



901w

ATLANTIC PLUMBING PARCEL C

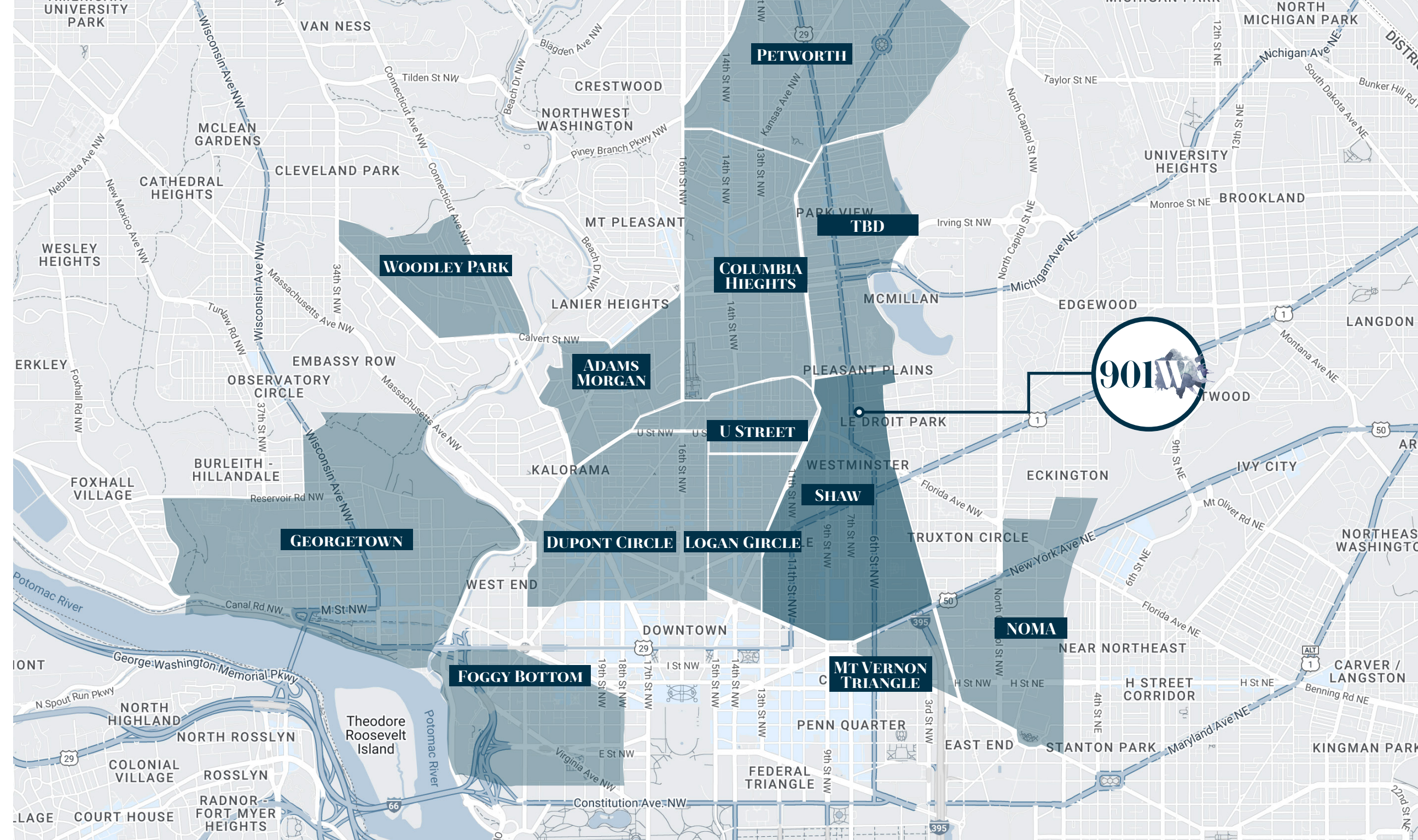


JBG SMITH



901W

Surrounded by some of the city's most notable retail, restaurants and entertainment venues, 901 W brings an additional 20,000 SF of retail to one of the District's hottest neighborhoods, Shaw. The new enclave of retail will be immediately next to the District's newest Whole Foods and be at the doorstep of two of the city's newest rental products The Wren and 901 W Street, totaling almost 700 luxury apartment units.





NEIGHBORHOOD DEMOGRAPHICS

based on a 5 minute walk time

4,618 total population

2,482 number of housing units

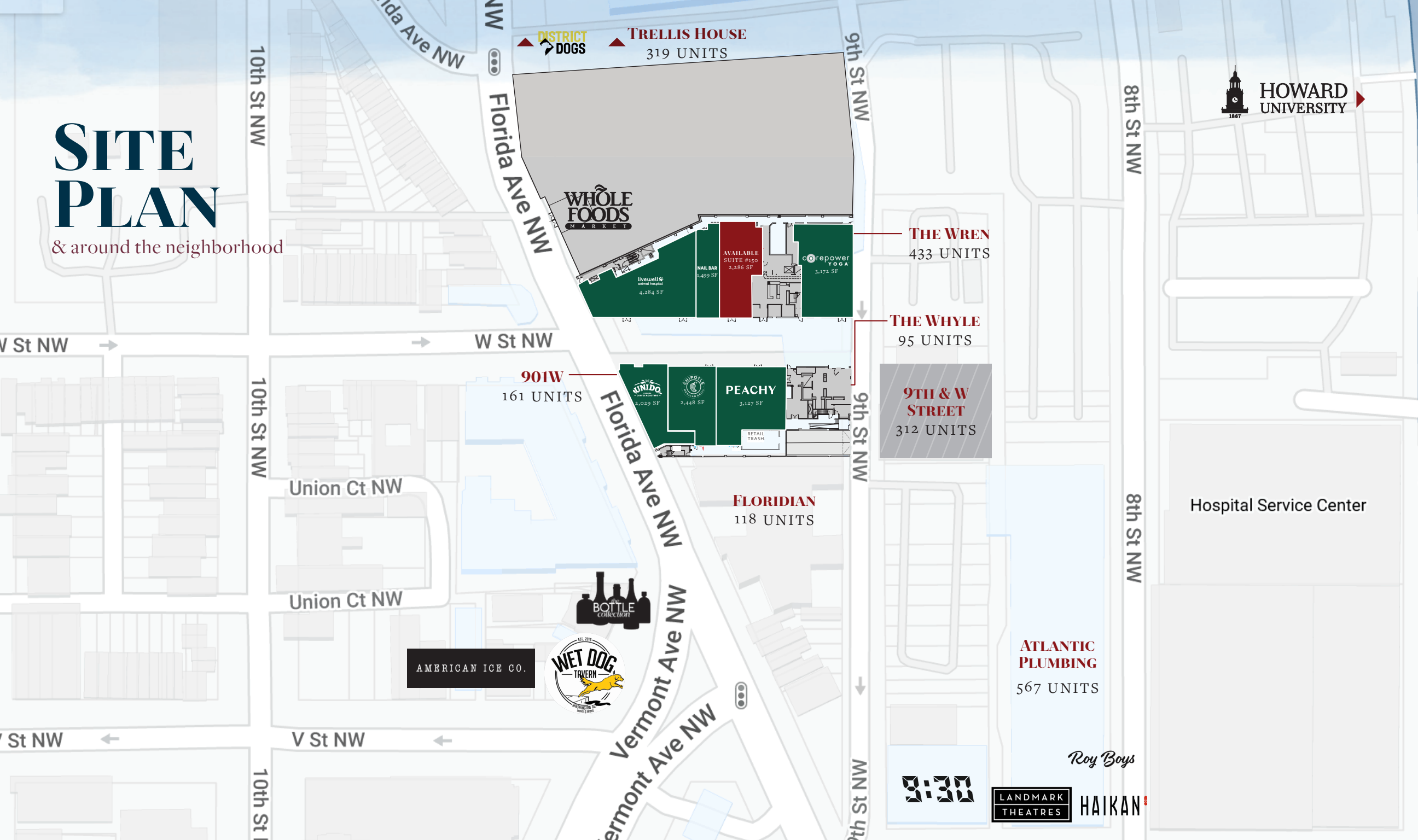
\$130K median household income

2,195 total employees

79.16% bachelors degree +

SITE PLAN

& around the neighborhood



Tenant Space	Area (SF)*	Perimeter Frontage **	Street Frontage ***	Underside of Slab (Clear)	Kitchen Exhaust Duct
#100	4,284	119'-1"	30'-8"	13'-3" and 12'-4"	2 (18 x 20")
#125	1,449	17'-4"	--	13'-3" and 12'-4"	--
#150	2,286	26'-5"	--	13'-3" and 12'-4"	1 (16 x 26")
#200	3,172	118'-7"	76'-9"	13'-3"	1 (26 x 24") 1 (18 x 20")
#250	2,029	171'-8"	73'-6"	13'-10" and 13'-2"	1 (20 x 24")
#300	5,587	96'-10"	--	13'-10" and 13'-2"	1 (20 x 24") 2 (24")
#300-R	3,631	--	--	--	
Total	22,438 SF				

NOTES:
*For the purpose of calculating square footage, all measurements are from the exterior face of exterior walls (dominant surface), the centerline of demising partitions and the outside face of demising walls adjoining common retail areas. Exterior tenant areas behind the dominant surface (facade recesses) are included in the area total, unless noted otherwise. Vertical penetrations for the private use of tenants (stairs & elevators) are included in the area total on the ground floor only, unless noted otherwise.

**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).

***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.

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

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.

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

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.

LOCATION MAP



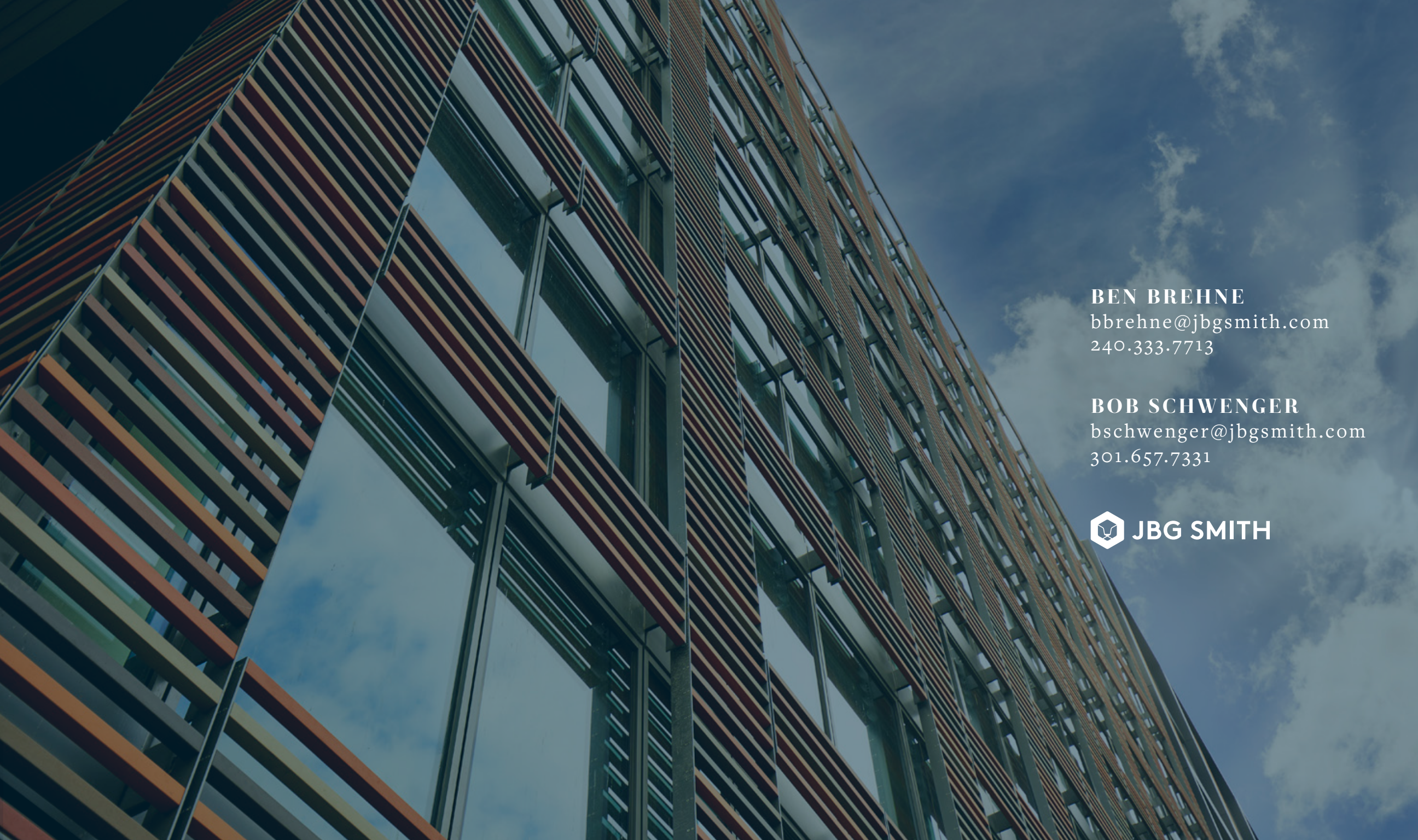
LEGEND:

- PROPERTY LINE
- KE KITCHEN EXHAUST OPENING ABOVE
- ROAD / ALLEY
- NON-RETAIL BASE BUILDING
- POSSIBLE OUTDOOR DINING: RETAIL AREA

SCALE 1:30

0 15 30 60 FT





BEN BREHNE
bbrehne@jbgsmith.com
240.333.7713

BOB SCHWENGER
bschwenger@jbgsmith.com
301.657.7331

