

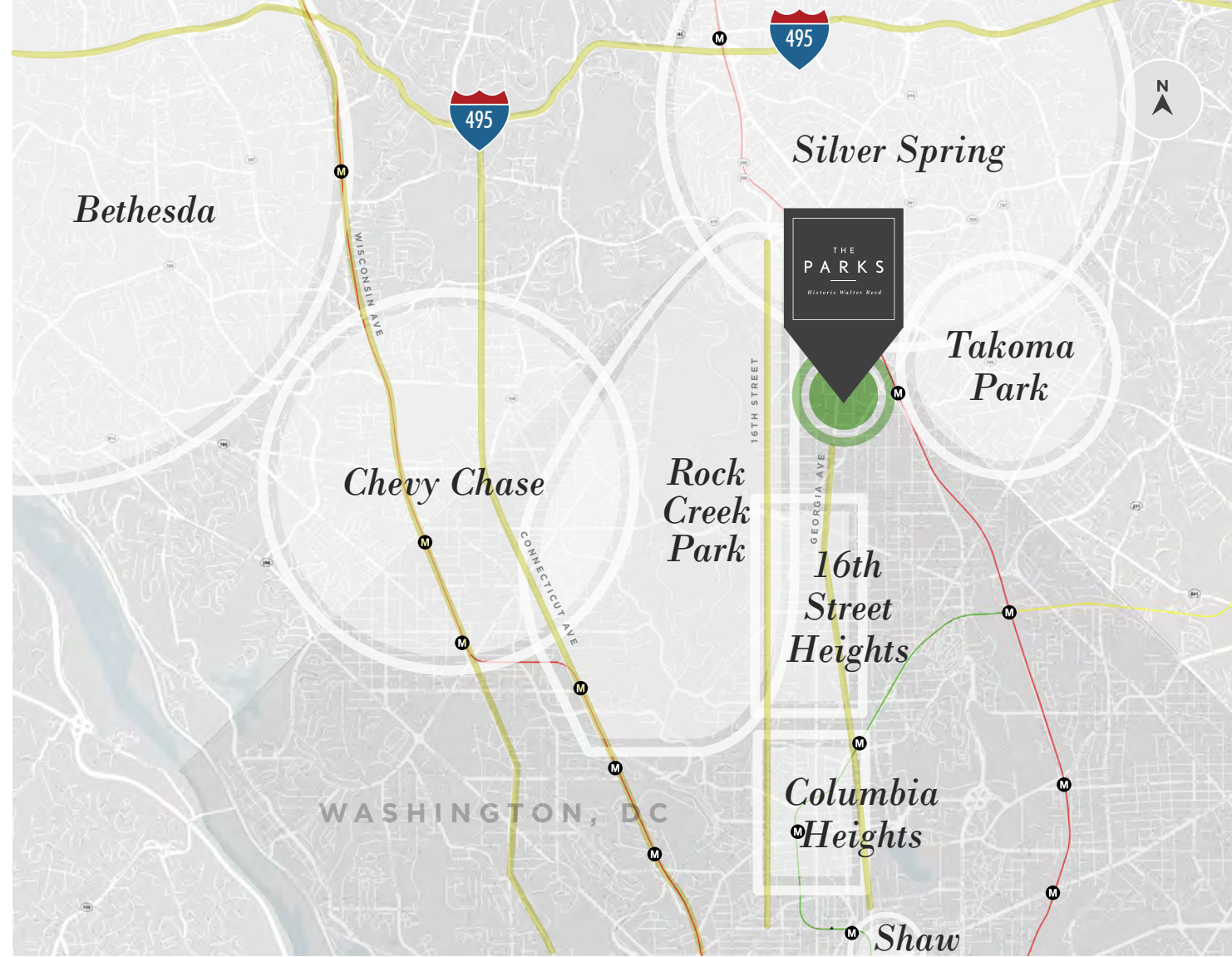


THE
PARKS

Historic Walter Reed

A DYNAMIC
MIXED-USE
66-ACRE
DESTINATION

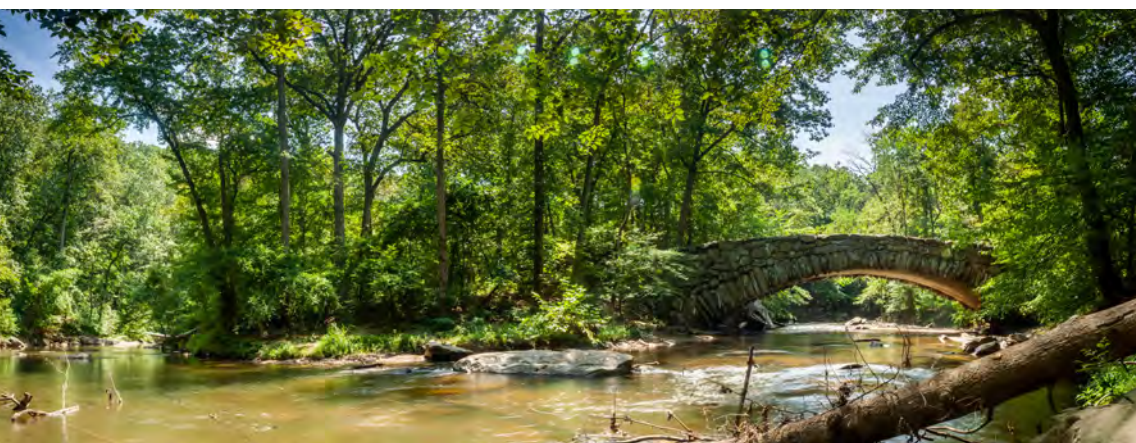
The Parks is an adaptive reuse mixed-use master planned community, located on the 66-acre campus of the historic Walter Reed Army Medical Center. Located at the nexus of several highly established residential neighborhoods, the site's rolling green hills and pedestrian promenades will make direct connections to Rock Creek Park—the nation's largest urban park—a pillar in the project's strong emphasis on recreation.



The Parks is five miles from Downtown DC, minutes from established Montgomery County communities Bethesda, Chevy Chase, and Silver Spring and is highly accessible by foot, metro, commuter rail and car. With a strong emphasis on sustainability, this development will be Washington's largest master planned community, weaving 3.1 million square feet of mixed-use retail, residential, office and educational space throughout an expansive campus environment.

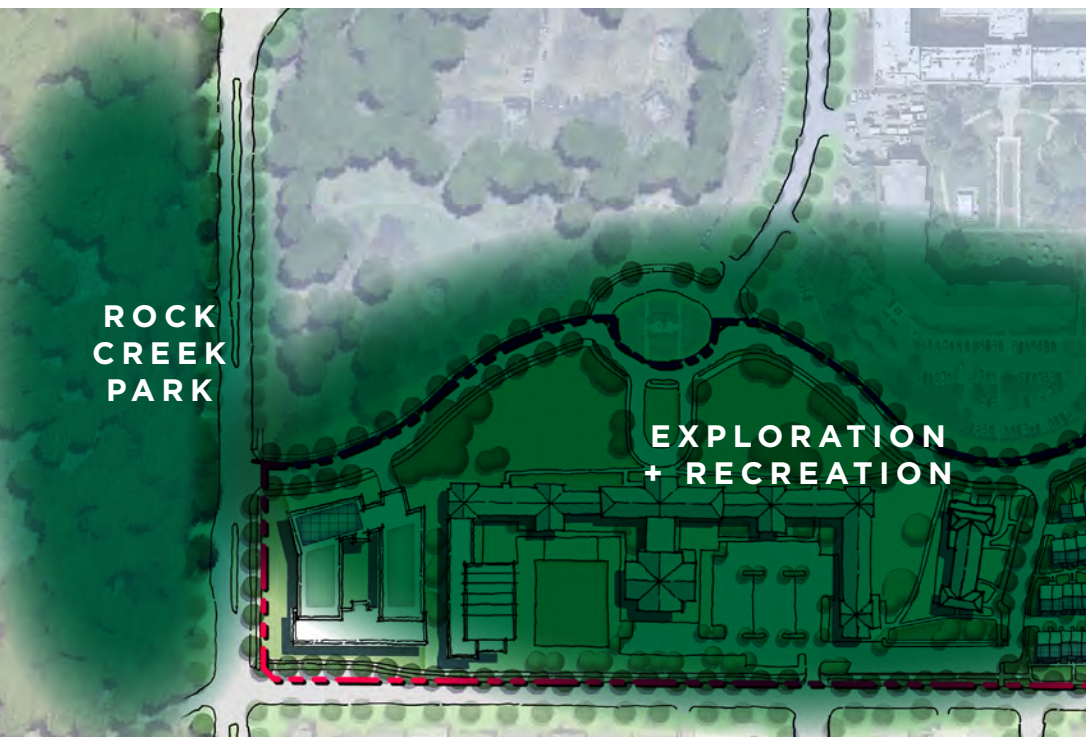
DEMOGRAPHICS

	15 min walk	10 min drive	3 miles	5 miles
Population	8,663	180,214	279,111	757,665
Average Household Income	\$166,827	\$151,632	\$157,325	\$171,544
Median Age	42.7	39.3	38.4	36.9
Daytime Workers	4,310	77,572	111,434	492,723



HOLISTIC COMMUNITY

Spanning 66 acres and including historic landmarks as well as new buildings, The Parks offers a variety of experiences—and several zones with their own personality and character.



A reimagined community, unparalleled in scale, The Parks redefines city living and brings the outdoors within easy reach. Beautifully landscaped and creatively re-purposed, this historic campus is being transformed into an innovative, multi-layered haven where luxury town-homes, condos, and apartments are just a walk away from a lively mix of recreation—from dining and shopping to the trails of Rock Creek Park.

QUICK PROJECT FACTS



RETAIL
150,000 SF



OFFICE / MEDICAL
325,000 SF



ARTISAN
20,000 SF



MEDICAL RESEARCH SPACE



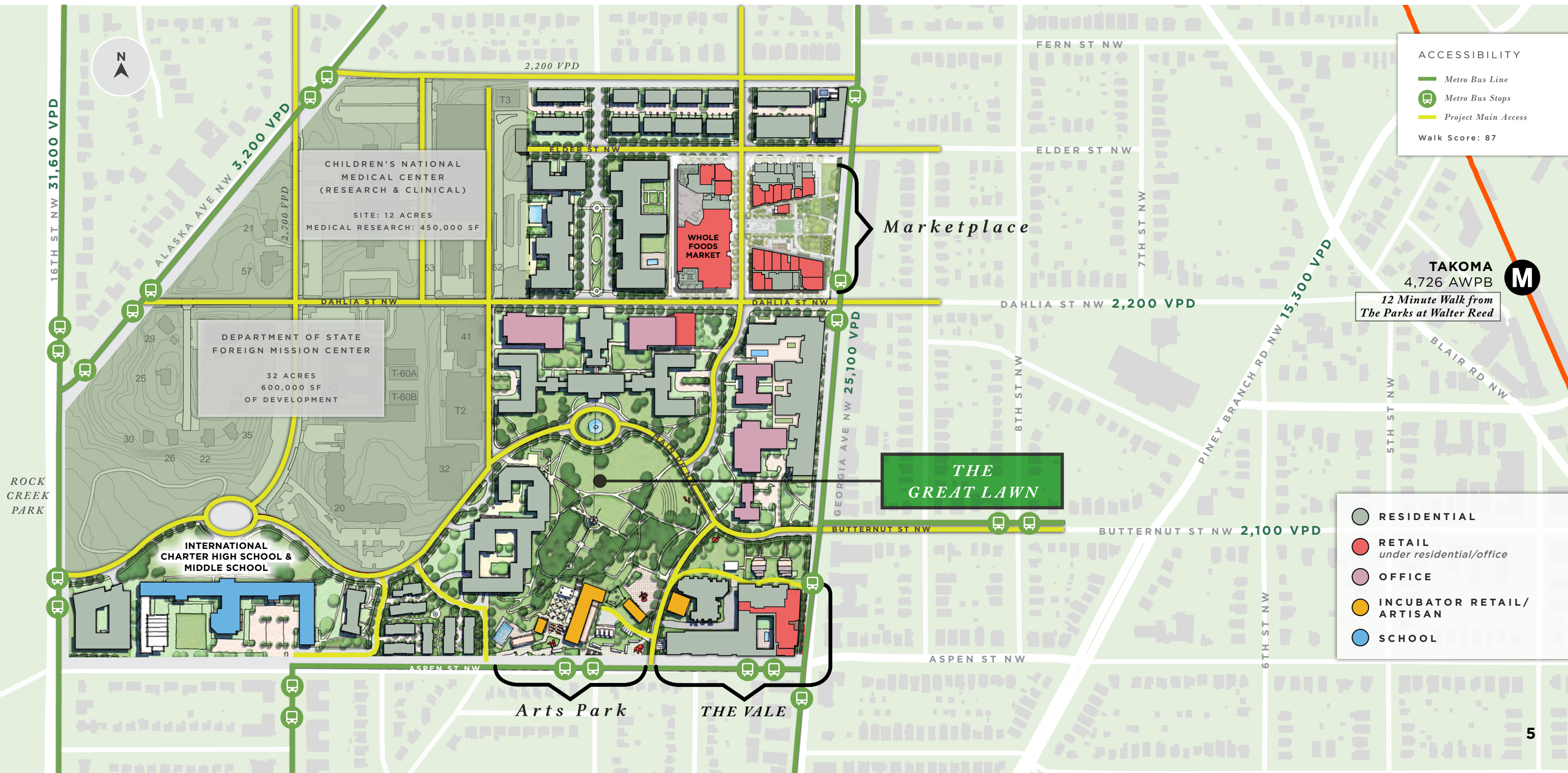
RESIDENTIAL UNITS
2,200 units



RETAIL PARKING
530 Spaces



EDUCATION
DC International Charter School
(Chinese, Spanish, French)



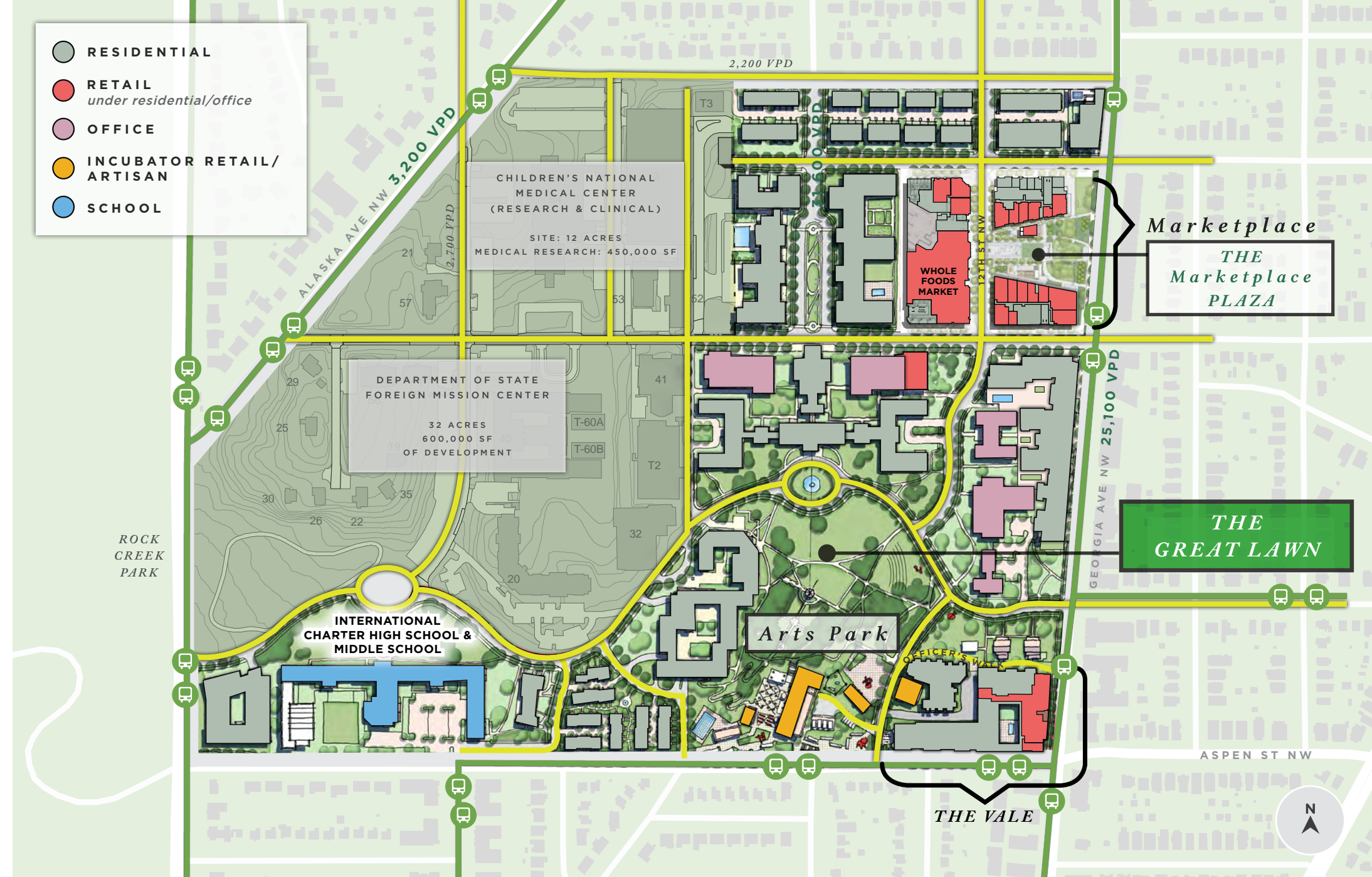
PROGRAMMING & EVENTS

THE GREAT LAWN

The Parks at Historic Walter Reed hosts a robust year-round event series highlighting community health, outdoor recreation, music and the arts.

SIGNATURE EVENTS & PROGRAMMING ON THE GREAT LAWN

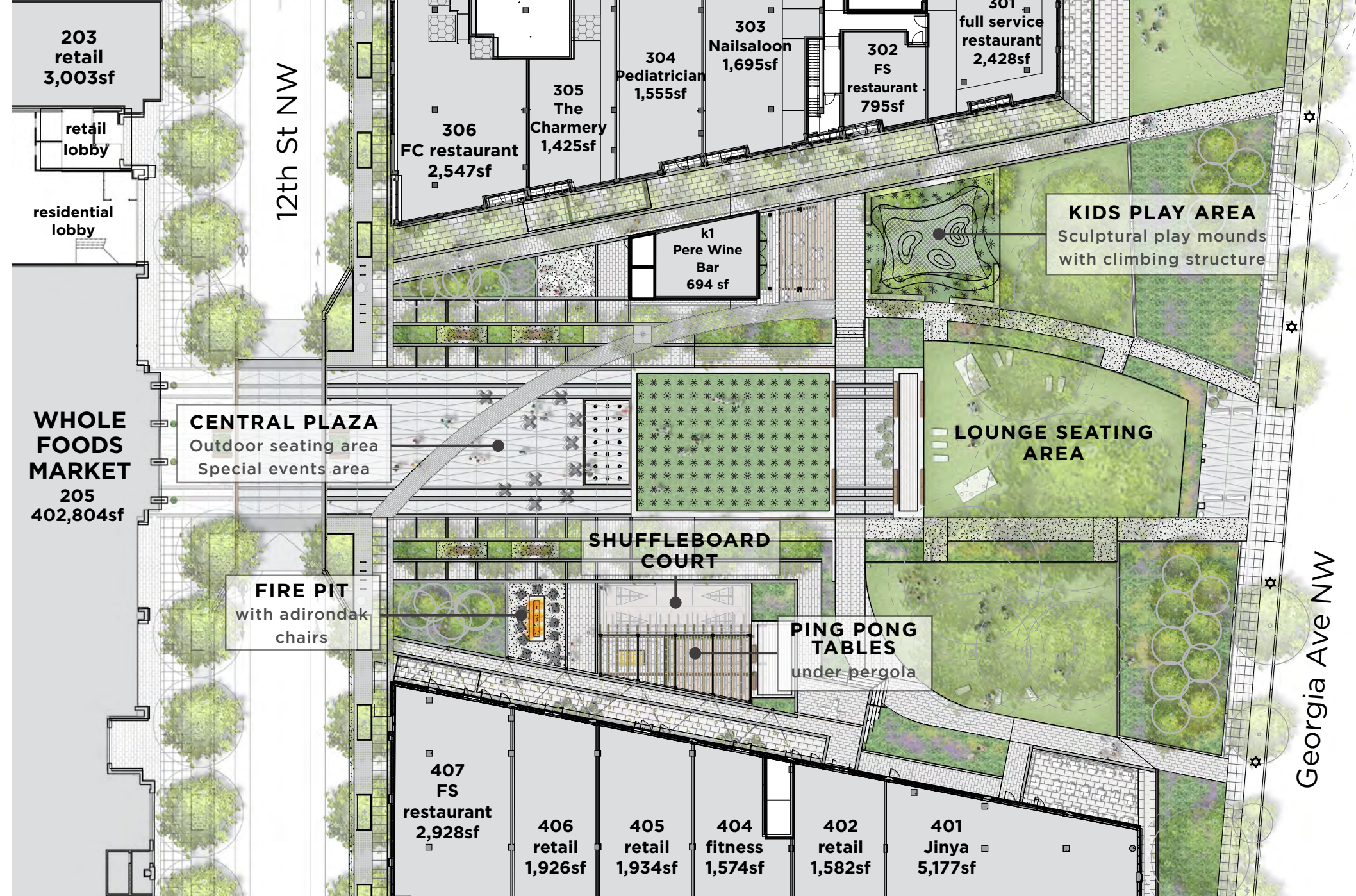
- Summer Jazz Series
- Down in the Reeds - Music Festival
- Movies on the Lawn
- Spring Festival and Easter Egg Roll
- Home Rule Music Festival
- Fitness Events

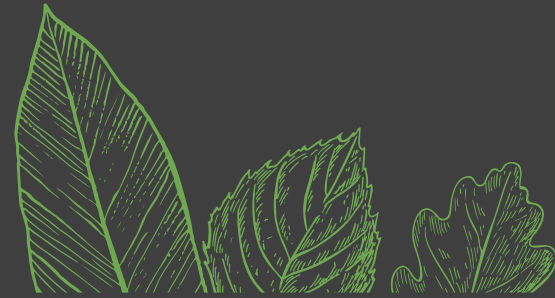


PROGRAMMING & EVENTS
**THE MARKETPLACE
 PLAZA**

SIGNATURE EVENTS/
 PROGRAMMING IN
THE MARKETPLACE PLAZA

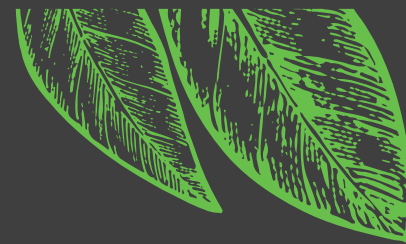
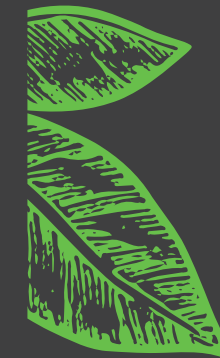
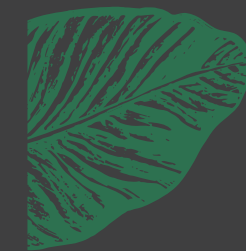
- Holiday Tree Lighting Ceremony
- Holiday Artisan Market
- Ice Skating Rink (Seasonal)
- Yoga and Other Free Fitness Classes on the Turf
- Live Music Series
- Kids Corner and Other Children's Events





THE
PARKS

Marketplace



VIEW OF *Marketplace* FROM GEORGIA AVE

**BUILDING P:
COMMON CLOVER**
21,759 SF RETAIL
248 CO-LIVING BEDS
NOW OPEN

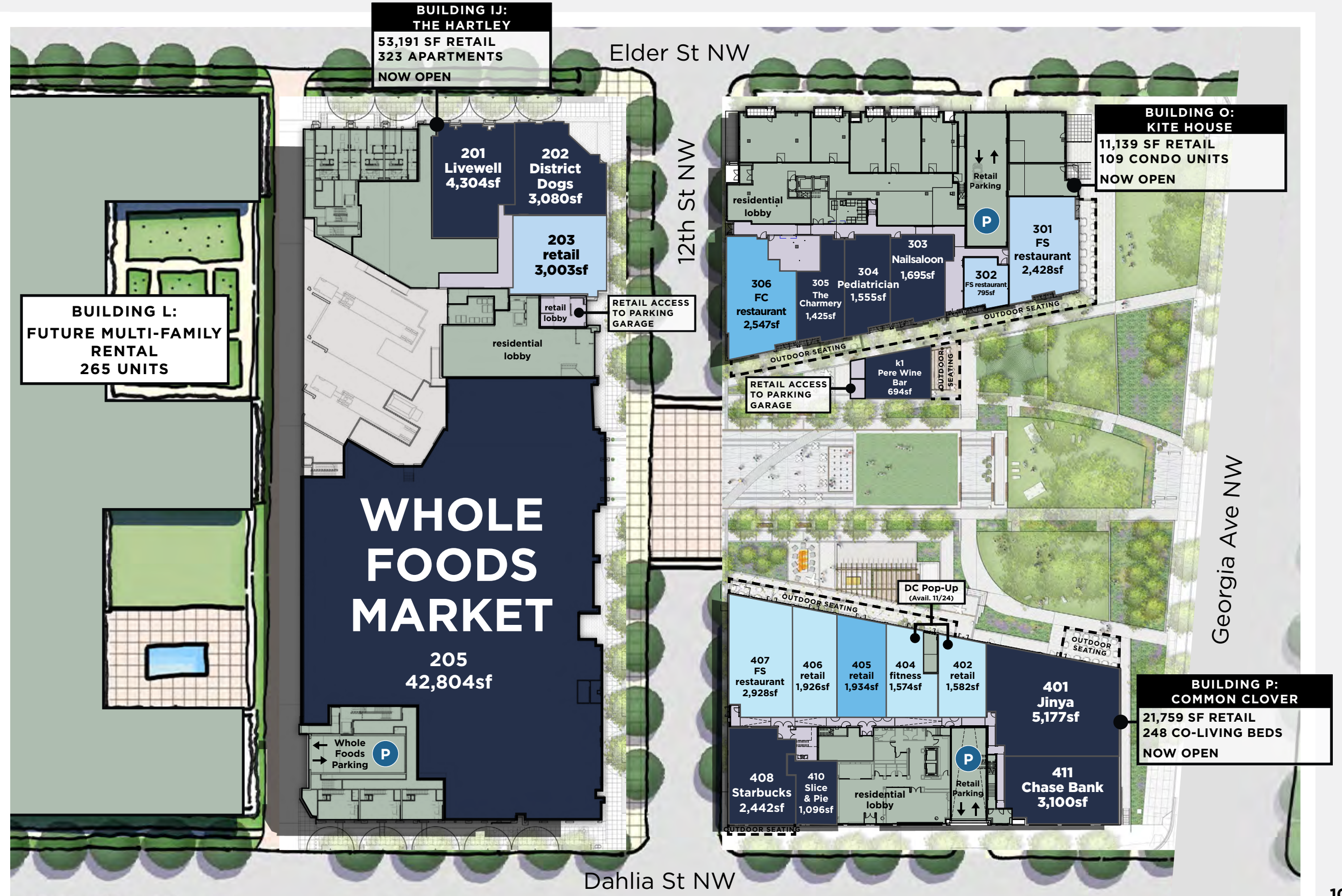
**BUILDING IJ:
THE HARTLEY**
53,191 SF RETAIL
323 APARTMENTS
NOW OPEN

**BUILDING O:
KITE HOUSE**
11,139 SF RETAIL
109 CONDO UNITS



Marketplace RETAIL PLAN

- LEASE EXECUTED
- LEASE PENDING
- ACTIVE LOI
- AVAILABLE
- RESIDENTIAL
- P PARKING



Marketplace PARKING PLAN

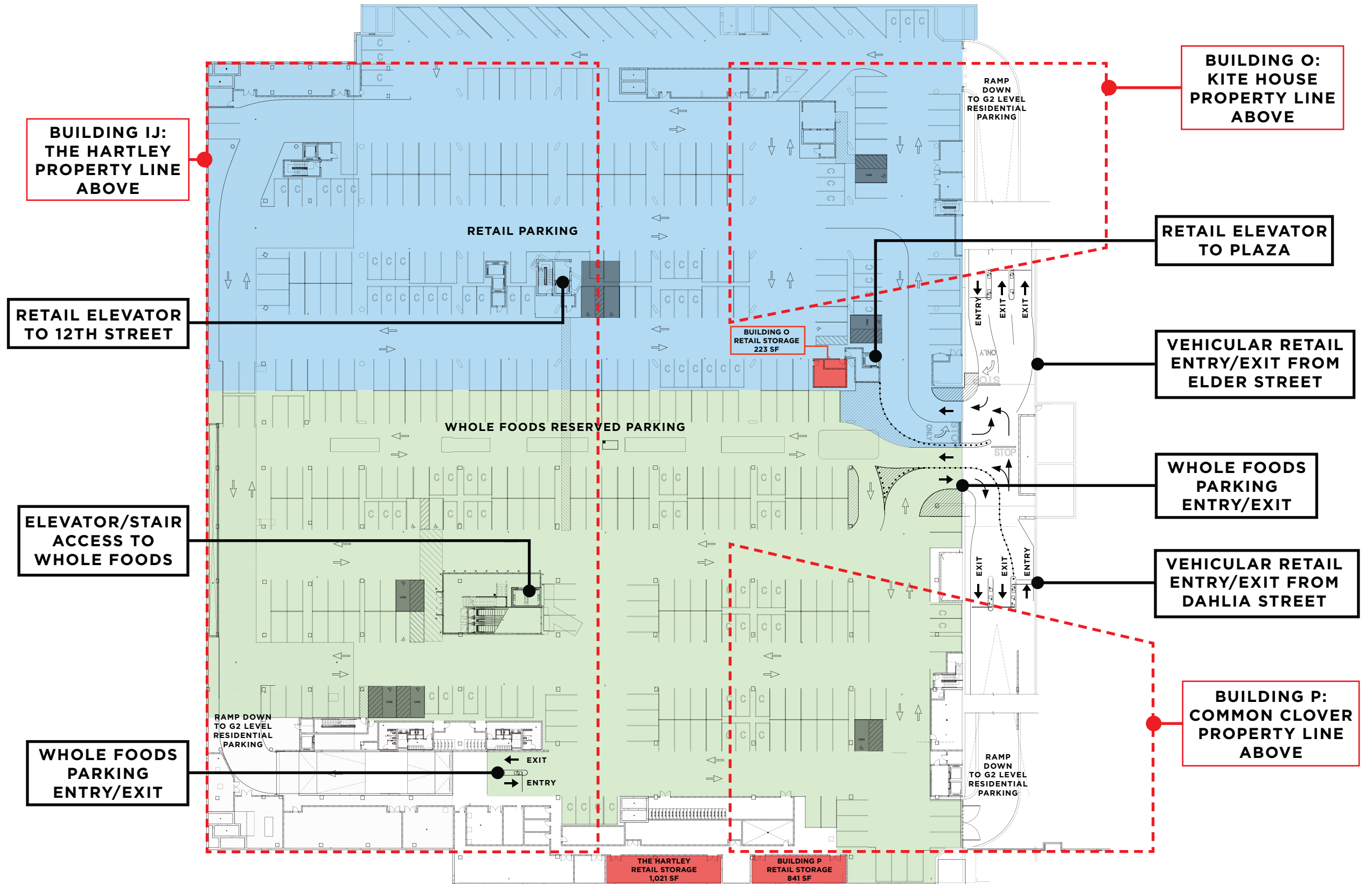
RETAIL PARKING- LEVEL G1

TOTAL RETAIL
PARKING:
407 SPACES

WHOLE FOODS
PARKING:
212 SPACES

GENERAL RETAIL
PARKING:
185 SPACES
+ 10 SHORT TERM
SPACES ADJACENT TO
12TH ST ELEVATOR

LAYOUT SUBJECT TO CHANGE



VIEW OF *Marketplace* LOOKING NORTHWEST
FROM GEORGIA AVENUE





Hines



RETAIL LEASING
INQUIRIES

CBRE

Lisa Stoddard

202-585-5519
lisa.stoddard@cbre.com

Jen Fink

202-585-5742
jen.fink@cbre.com

Bridget Crotty

202-585-5659
bridget.crotty@cbre.com

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