

1701 H STREET



DEVELOPED BY



GRUBB PROPERTIES

People who care. Places that matter.

LEASING BY

OF PLACE

THE PROJECT

1701 H Street is a brand new 181 unit apartment building in the ascending H Street corridor of Washington, DC. On the street level Grubb Properties is delivering two retail bays combining for 5,433 SF and boasting 16 foot high ceilings with modern storefront systems.

Make 1701 H your home and join an eclectic mix of nearby restaurants, retailers, and anchors featuring Maketto, Whole Foods, Mozzarella, and Sticky Rice.



MOZZERIA

STICKY RICE
MAKETTO



NEIGHBORHOOD MAP

LEASE PLAN

Tenant Space	Address Number	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³	Underside of Slab (Clear)	Slab on Grade Req'd ⁴
Suite 100		2,287	99' - 7"	49' - 10"		YES
Suite 200		3,146	84' - 2"	84' - 2"		YES
Total		5,433				

NOTES:

1. For the purposes of calculating Premise Area, measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage, the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/plaza frontage, the finished surface of the Premise Area side of a major vertical building penetration (such as a stair or elevator), and the center of partitions or demising walls that separate Premise Area from adjoining Premise Areas, Office or Residential Areas, Floor Common Areas (such as service/egress corridors) or Building Common Areas (such as a main entrance building lobby). For multi-tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Premise Tenant (internal stair or elevators) are included in the area total at all levels of the Premise, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Premise Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the Premise Area total. One story bay windows projecting beyond the building line are not included in the Premise Area. Multi-story building projections extending beyond the building line are included in the Premise Area. No deductions are made for columns and projections necessary to the building.

2. For the purpose of calculating tenant space Perimeter Frontage, measurements are from centerline of demising walls to the outside face of the storefront, including all sides of bay windows and facade recesses (perimeter).

3. For the purposes of measuring tenant space Street Frontage, measurements are the linear frontage of the retail suite along a street, not including facade recesses, measured from centerlines of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.

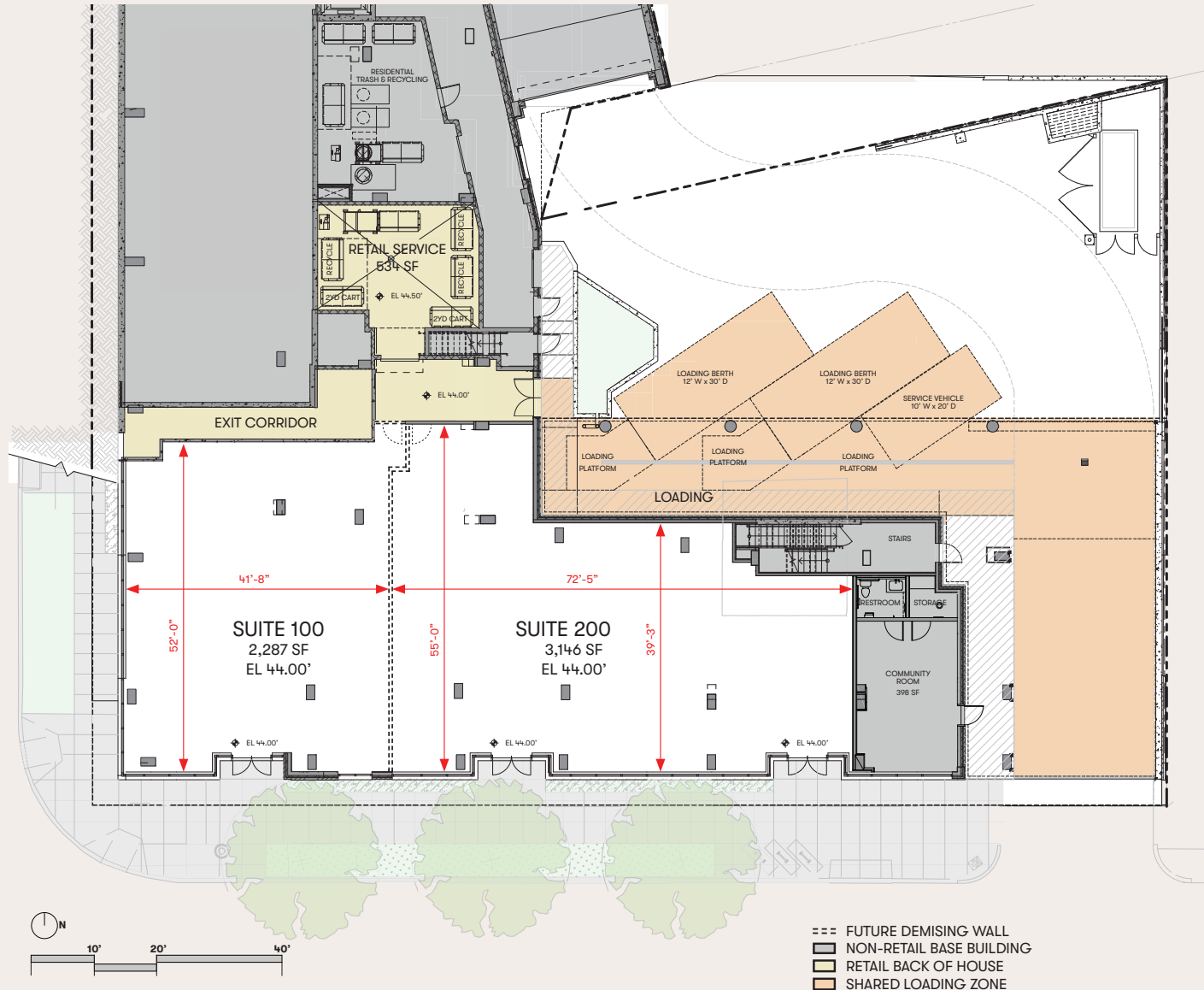
4. Refer to plan for indication of adjacent finished slab and elevations at exterior entrances.

5. All existing conditions and dimensions to be field verified by Tenant.

6. Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.

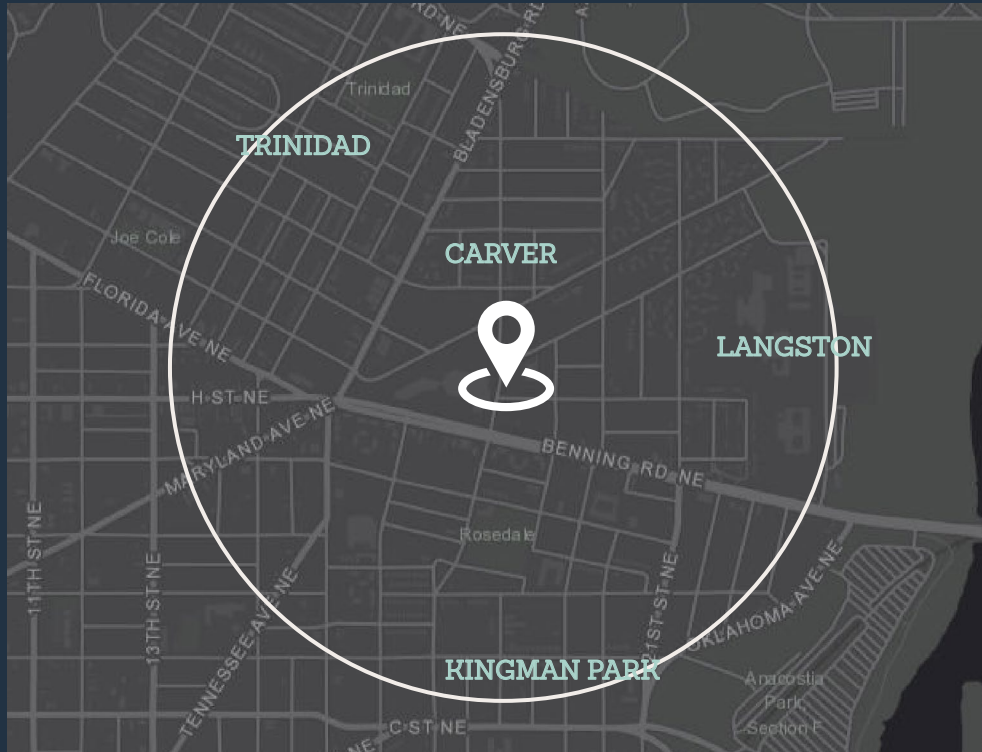
7. Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.

8. Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations for all work performed by or on behalf of the Tenant at the premises. Landlord, Landlord's Agents or representatives approval of Tenant's working drawings or Tenant's construction shall not constitute an implication of code approval. Landlord review is for issues pertinent to lease exhibits and design criteria compliance only. For instances where several sets of requirements must be met, Landlord's insurance underwriter or the strictest standard shall apply, where not prohibited by applicable codes.





THE NEIGHBORHOOD



DEMOGRAPHIC PROFILE



18,390
Total Population



\$68,225
Median Household Income



\$586,081
Median Home Value

LEAKAGE

Within a one-mile radius, local retailers' total sales represent only 23% of residents' total retail spending; this imbalance means there is potential to capture local demand.





FOR LEASING INQUIRIES

GEORGE MOSLE
gmosle@ofplace.com
301.219.8225



GRUBB PROPERTIES

People who care. Places that matter.