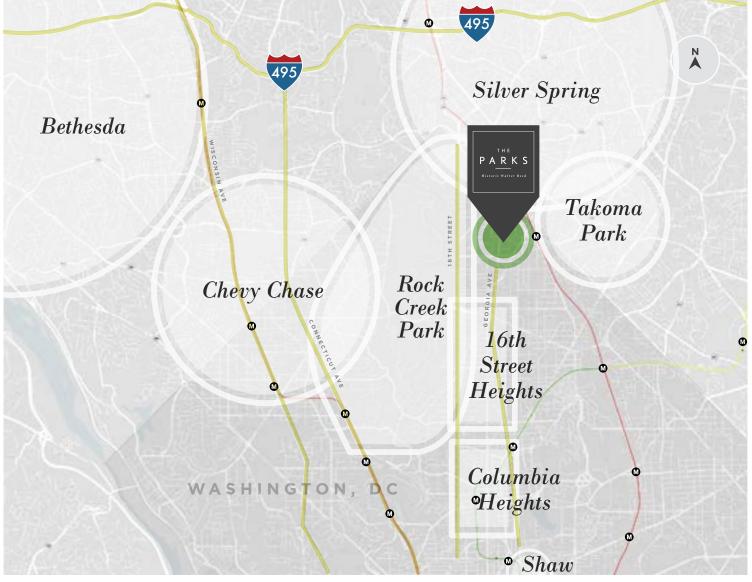


A DYNAMIC MIXED-USE 66-ACRE DESTINATION

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.

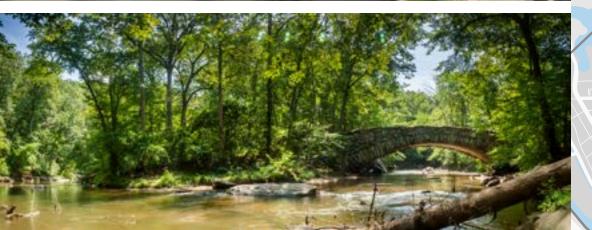
DEMOGRAPHICS

	15 min walk	10 min drive	3 miles	5 miles
Population	14,054	173,481	287,350	760,051
Average Household Income	\$146,544	\$159,421	\$161,876	\$171,718
Median Age	38.8	37.5	36.8	35.3
Daytime Workers	4,883	74,580	113,102	604,998











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.



COMMUNITY

ACTIVE CONNECTIONS







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



RETAIL150,000 SF



OFFICE / MEDICAL 325,000 SF



ARTISAN 20,000 SF



MEDICAL RESEARCH SPACE 450,000 SF



RESIDENTIAL UNITS
2,345 units



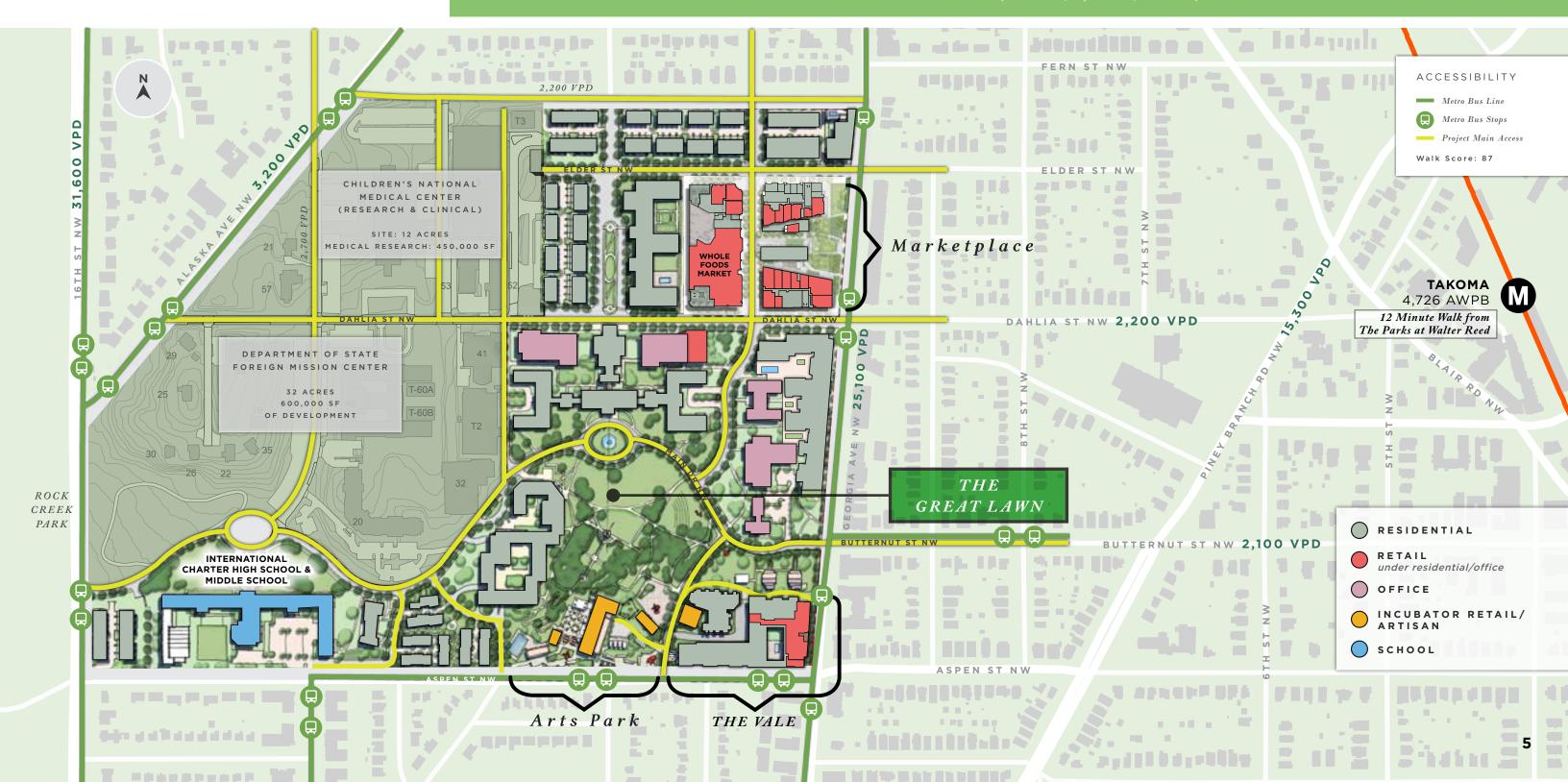
RETAIL PARKING
530 Spaces



EDUCATION

DC International Charter School

(Chinese, Spanish, French)



PROGRAMMING & EVENTS

THE GREAT LAWN

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

SIGNATURE EVENTS & PROGRAMMING ON

THE GREAT LAWN

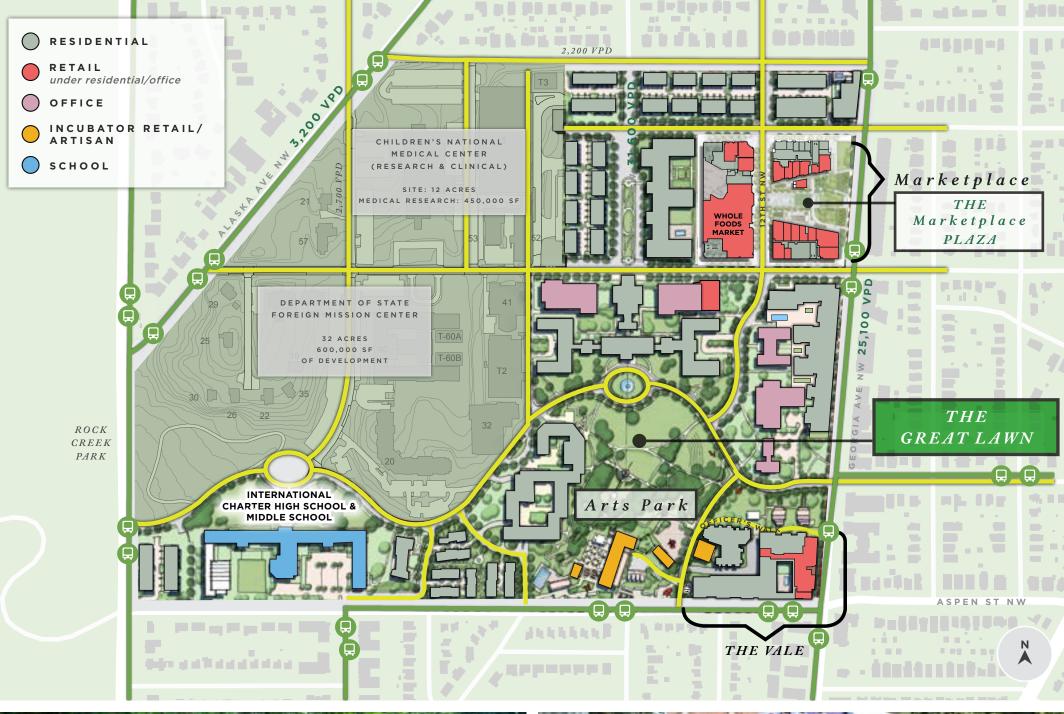
Summer Jazz Series

Down in the Reeds - Music Festival

Movies on the Lawn

Spring Festival and Easter Egg Roll









PROGRAMMING & EVENTS

THE MARKETPLACE PLAZA

SIGNATURE EVENTS/ PROGRAMMING IN

THE MARKETPLACE PLAZA

Holiday Tree Lighting Ceremony

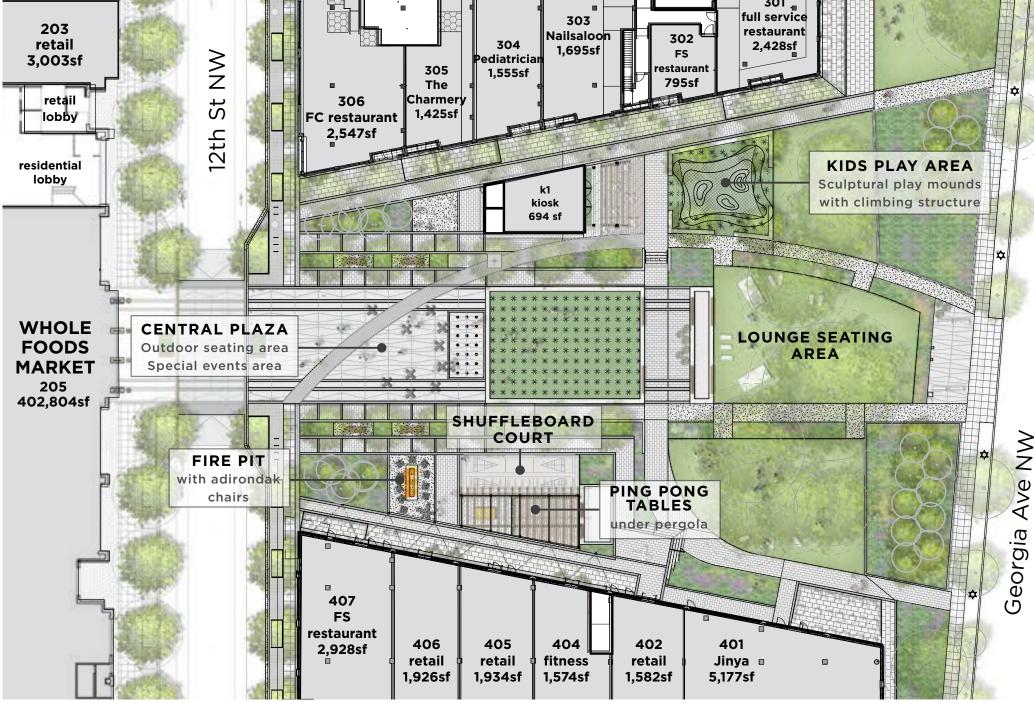
Holiday Artisan Market

Ice Skating Rink (Seasonal)

Yoga and Other Free Fitness Classes on the Turf

Live Music Series

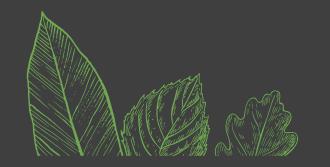
Kids Corner and Other Children's Events















Marketplace











VIEW OF Marketplace FROM GEORGIA AVE



Marketplace RETAIL PLAN

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

N



Marketplace PARKING PLAN

RETAIL PARKING-LEVEL G1

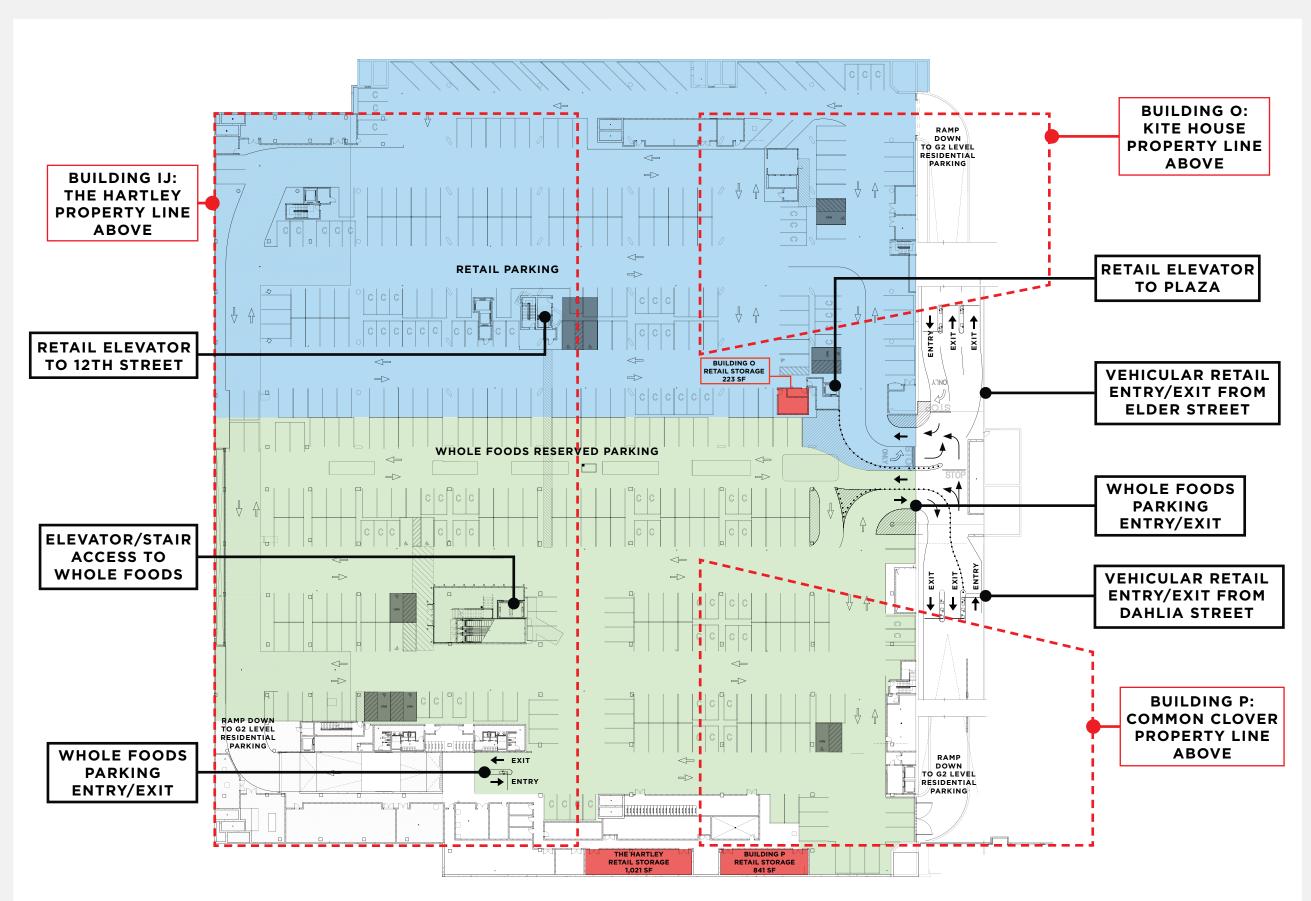
TOTAL RETAIL PARKING: 407 SPACES

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

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