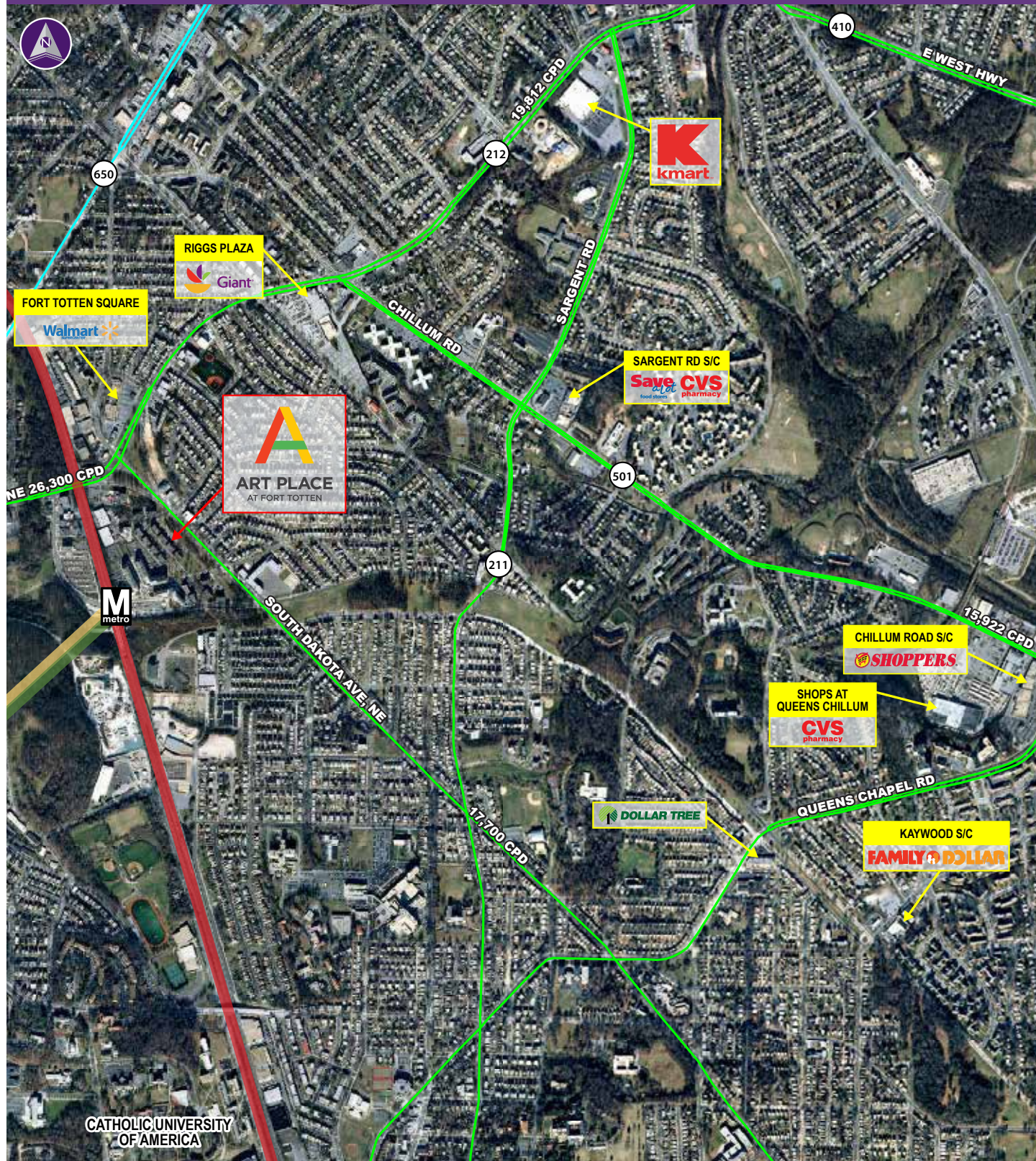


ART PLACE AT FORT TOTTEN ■ WASHINGTON, DC



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Art Place at Fort Totten

WASHINGTON, DC 20011

**Brand New Development – Retail Space Available
Delivering 1st Quarter 2017**



Property Highlights

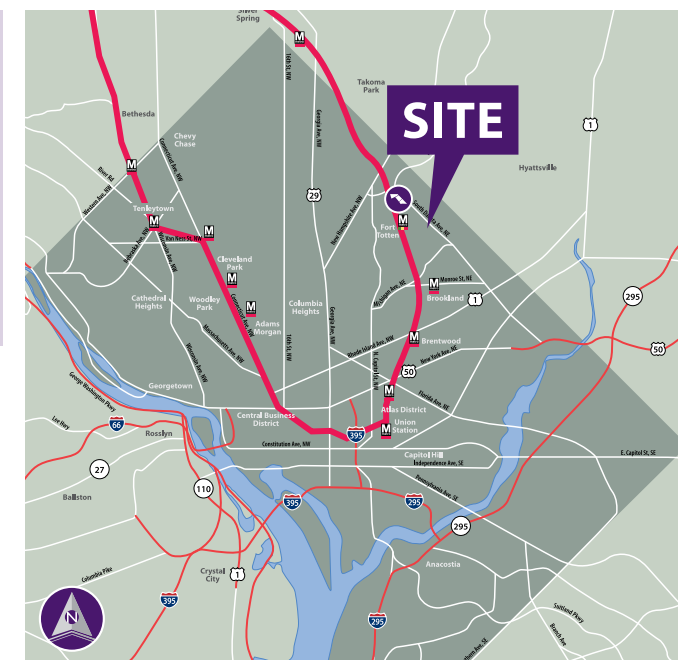
- Mixed-Use Development consisting of over 305,000 SF of retail, 929 residential units, and a 40,000 SF Children's Museum at full build-out
- Strategically located on South Dakota Avenue in Northeast, Washington, D.C.
- Located Adjacent to the Fort Totten metro stop with 15,000 riders a week

Demographics (2015 Estimated)

	1 Mile	2 Mile	3 Mile
Population	32,227	136,201	314,736
Average HH Income	\$69,971	\$77,333	\$82,863
Daytime Population	7,973	69,730	146,480

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THE MORRIS & GWENDOLYN CAFRITZ FOUNDATION

Retail Leasing By: H&R Retail
Development By: The Morris & Gwendolyn Cafritz Foundation

ART PLACE AT FORT TOTTEN ■ WASHINGTON, DC

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A	9,630
A1-A MEZZ.	2,420
A1-B	7,295
A1-C	7,040
FITNESS CENTER	41,825
FITNESS MEZZ	0
A2-A	2,625
A2-B	11,406
A2-C	1,540
A2-D	2,015
A2-E	2,920
ANC	620
A2-A	3,055
A3-B	2,095
PHASE 1 TOTAL	94,775 SF



Site Plan Key

- AVAILABLE
- LEASED
- PARKING AREA
- CIRCULATOR/UTILITY
- LOADING/SERVICE
- RESIDENTIAL
- ANC

