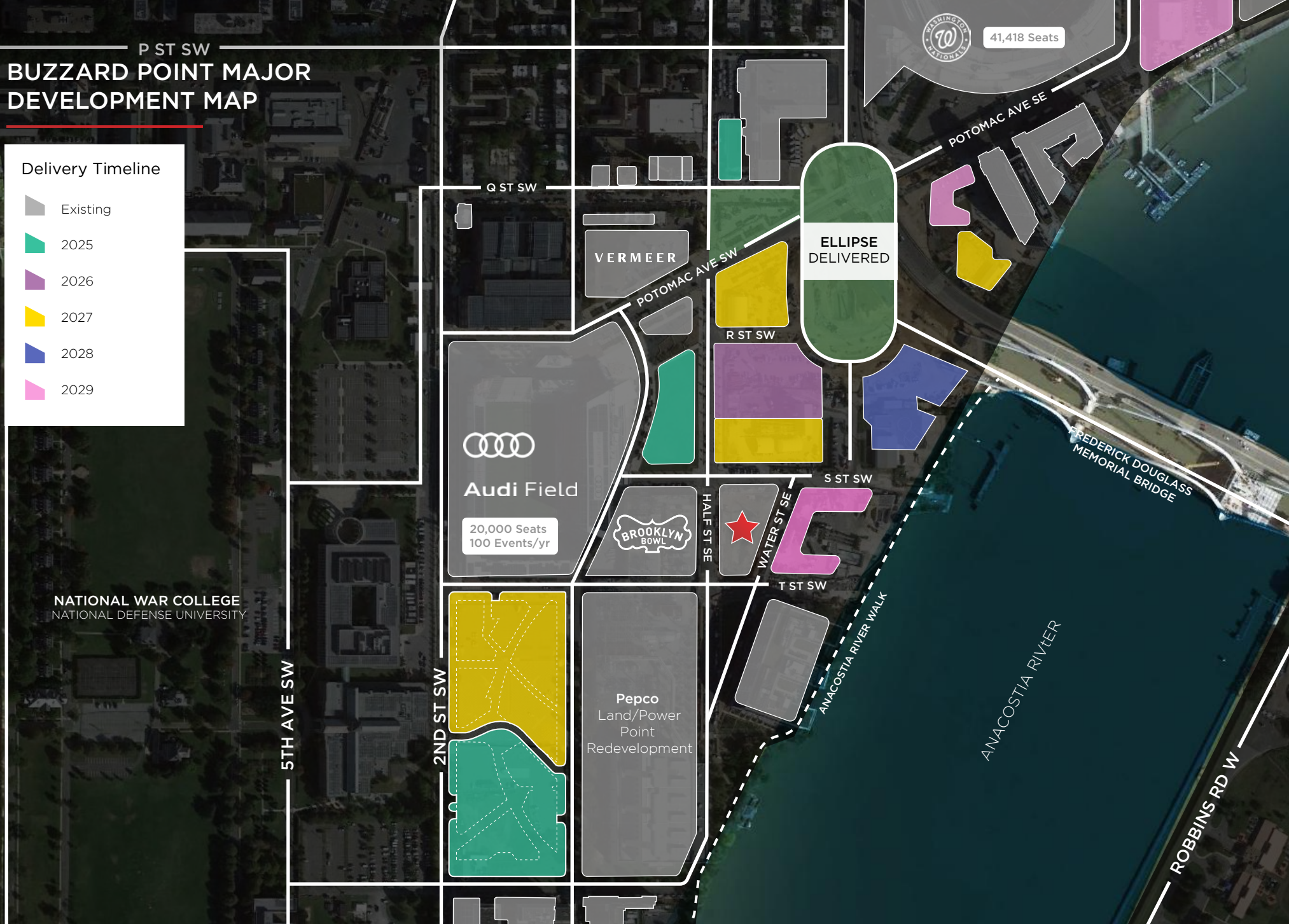
THE YARDS



BUZZARD POINT MAJOR DEVELOPMENT MAP

Delivery Timeline

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



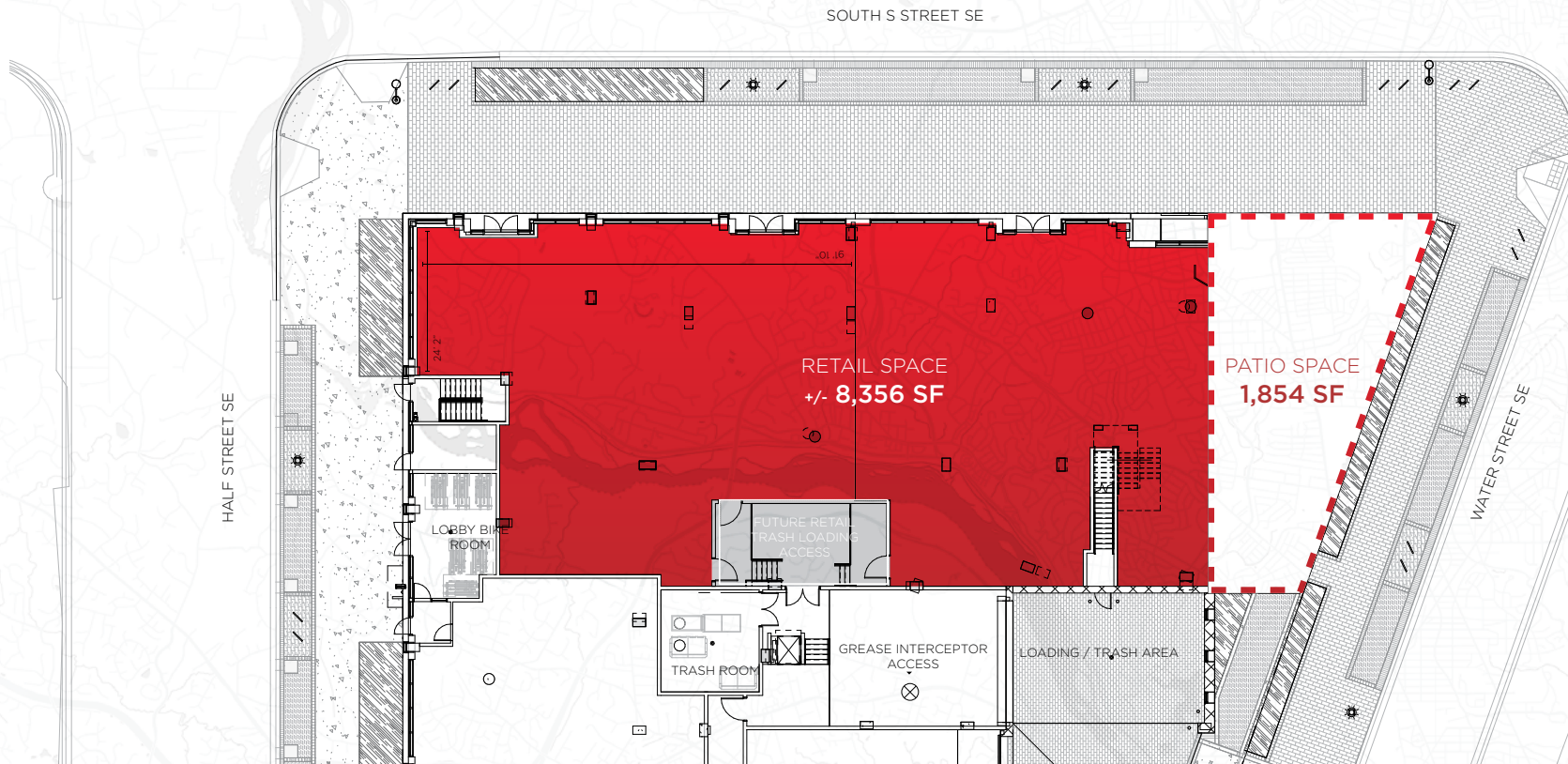


1800 Half Street SW
Washington, DC

VERGE

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RETAIL ADVISORS

FULL FLOORPLAN



SPECS

Square Footage | +/- 8,356 SF

Patio Space | +/- 1,854 SF

Frontage | +/- 210'

Ceiling Heights | 16'

Timing | Immediate

Rent/Nets | Available Upon Request

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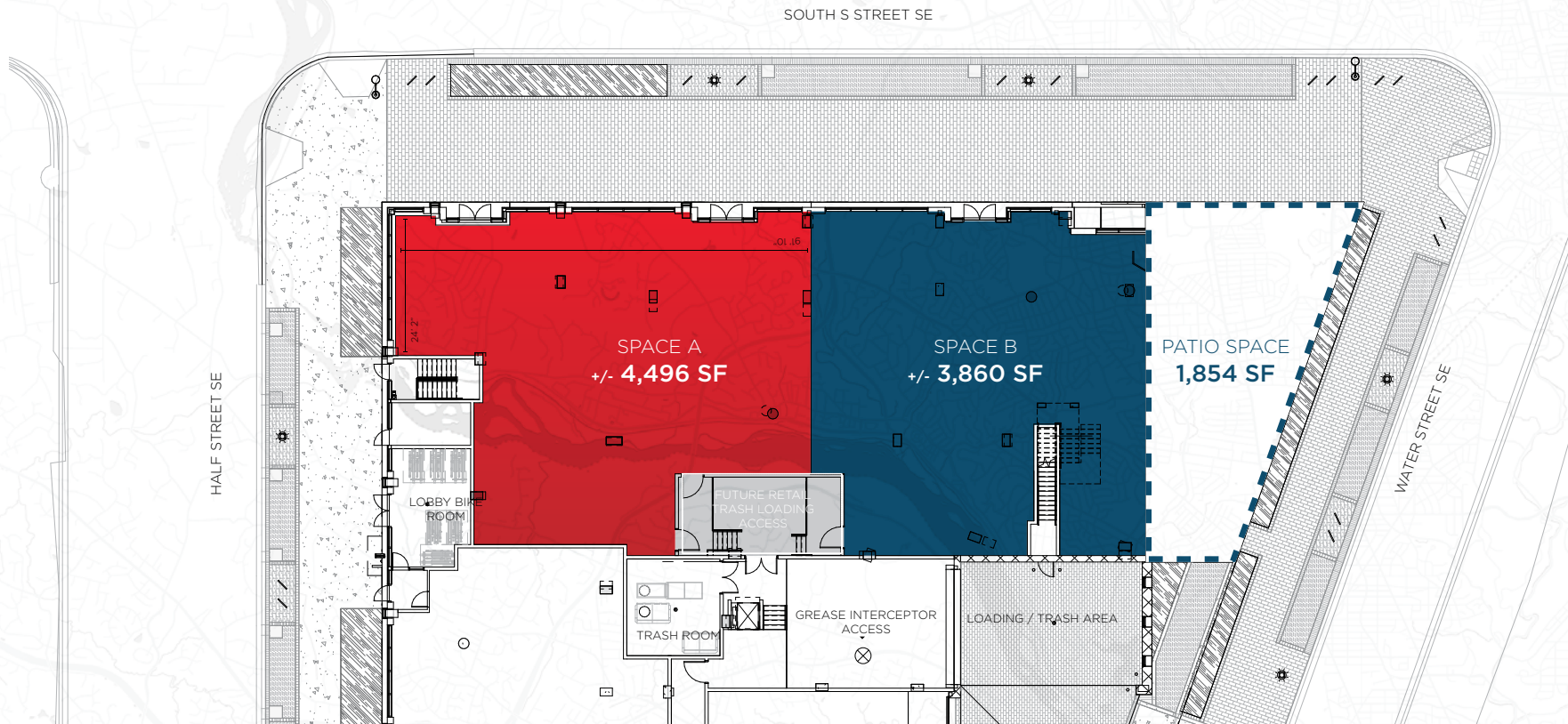
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DEMISING OPTION



SPECS

SPACE A

Square Footage | +/- 4,496 SF

Frontage | +/- 71'

Ceiling Heights | 16'

Timing | Immediate

Rent/Nets | Available Upon Request

SPACE B

Square Footage | +/- 3,860 SF

Frontage | +/- 139'

Ceiling Heights | 16'

Timing | Immediate

Rent/Nets | Available Upon Request

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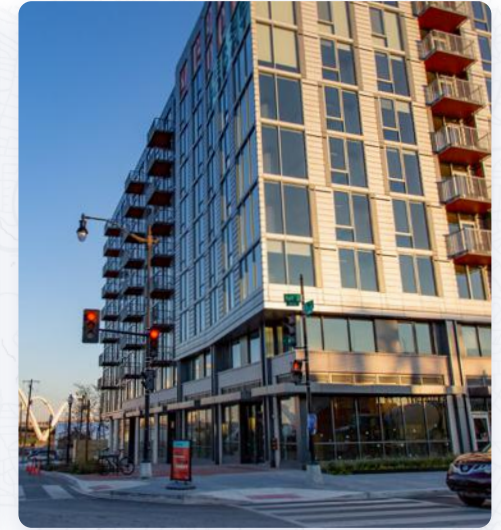
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EVENT CAPACITY

AT NATIONAL STADIUM
AND AUDI FIELD

61,373 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	1,197	4,207	47,277
AVERAGE HOUSEHOLD INCOME	\$75,469	\$119,061	\$160,368
ANNUAL FOOD AWAY FROM HOME AVG	\$2,627	\$4,338	\$6,096
BACHELOR'S DEGREE +	42%	59%	80%

*2024 Data

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