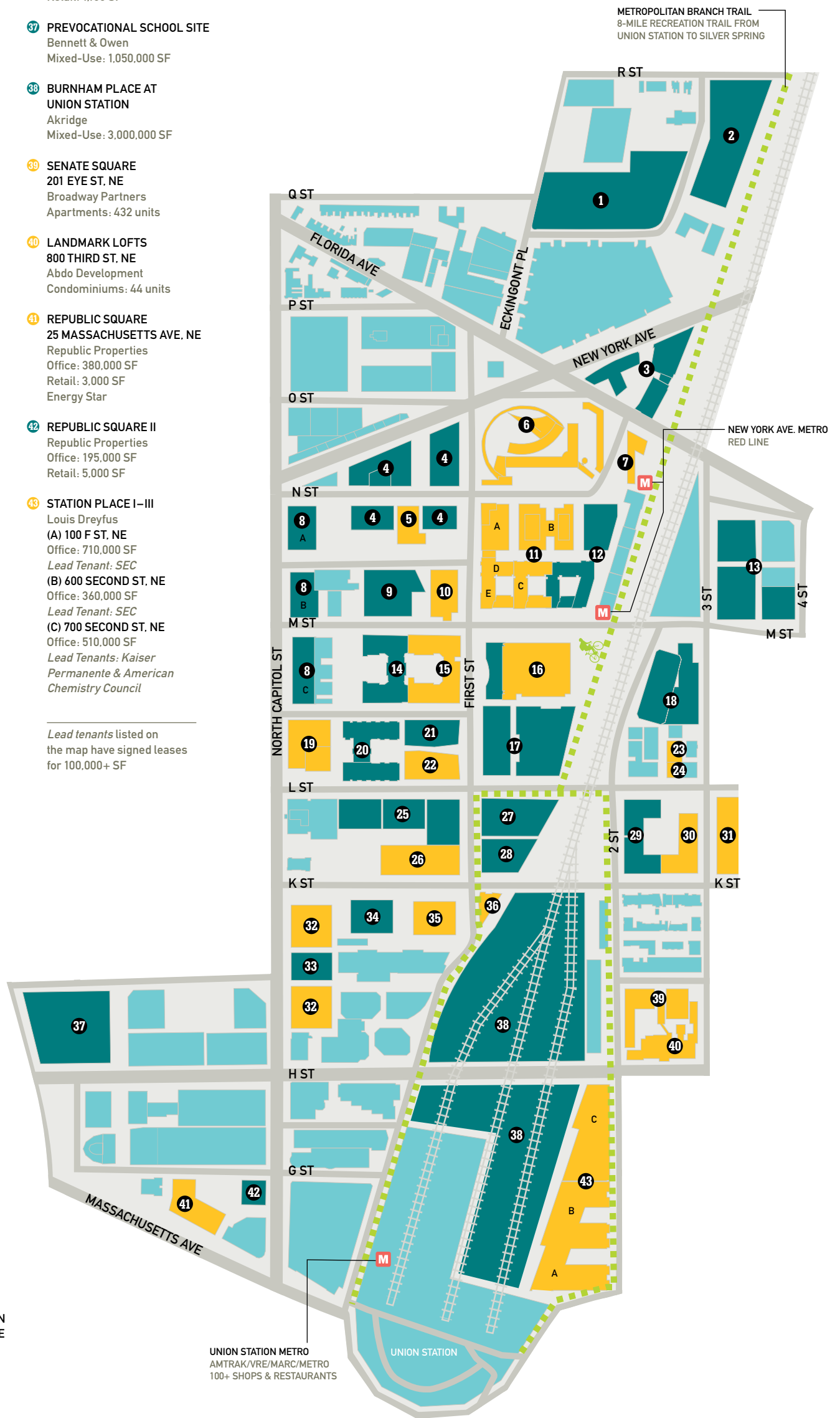


NOMA DEVELOPMENT MAP

UPDATED FEBRUARY 2010

- 1 ECKINGTON I**
Trammell Crow Residential
Residential: 575 units
Retail: 1,500 SF
- 2 ECKINGTON II**
Trammell Crow Residential
Residential: 550 units
Retail: 1,500 SF
- 3 WASHINGTON GATEWAY**
MRP Realty
Office: 670,000 SF
Retail: 15,000 SF
Apartments: 260 units
Hotel: 180 rooms
- 4 CAPITOL SQUARE I-IV**
JBG
Office: 650,000 GSF
Retail: 160,000 SF
Residential: 666 units
Hotel: 225 rooms
- 5 51 N ST. NE - RENOVATION**
JBG
Office: 140,000 SF
- 6 ATF HEADQUARTERS**
99 NEW YORK AVE. NE
Office: 422,000 SF
Retail: 8,000 SF
LEED Silver
- 7 MARRIOTT COURTYARD US CAPITOL**
1325 SECOND ST. NE
Finvarb Group
Hotel: 218 rooms
Retail: 10,000 SF
- 8 NORTHWEST ONE**
William C. Smith + Co./
The Warrenton Group/Jair Lynch
Development Partners
SITE A
Residential: 340 units
Retail: 15,000 SF
SITE B
Residential: 313 units
Retail: 4,100 SF
SITE C
Residential: 264 units
Retail: 4,000 SF
- 9 CAPITOL PLAZA II & III**
Polinger/Van Ness
Property Group
Office: 560,000 SF
Retail: 15,000 SF
- 10 CAPITOL PLAZA I**
1200 1ST ST. NE
Polinger/Van Ness
Property Group
Office: 275,000 SF
Lead Tenant: DCPS/DDOE
Retail: 15,000 SF
- 11 CONSTITUTION SQUARE I**
LEED ND GOLD
StonebridgeCarras
(A) 1275 FIRST ST. NE
Office: 330,000 SF
Lead Tenant: GSA Headquarters
Retail: 15,000 SF
LEED Platinum
(B) 145 N ST. NE
Office: 575,000 SF
Lead Tenant: DOJ
Retail: 15,000 SF
LEED Gold
(C) 1215 FIRST ST. NE & 130 M ST. NE
Apartments: 440 units
(D) HILTON GARDEN INN
1225 FIRST ST. NE
Hotel: 204 Rooms
(E) HARRIS TEETER
1201 FIRST ST. NE
Retail: 50,000 SF
- 12 CONSTITUTION SQUARE II**
StonebridgeCarras
Office: 400,000 SF
Residential: 500 units
Retail: 25,000 SF
- 13 300 M ST. NE**
The Wilkes Company
Office: 250,000 SF
Residential: 300 units
Retail: 15,000 SF
- 14 ARCHSTONE FIRST & M II**
35 M ST. NE
Apartments: 435 Units
- 15 ARCHSTONE FIRST & M I**
1160 FIRST ST. NE
Apartments: 469 Units
Retail: 2,800 SF
- 16 ONE NOMA STATION**
131 M ST. NE
Bristol Group
Office: 400,000 SF
Lead Tenant: EEOC
Retail: 5,000 SF
- 17 NOMA STATION II-IV**
Bristol Group
Office: 700,000 SF
Retail: 50,000 SF
Residential: 700 units
- 18 ULINE ARENA**
Douglas Development
Office: 290,000 SF
Retail: 75,000 SF
Residential: 225 units
- 19 NPR HEADQUARTERS**
1111 NORTH CAPITOL ST. NE
Office: 330,000 SF
LEED Gold
- 20 60 L ST. NE I & II**
Camden USA
Apartments: 730 units
Retail: 10,000 SF
- 21 1150 FIRST ST. NE**
Tishman Speyer
Office: 335,000 SF
Retail: 15,000 SF
- 22 1100 FIRST ST. NE**
Tishman Speyer
Office: 335,000 SF
Retail: 15,000 SF
LEED Gold
- 23 1111 CONGRESS ST. NE**
SAXA Investments
Office: 12,000 SF
Retail: 3,000 SF
- 24 220 L ST. NE**
SAXA Investments
Office: 3,000 SF
Retail: 3,000 SF
- 25 SENTINEL SQUARE II-IV**
Trammell Crow
Office: 840,000 SF
Retail: 40,000 SF
- 26 SENTINEL SQUARE I**
90 K ST. NE
Trammell Crow
Office: 400,000 SF
Retail: 10,000 SF
LEED Silver
- 27 GREYHOUND BUS DEPOT**
1005 FIRST ST. NE
Greyhound
Mixed-Use: 712,000 SF
- 28 100 K ST. NE**
J Street Development
Office Condos: 215,000 SF
Retail: 5,000 SF
- 29 UNION PLACE II**
Cohen Companies
Apartments: 500 units
Retail: 12,000 SF
- 30 UNION PLACE I**
THE LOREE GRAND
300 L ST. NE
Cohen Companies
Apartments: 212 units
Retail: 3,600 SF
- 31 THE WASHINGTON CENTER**
1005 THIRD ST. NE
The Washington Center
Intern Residences: 95 units
- 32 UNION SQUARE - RENOVATION**
899 & 999 NORTH CAPITOL ST. NE
CIM Group
Office: 620,000 SF
LEED Silver
Energy Star
- 33 UNION SQUARE III**
901 NORTH CAPITOL ST. NE
CIM Group
Office: 250,000 SF
Retail: 5,000 SF
- 34 25 K ST. NE**
Euro-K Street Properties
Office: 550,000 SF
Retail: 15,000 SF
- 35 77 K ST. NE**
Brookfield Properties
Office: 310,000 SF
Lead Tenant: IRS
Retail: 16,000 SF
- 36 111 K ST. NE**
J Street Development
Office Condos: 85,000 SF
Retail: 1,100 SF
- 37 PREVOCATIONAL SCHOOL SITE**
Bennett & Owen
Mixed-Use: 1,050,000 SF
- 38 BURNHAM PLACE AT UNION STATION**
Akridge
Mixed-Use: 3,000,000 SF
- 39 SENATE SQUARE**
201 EYE ST. NE
Broadway Partners
Apartments: 432 units
- 40 LANDMARK LOFTS**
800 THIRD ST. NE
Abdo Development
Condominiums: 44 units
- 41 REPUBLIC SQUARE**
25 MASSACHUSETTS AVE. NE
Republic Properties
Office: 380,000 SF
Retail: 3,000 SF
Energy Star
- 42 REPUBLIC SQUARE II**
Republic Properties
Office: 195,000 SF
Retail: 5,000 SF
- 43 STATION PLACE I-III**
Louis Dreyfus
(A) 100 F ST. NE
Office: 710,000 SF
Lead Tenant: SEC
(B) 600 SECOND ST. NE
Office: 360,000 SF
Lead Tenant: SEC
(C) 700 SECOND ST. NE
Office: 510,000 SF
Lead Tenants: Kaiser Permanente & American Chemistry Council

Lead tenants listed on the map have signed leases for 100,000+ SF



DEVELOPMENT SUMMARY

	TYPE	OFFICE (SF)	RETAIL (SF)	RESIDENTIAL (UNITS)	HOTEL (ROOMS)	TOTAL (SF)	% OF TTL
■	EXISTING	5,809,707	386,000	0	0	6,195,707	19%
■	RECENTLY DELIVERED OR UNDER CONSTRUCTION	6,194,000	179,700	1,683	422	8,352,100	26%
■	PLANNED	8,275,000	793,100	7,837	905	17,538,600	55%
	TOTAL	20,278,707	1,358,800	9,520	1,327	32,086,407	100%

VISIT NOMA, the growing neighborhood north of Massachusetts Avenue, from Union Station to the New York Avenue Metro. The NoMa Business Improvement District is dedicated to promoting NoMa's transformation while providing a clean, safe and friendly environment for businesses, residents and visitors. For more information, visit www.nomabid.org. GO NOMA!

NOMA NUMBERS

ABOUT THE NEIGHBORHOOD

\$3 BILLION

IN RECENT PRIVATE INVESTMENT

50,000 SF

HARRIS TEETER GROCERY STORE

120

SHOPS & RESTAURANTS
AT UNION STATION

14.5 MILLION SF

OF EXISTING AND NEWLY CONSTRUCTED SPACE

38,000

DAYTIME EMPLOYEES

20+ LEED

CERTIFIED BUILDINGS, INCLUDING
SILVER, GOLD AND PLATINUM LEVELS

17.5 MILLION SF

OF MIXED-USE SPACE PLANNED
FOR FUTURE DEVELOPMENT

1,500+

NEW RESIDENTIAL UNITS

8-MILE

BIKE TRAIL

PRINCIPAL TENANTS IN NOMA

(GREATER THAN 50,000 SF)

Accenture, Ltd.
American Chemistry Council
Amtrak
Bureau of Labor Statistics (BLS)
CareFirst BlueCross BlueShield
CNN
DC Public Schools (DCPS)
District Department of the Environment (DDOE)
District of Columbia Department of Mental Health (DMH)
District of Columbia Housing Authority (DCHA)
Equal Employment Opportunities Commission (EEOC)
Federal Energy Regulatory Commission (FERC)
Federal Maritime Commission
Federal Protective Services
General Services Administration (GSA)
Internal Revenue Service (IRS)
Kaiser Permanente
National Association of Social Workers
National Cable & Telecommunications Association (NCTA)
National Public Radio (NPR)
Qwest Communications
Sirius XM
U.S. Department of Education (DOE)
U.S. Department of Homeland Security (DHS)
U.S. Department of Justice (DOJ)
U.S. Securities and Exchange Commission (SEC)

RECENT RETAIL OPENINGS

Au Bon Pain
Café Phillips
Five Guys
Heidi's Deli
New York Pizza
Pound Coffee
Sisters Pizza and Mussels
Station Stop
Uptown Café

RECENT RETAIL SIGNINGS

Constitution Café
CVS
Georgetown Valet
Harris Teeter
Potbelly Sandwich Shop
TD Bank
Tynan Coffee and Tea



NOMA BUSINESS IMPROVEMENT DISTRICT

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Red Line Metro
to New York Avenue or
Union Station