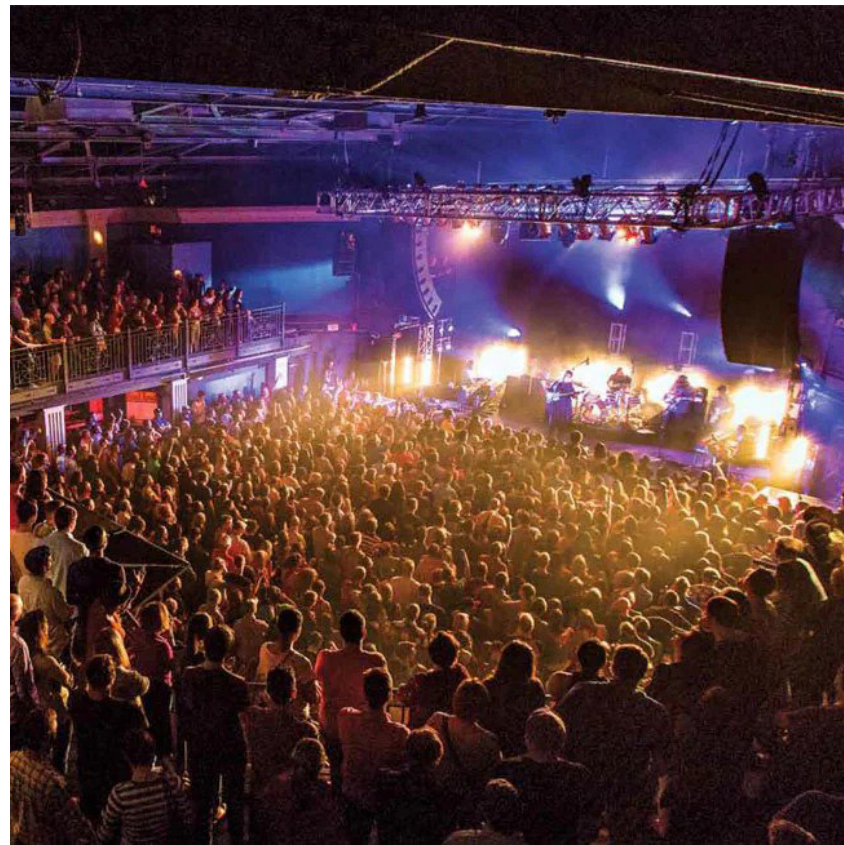




901W

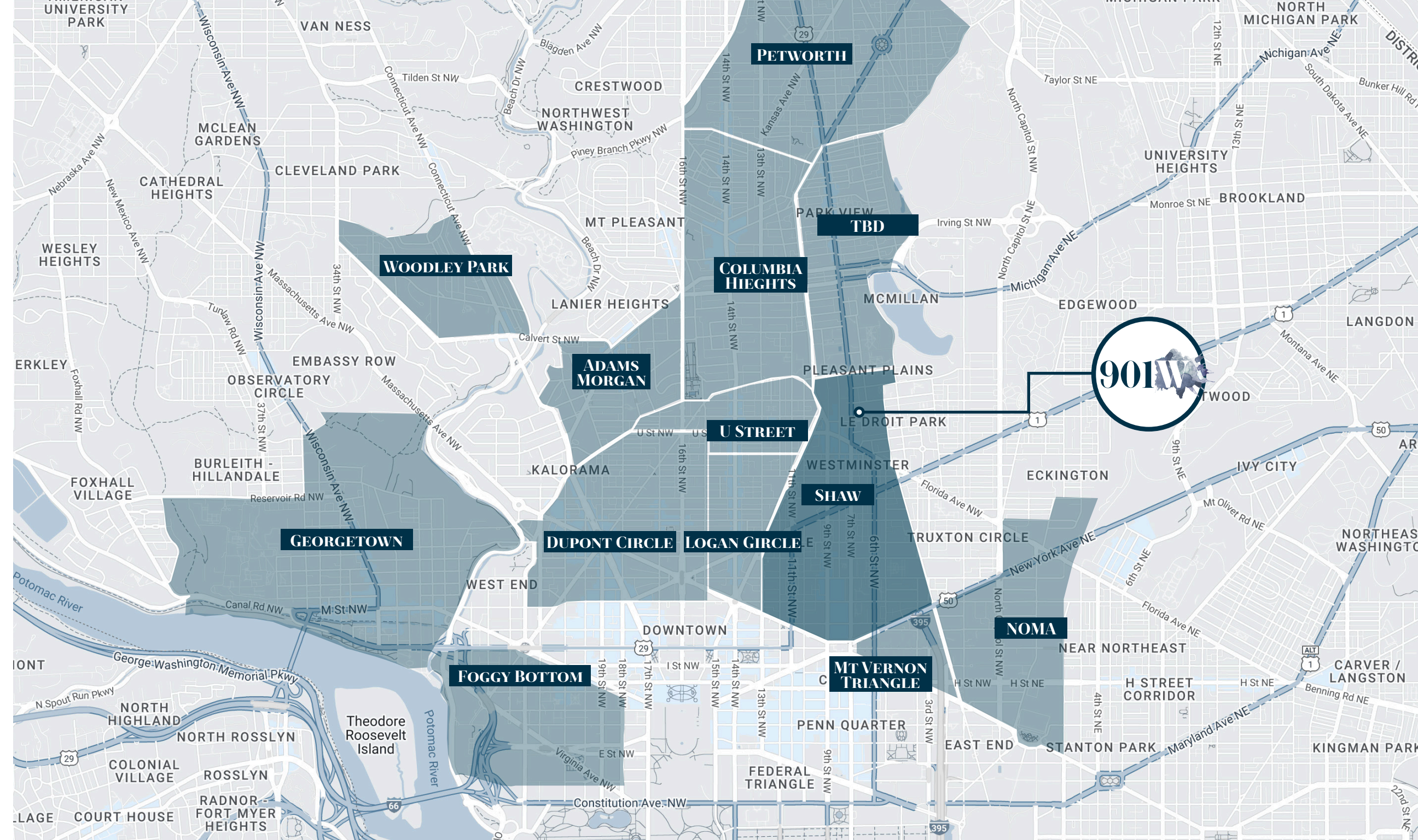
ATLANTIC PLUMBING PARCEL C

 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.



PETWORTH

WOODLEY PARK

COLUMBIA HEIGHTS

ADAMS MORGAN

U STREET

GEORGETOWN

DUPONT CIRCLE

LOGAN CIRCLE

SHAW

NOMA

FOGGY BOTTOM

MT VERNON TRIANGLE



KEY

Notable Projects

JBG SMITH Projects

Major Drivers

University

TRELLIS HOUSE
Residential | 319 Units

WONDER PLAZA
Mixed-Use | 400,000 SF
Retail | 26,000 SF



2220 11TH ST NW
Residential | 60 Units

WHOLE FOODS
Size | 40,000 SF

BOND BREAD FACTORY
Residential | 450 Units
Retail | TBD
Hotel | 156 Rooms



THE WREN
Residential | 433 Units
Retail | 42,000 SF

ATLANTIC PLUMBING
Residential | 567 Units
Retail | 23,800 SF

THE ELLINGTON
Residential | 190 Units
Retail | 20,000 SF

2020 LOFTS
Residential | 146 Units

2005 11TH ST
Residential | 39 Units

THE FLORIDIAN
Residential | 118 Units

2030 AP
Residential | 72 Units
Retail | 18,816 SF

HOWARD UNIVERSITY
by the numbers

10,859 total student population
7,857 undergraduate students
1,089 faculty
5,120 hospital employees
5,900 on-campus housing units

U STREET NW

TRADER JOE'S
Size | 15,200 SF

13U
Residential | 129 Units
Retail | 17,000SF

THE FOLD
Residential | 30 Units
Retail | 9,000SF

9:30
Capacity | 500 Patrons

2009 8TH ST NW
Residential | 132 Units
Retail | 16,392 SF

THE MODERNO
Residential | 19 Units
Retail | 2,100SF

THE SHAY
Residential | 249 Units
Retail | 11,000SF

GIMKE SCHOOL
Residential | 40 Units

HOWARD
Capacity | 500 Seats

THE SHAW
Residential | 60 Units
Retail | 7,400 SF

VERMONT AVE NW

GEORGIA AVE NW

FLORIDA AVE NW

9TH ST NW

WONDER BREAD
Office/Creative Space | 49,624 SF

7TH ST FLATS
Residential | 205 Units
Retail | 25,000 SF

NEIGHBORHOOD DEMOGRAPHICS

based on a 5 minute walk time

4,618 total population

2,482 number of housing units

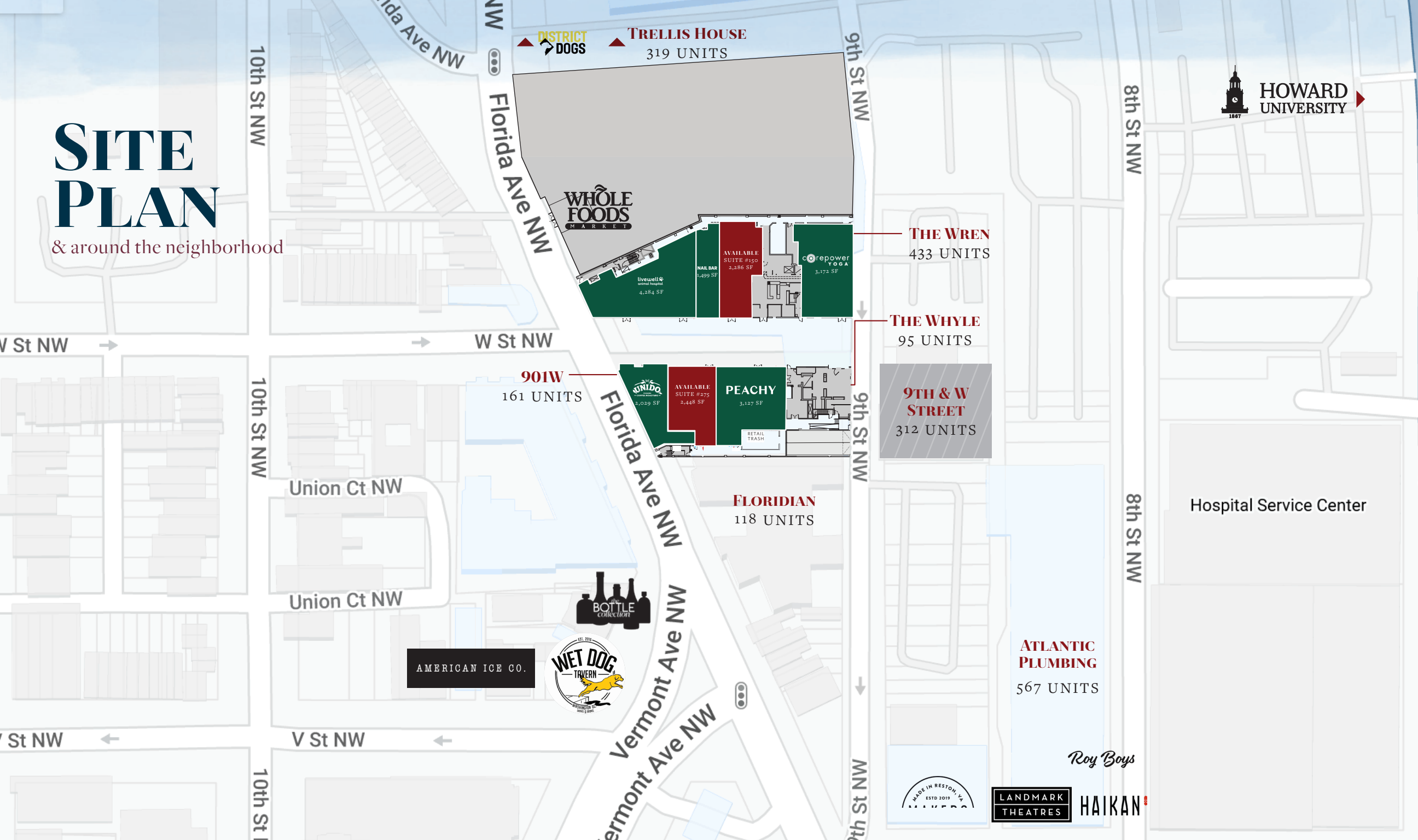
\$130K median household income

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



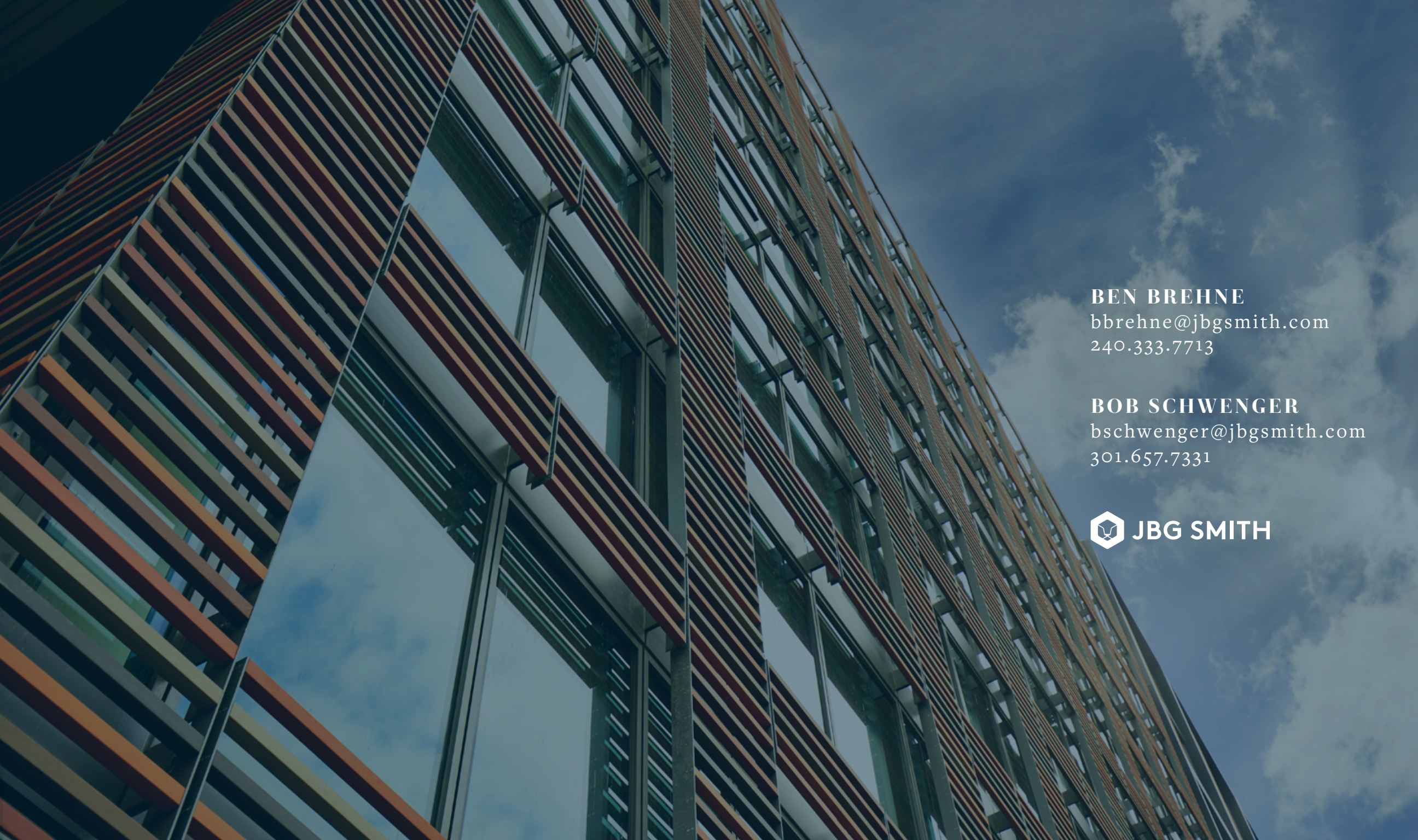
LEGEND:

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

SCALE 1:30



9TH STREET, NW



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