



**58** RESTAURANTS,  
SHOPS & HOTELS



**1.8** MILLION SF  
OFFICE



**18** THOUSAND  
RESIDENTS  
WITHIN 0.5 MILE

## DEVELOPMENT SUMMARY - AS OF FOURTH QUARTER 2017

MVT Development	Office SF	Residential Units	Hotel Rooms	Retail SF
Existing	1,689,371	3,998	238	280,815
Under Construction	103,000	547	0	21,144
In the Pipeline	1,033,867	547	376	96,900
<b>Total Projected Build-out</b>	<b>2,826,238</b>	<b>5,092</b>	<b>614</b>	<b>398,859</b>



## OFFICE

- 1 Association of American Medical Colleges (AAMC)**  
Office: 273,280 sf | Retail: 14,346 sf  
Owner: AAMC
- 2 601 Massachusetts Avenue (key tenant: Arnold & Porter)**  
Office: 460,500 sf | Retail: 18,300 sf  
Owner: Boston Properties
- 3 1001 6th Street**  
Office: 495,000 sf | Retail: 29,000 sf  
Owners: Steuart Investments & Boston Properties
- 16 Federal Management Systems**  
Office: 6,072 sf  
Owner: Federal Management Systems
- 23 425 Eye Street (key tenant: Veterans Affairs)**  
Office: 361,647 sf | Retail: 26,353 sf  
Owner: Paramount Group, Inc.
- 26 455 Massachusetts Avenue**  
Office: 230,872 sf | Retail: 12,393 sf  
Owner: ASB Real Estate Investments
- 33 300 K Street**  
Office: 233,079 sf | Retail: 12,700 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 34 901 4th Street (future owner: DC Bar)**  
Office: 103,000 sf | Retail: 7,734 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 35 950 3rd Street**  
Office: 117,788 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 45 AIPAC**  
Office: 90,000 sf  
Planned: 162,000 sf Office  
Owner: AIPAC
- 47 111 Massachusetts Avenue (key tenant: Homeland Security)**  
Office: 267,000 sf  
Planned: 95,400 sf Office & Retail  
Owner: Douglas Development

## RESIDENTIAL

- 8 555 Massachusetts Avenue**  
Condo units: 246  
Developer: The JBG Companies
- 9 460NYA**  
Condo units: 63  
Developers: Bozzuto & NVCommercial

- 10 Meridian at Mount Vernon Triangle**  
Rental units: 390  
Owners: Steuart Investments & Paradigm
- 11 Meridian at Mount Vernon Triangle II**  
Rental units: 393  
Owners: Steuart Investments & Paradigm
- 12 City Vista**  
Condo units: 441 | Rental units: 244  
Retail: 115,000 sf (includes 55,000 sf Safeway)  
Owners: Gables Residential (apartments) & EDENS (retail)
- 13 Museum Square Apartments**  
Rental units: 302 | Retail: 6,500 sf  
Owner: Bush Construction Corporation
- 17 450K**  
Rental units: 233 | Retail: 6,576 sf  
Owner: Ogden CAP Properties
- 19 Lyric 440 K Apartments**  
Rental units: 234 | Retail: 9,130 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 20 The Lydian**  
Rental units: 324 | Retail: 13,410 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 22 455 Eye Street**  
Rental units: 174 | Retail: 2,000 sf  
Owner: Equity Residential
- 27 401 & 425 Massachusetts Avenue**  
Rental units: 559 | Retail: 1,952 sf  
Owner: Equity Residential
- 28 The Aspen DC Apartments**  
Rental units: 133 | Retail: 5,890 sf  
Owners: Blue Sky Housing, Paramount Development & Ellisdale Construction and Development
- 29 Plaza West**  
Rental units: 223  
Owner: Bible Way Church
- 32 Golden Rule Plaza**  
Senior rental units: 119  
Owner: Bible Way Church
- 36 Madrigal Lofts**  
Condo units: 259  
Developers: The Wilkes Co. & Quadrangle Development Corp.
- 38 The Sonata**  
Condo units: 75  
Developers: The Wilkes Co. & Quadrangle Development Corp.
- 41 Carmel Plaza Apartments**  
Rental units: 133 | Retail: 14,180 sf  
Owner: Bush Construction Corporation

- 43 801 3rd Street**  
Rental units: 335  
Owners: The Wilkes Co., Quadrangle Development Corp. & Mount Carmel Baptist Church
- 46 Capitol Vista**  
Rental units: 104 | Retail: 3,200 SF  
Developer: Voltron Partners

## HOSPITALITY

- 7 Hampton Inn**  
Hotel rooms: 228
- 21 901 5th Street**  
Hotel rooms: 176 | Condo units: 35  
Retail: 7,600 sf  
Owners: Peebles Corporation & Walker Group
- 30 4th & K Street**  
Hotel rooms: 200 | Rental units: 33  
Retail: TBD  
Owner: Lima Hotels
- 36 Capital View Hostel**  
Rooms: 10 | Beds: 40

## PLACES OF WORSHIP

- 31 Bible Way Church**
- 38 Second Baptist Church**
- 42 Mount Carmel Baptist Church**

## HISTORIC BUILDINGS & OTHER SITES

- 4 917 – 923 6th Street & 508 K Street**
- 5 500 K Street**
- 6 924 5th Street**
- 14 476 K Street**
- 15 925 5th Street**
- 18 444 – 446 K Street**
- 24 459 Massachusetts Avenue**
- 25 Mount Vernon Triangle CID Office**
- 39 311, 313, 315 & 317 H Street**
- 44 2nd & H Parking Deck Air Rights Development**  
Floor plate: 89,995 sf  
Owner: District of Columbia Government



**Historical Society of Washington, DC – located at Historic Carnegie Library at Mount Vernon Square**