



# VERGE



**1800 HALF STREET SW**  
WASHINGTON, DC | BUZZARD POINT

**Square Footage** | +/- 6,156 SF

**Frontage** | +/- 187'

**Ceiling Heights** | 16'

**Rent/Nets** | Available Upon Request

**Timing** | Immediate

## CONTACT

**David Dochter**  
202.971.8989 | david@dochalex.com

**Matthew Alexander**  
202.971.8788 | matthew@dochalex.com

**Elena Alexander**  
301.300.7690 | elena@dochalex.com

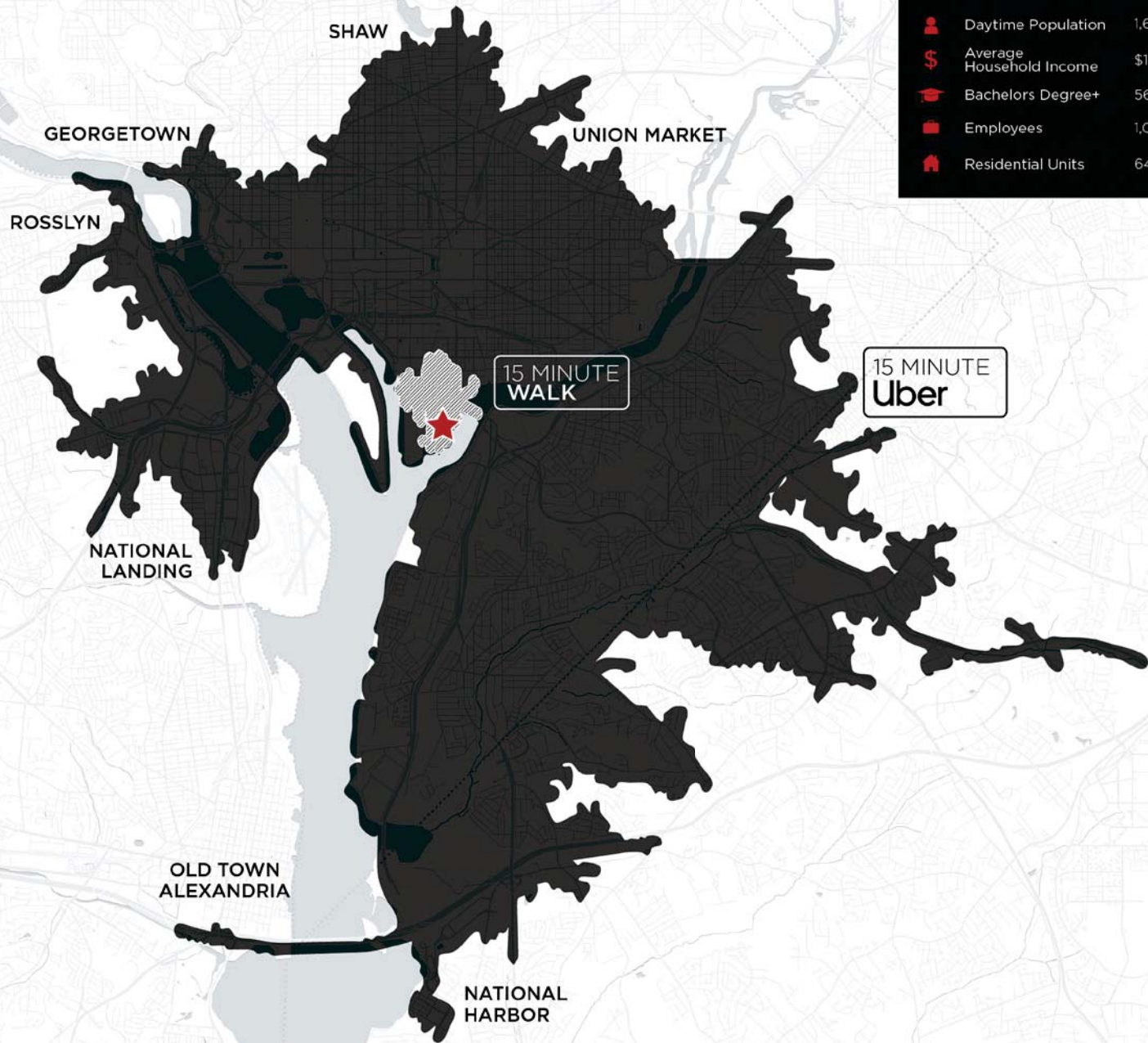
## HIGHLIGHTS

- **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



| 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**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

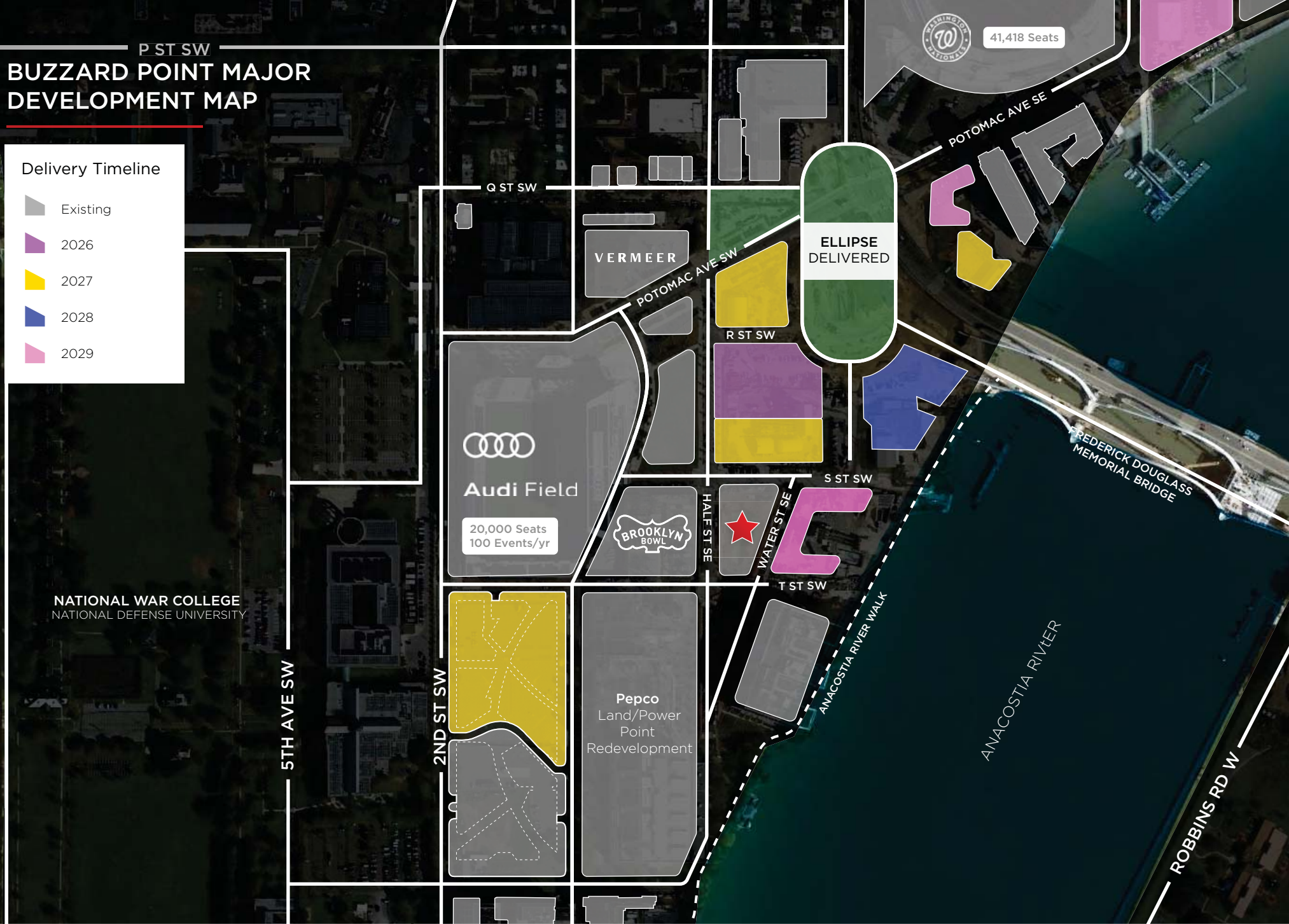
**THE YARDS**

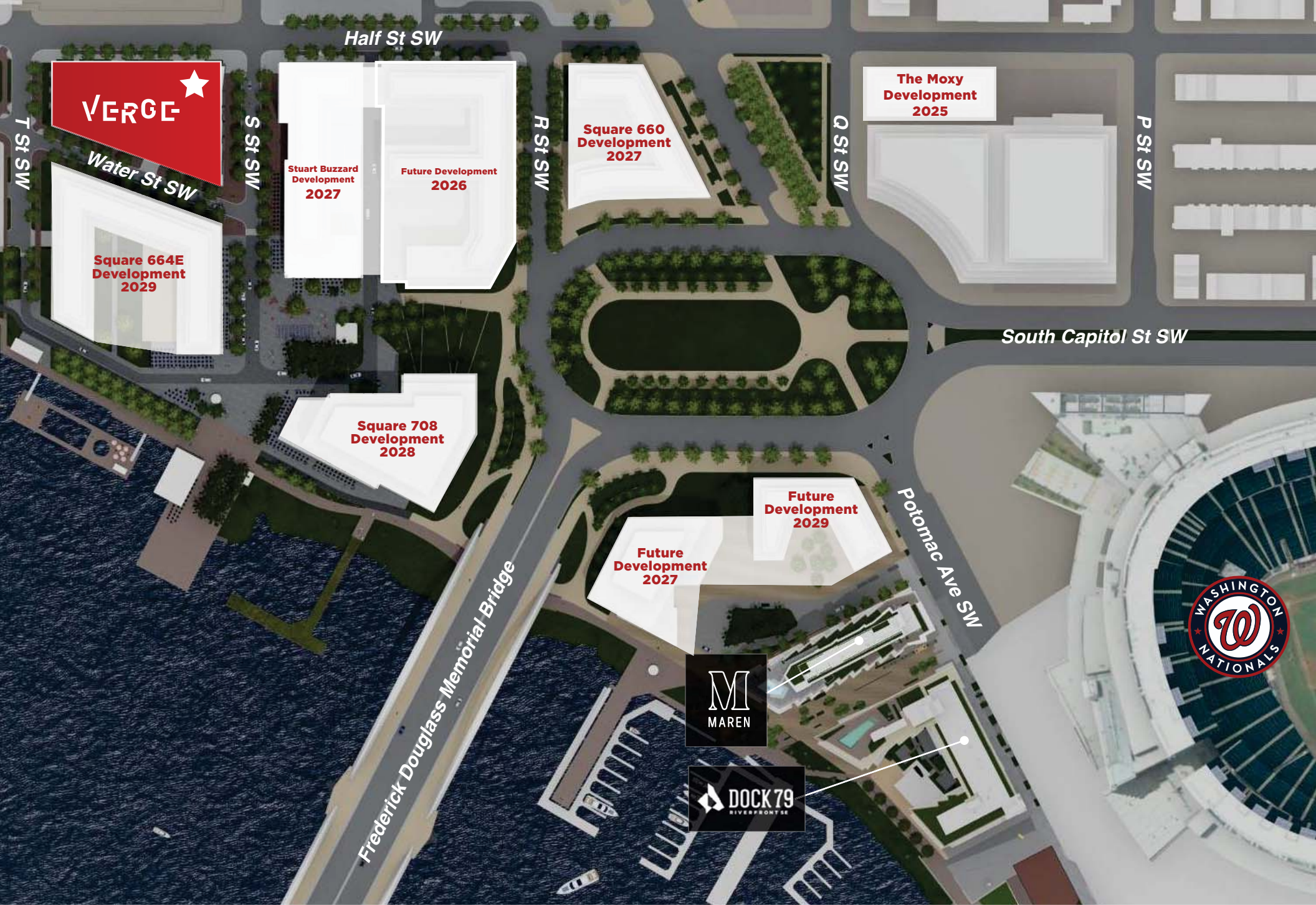
|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

P ST SW  
**BUZZARD POINT MAJOR  
 DEVELOPMENT MAP**

**Delivery Timeline**

-  Existing
-  2026
-  2027
-  2028
-  2029

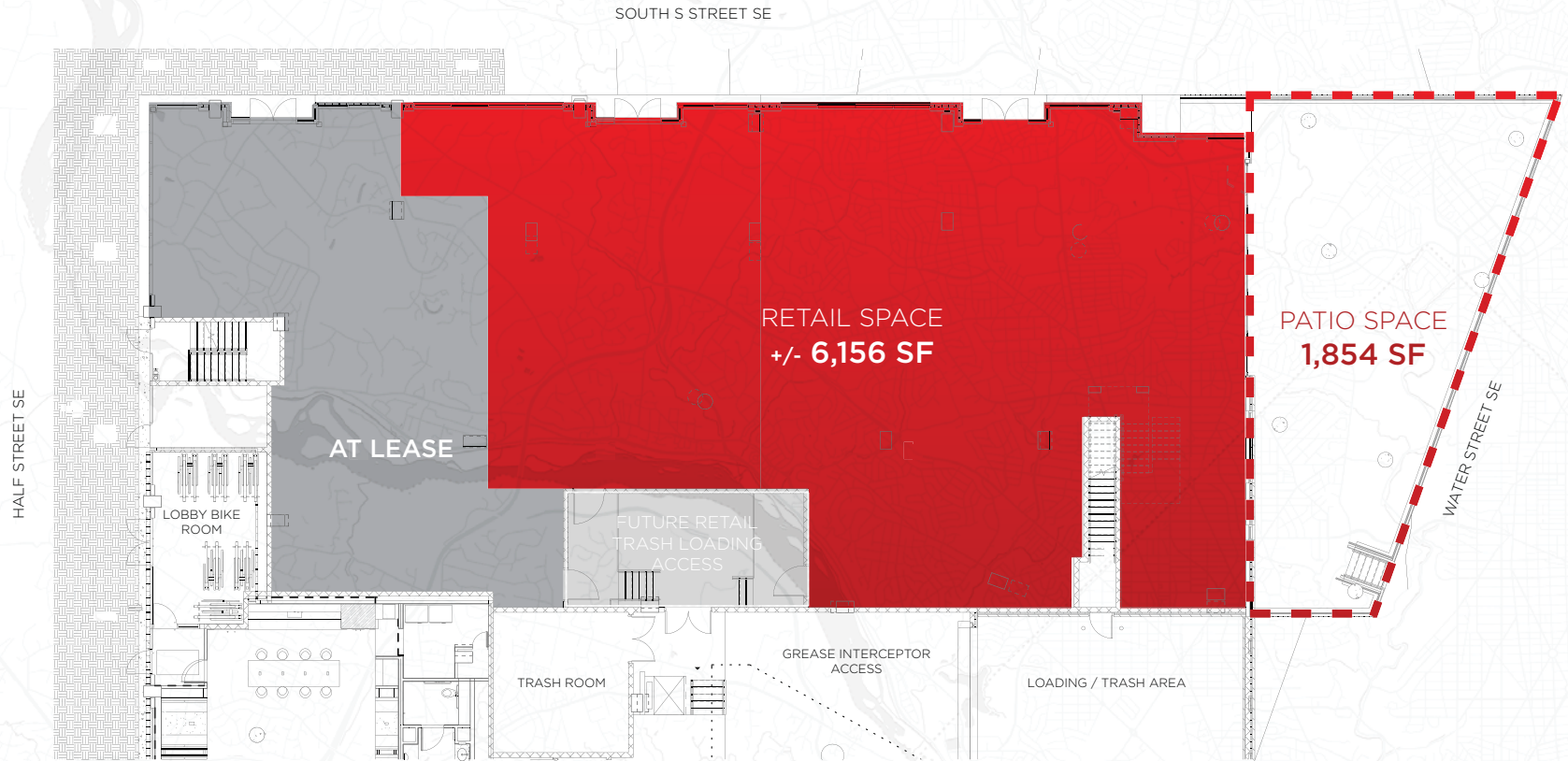




1800 Half Street SW  
Washington, DC



# FULL FLOORPLAN



## SPECS

**Square Footage** | +/- 6,156 SF

**Patio Space** | +/- 1,854 SF

**Frontage** | +/- 187'

**Ceiling Heights** | 16'

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

## CONTACT

**David Dochter**  
202.971.8989  
david@dochalex.com

**Matthew Alexander**  
202.971.8788  
matthew@dochalex.com

**Elena Alexander**  
301.300.7690  
elena@dochalex.com

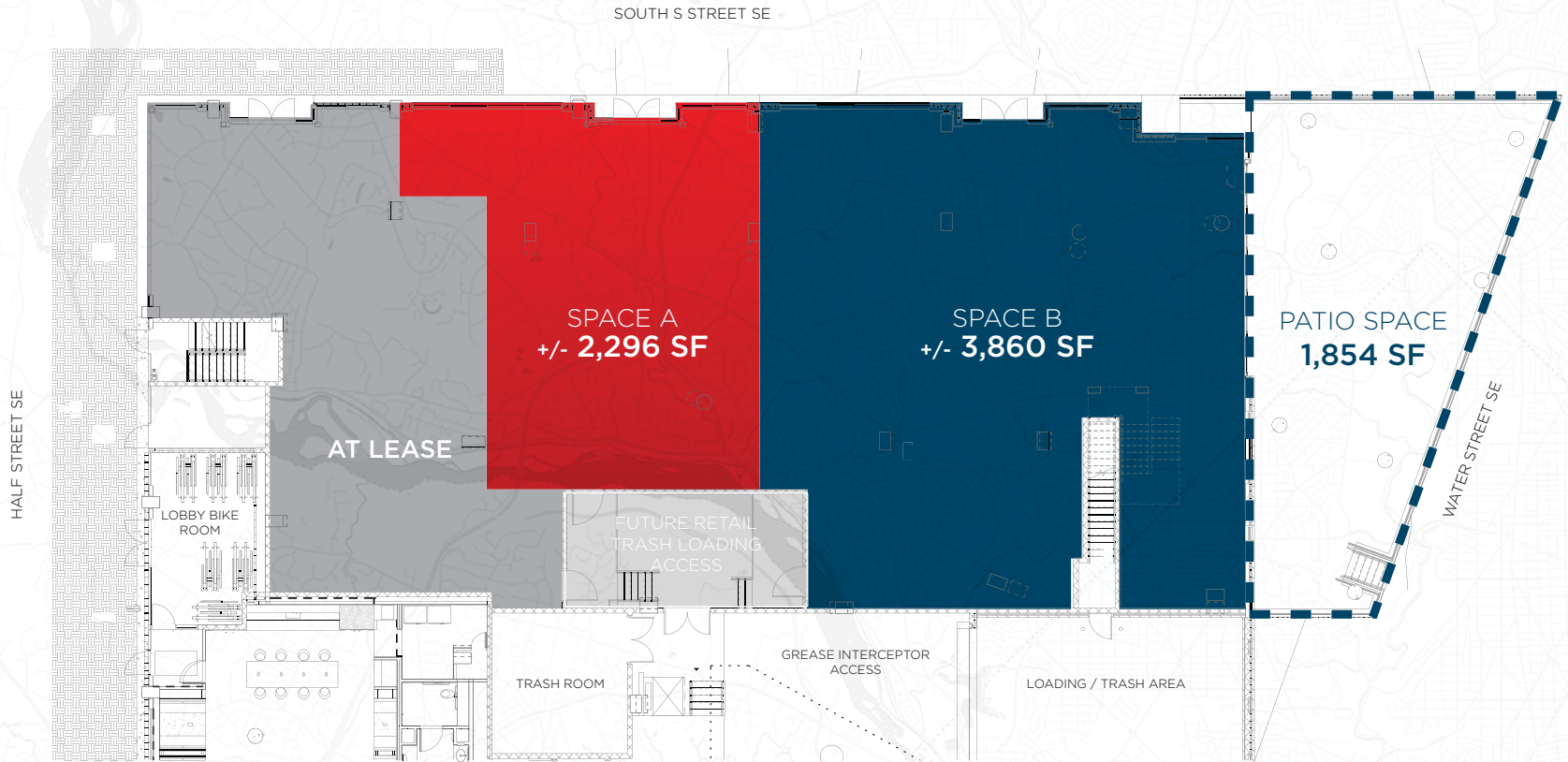
**DOCHALEX.COM**

1800 Half Street SW  
Washington, DC

**VERGE**

**DOCHTER & ALEXANDER**  
RETAIL ADVISORS

# DEMISING OPTION



## SPECS

### SPACE A

Square Footage | +/- 2,296 SF

Frontage | +/- 48'

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

## CONTACT

David Dochter  
202.971.8989  
david@dochalex.com

Matthew Alexander  
202.971.8788  
matthew@dochalex.com

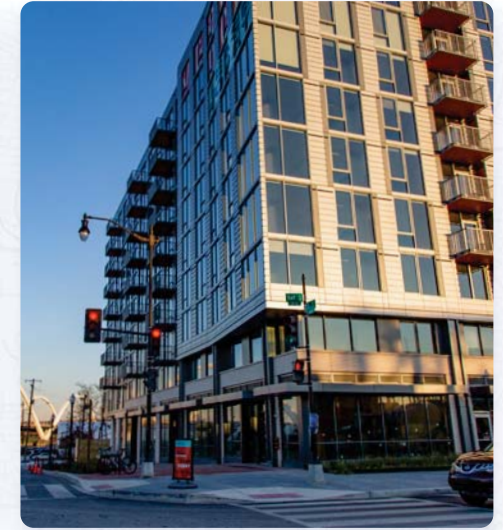
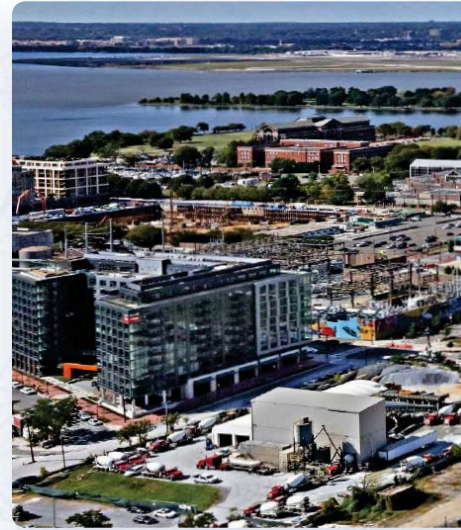
Elena Alexander  
301.300.7690  
elena@dochalex.com

**DOCHALEX.COM**

1800 Half Street SW  
Washington, DC

**VERGE**

**DA** DOCHTER & ALEXANDER  
RETAIL ADVISORS



**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\***

|                                | <b>.25 Miles</b> | <b>.5 Miles</b> | <b>1 Mile</b> |
|--------------------------------|------------------|-----------------|---------------|
| DAYTIME POPULATION             | 1,516            | 4,588           | 49,311        |
| AVERAGE HOUSEHOLD INCOME       | \$103,500        | \$133,543       | \$165,686     |
| ANNUAL FOOD AWAY FROM HOME AVG | \$3,578          | \$4,898         | \$6,450       |
| BACHELOR'S DEGREE +            | 59%              | 65%             | 79%           |

*\*2025 Data*

1800 Half Street SW  
Washington, DC

