

DOWNTOWN SUMMARY

DEVELOPMENT ACTIVITY

	SINCE 2000	2008-2012
» Downtown	\$12.4 billion	\$20 billion
» Residential	8,900 units	7,500 units (mid 2009)

RETAIL

	2008	2011
» Within 10-minute walk	600,000 sf	1.2 million sf
» Zagat-rated restaurants within 15-minute walk: 90 (31 of which have opened since 2004)		

RESIDENTIAL POPULATION

	2007	2012
» Within 15 blocks	60,610	74,603
» Within 30 blocks	236,101	257,772
» 450 new residents move within a 15-minute walk of the site each month.		

OFFICE SPACE

	2008	2012
» Central Business District / East End	72 million sf	79 million sf
» Downtown	100 million sf	115 million sf
» Downtown DC is the third largest office market behind Midtown Manhattan and downtown Chicago.		
» Vacancy: 6.3% (second lowest in the U.S.)		
» Downtown DC ranks second in office rents, behind Midtown Manhattan.		

EMPLOYEES

» Within five blocks	182,000 (increase of 48% since 1996)
» Downtown	375,000
» The average office worker within five blocks of site earns \$75,000 per year.	

HOTELS

	2008	2012
» Hotel rooms within five blocks	4,474	5,968
» Hotel rooms Downtown	15,923	18,760
» Hotel occupancy: 73.5%		
» Average room rate: \$204/night (more than double the national average)		
» Annual out-of-town visitors: 15 million		

CULTURAL VENUES

- » Museum visitors: 27 million
- » Verizon Center
- » NHL Washington Capitals
- » NBA Washington Wizards: 2.5 million
- » Theatre attendance: 651,000
- » Cinema attendance: 1.5 million

EVENTS

- » Annual event patrons: 31 million
- » Convention / meeting delegates: 2 million

SUBWAY RIDERSHIP

- » Second largest subway system in U.S.
- » Daily riders within 15-minute walk: 105,514 (2006)
- » The two closest subway stations to the site rank as first and third busiest in system.

DEVELOPMENT TEAM

MASTER DEVELOPMENT

- » Hines / Archstone

RETAIL LEASING

- » Williams Jackson Ewing
- » Avenue A Realty Advisors
- » Lewis Real Estate Services

DESIGN ARCHITECT

- » Foster & Partners
- » Shalom Baranes & Associates

PROJECT COMPLETION

- » Fall 2011