

DISCOVER AN  
**URBAN OASIS**



**THE STACKS**





# DEVELOPMENT PROGRAM

## TWO-PHASE DEVELOPMENT

- 2 million square feet of development
- 2,000 residential units
- 80,000 square feet of retail
- 2 hotels, 450 keys
- 250,000 square feet of office
- 1,300 below-grade parking spaces

**VISION** An authentic, vibrant community at the heart of Buzzard Point



# THINK OUTSIDE THE GRID

**Design. Experience. Community.**  
The defining pillars of The Stacks



Follow the winding  
Corso through a  
neighborhood of  
sophisticated walk-up  
living spaces, inviting  
boutique retailers, and  
versatile public areas.

**A PLACE TO  
STOP AND  
ENJOY**



**Public spaces enhance great retail, allowing you to linger, relax, and socialize. A multi-purpose park along V Street will be the heart of the Buzzard Point neighborhood.**



Unexpected vistas and spaces add character and personality to The Stacks. While meandering through the Corso, discover spots to enjoy unique dining and shopping experiences.



MADE FOR  
**DOUBLING BACK  
& AROUND**



**RELAX  
EVERYTHING  
BUT YOUR  
STANDARDS**



**Brimming with lush green spaces and plantings,  
The Stacks is a dynamic background for a calendar  
of events, performances, and activities.**

**WORTH  
MAKING  
ON YOUR WAY**



# PRIME LOCATION CAPITOL RIVERFRONT

Capitol Riverfront is one of the fastest-growing and top-performing submarkets in the DC region.

A peek at our neighborhood:

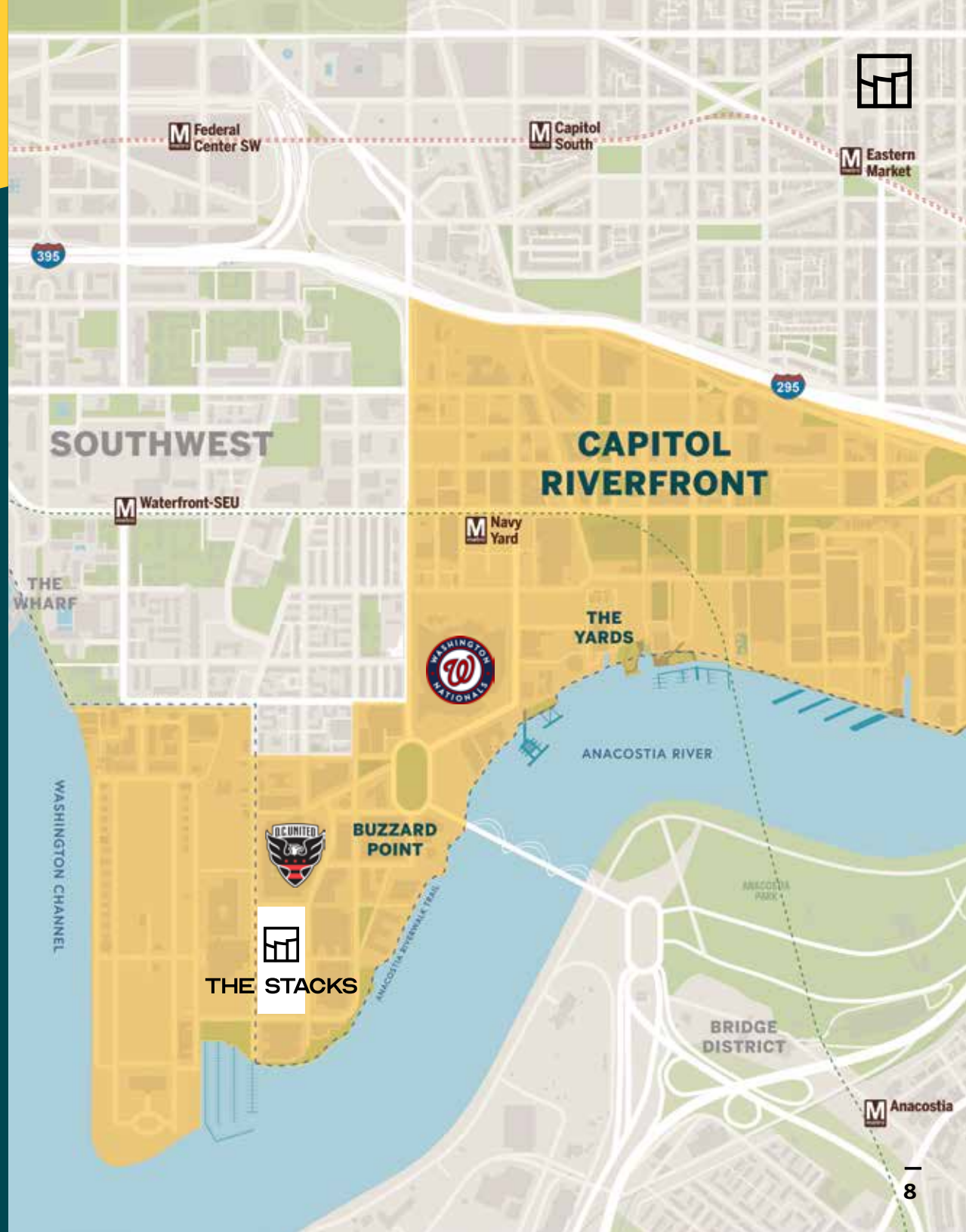
## RESIDENTIAL

- Current residents: **18,000**
- Units delivered in 2022: **1,260**
- Units absorbed during pandemic: **6,000**
- Stabilized occupancy: **94%**
- Current supply: **50 projects, 13,000 units**
- Under construction: **6 projects, 1,180 units**
- Development at full build-out: **37 million square feet**

## OFFICE

- Daytime employees; **36,000**
- Current supply: **7.2 million square feet**
- Major tenants/headquarters: **National Associations of Broadcasters, Department of Transportation, Chemonics, DDOT, and DC Water**

Neighborhood stats from the State of the Capitol Riverfront report issued by the Capitol Riverfront BID on 1/18/2023





# HOME TO EVERYTHING NEAR TO EVERYWHERE



# BUZZARD POINT DEVELOPMENT MAP



## LAND OWNER/DEVELOPER

- 1 Akridge/Western Development/Orr Partners
- 2A Phase I: Akridge, Blue Coast Capital, Bridge Investment Group, National Real Estate Advisors
- 2B Phase II: Akridge, Blue Coast Capital, National Real Estate Advisors
- 3A DC United
- 3B DC United/Hoffman Associates
- 3C DC United
- 4 PEPCO
- 5 Capital City Real Estate
- 6 Douglas Development
- 7 MRP Realty
- 8 MRP Realty/Florida Rock
- 9 Stuart Investment Company/MRP Realty
- 10 Donohoe Development
- 11 Toll Brothers



# RICHLY DIVERSE UNIQUELY ENGAGING

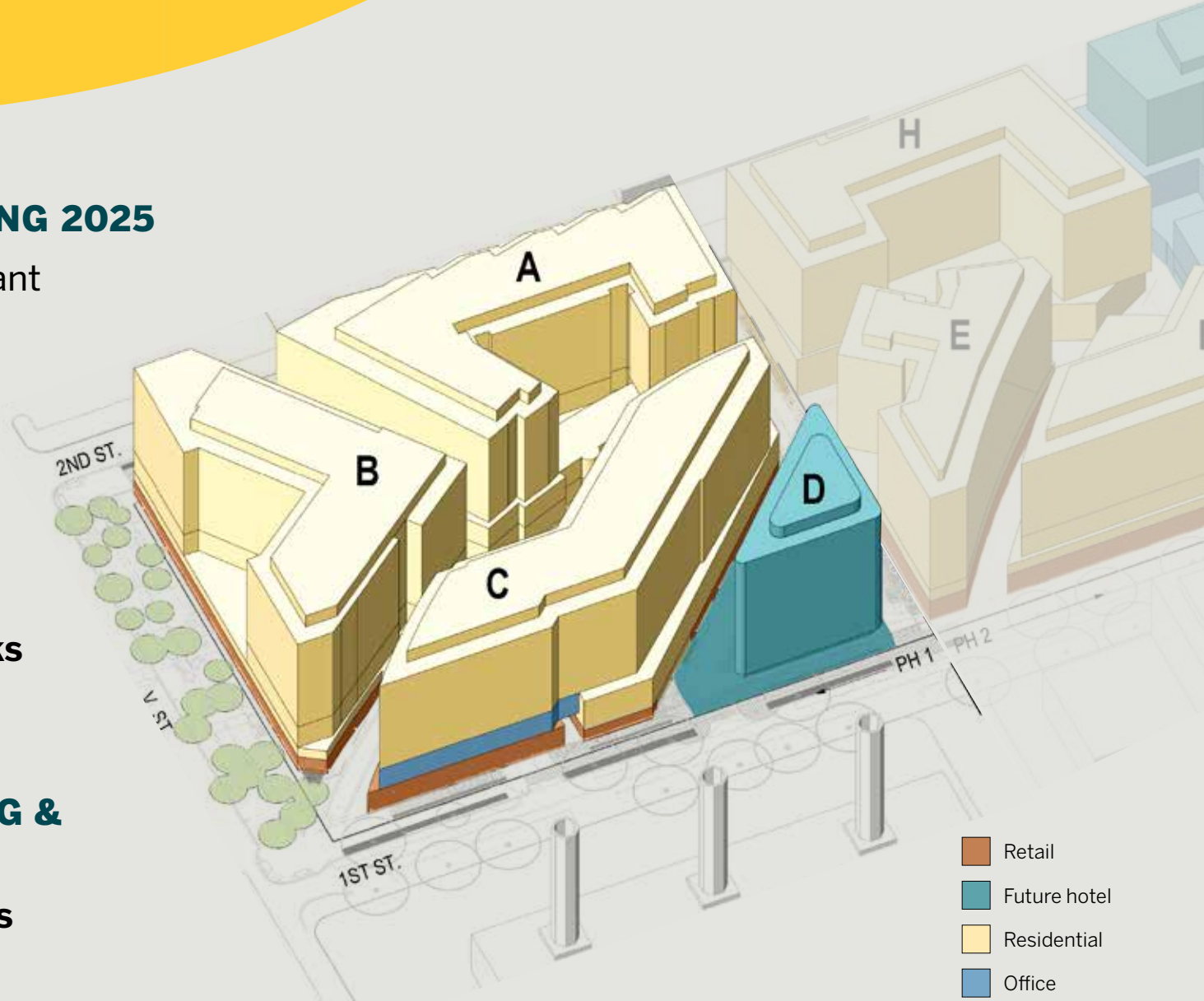


## PHASE 1 OPENING SPRING 2025

- 32,500 square feet of vibrant **neighborhood retail**
- 10,000-square-foot public **fitness center**
- 12,500 square feet of **coworking space**
- 1,100 **residential units**
- 22,000 square feet of **parks and plazas**

## UNDERGROUND PARKING & CENTRALIZED LOADING

- Approximately **600 spaces** across two levels









- Retail
- Future hotel
- Residential
- Office

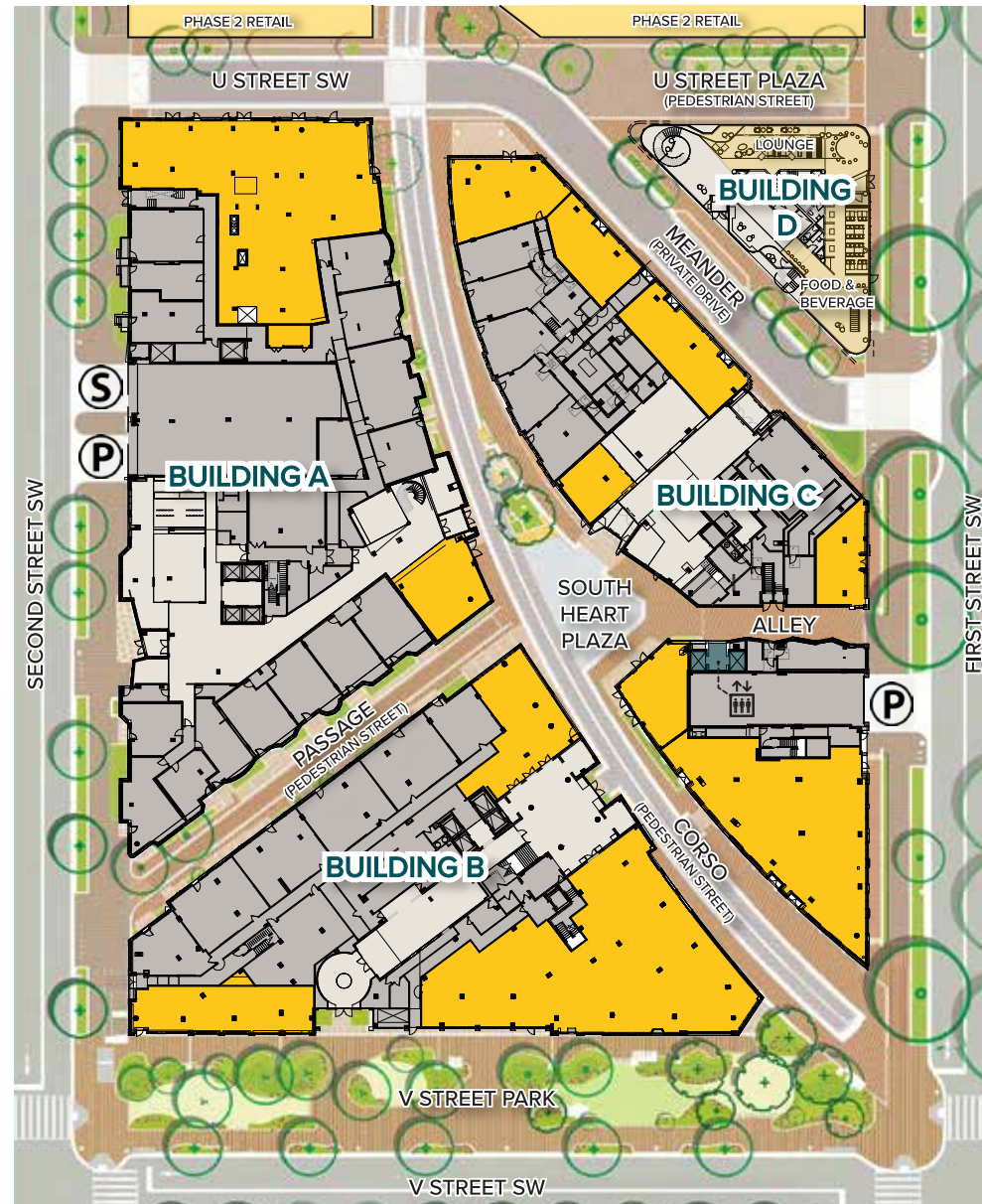
# PHASE I RETAIL OVERVIEW



## BUILDING FEATURES

- Retail with direct lobby connections
- Through lobbies
- Outdoor seating
- Common area lounges
- Fitness centers
- Co-working spaces
- Expansive rooftop amenities with demo kitchens, pools, and fire pits

-  Retail elevators
-  Parking garage entrance
-  Service/loading dock entrance
-  Phase 1 retail
-  Phase 2 retail and future retail by others
-  Connected lobby








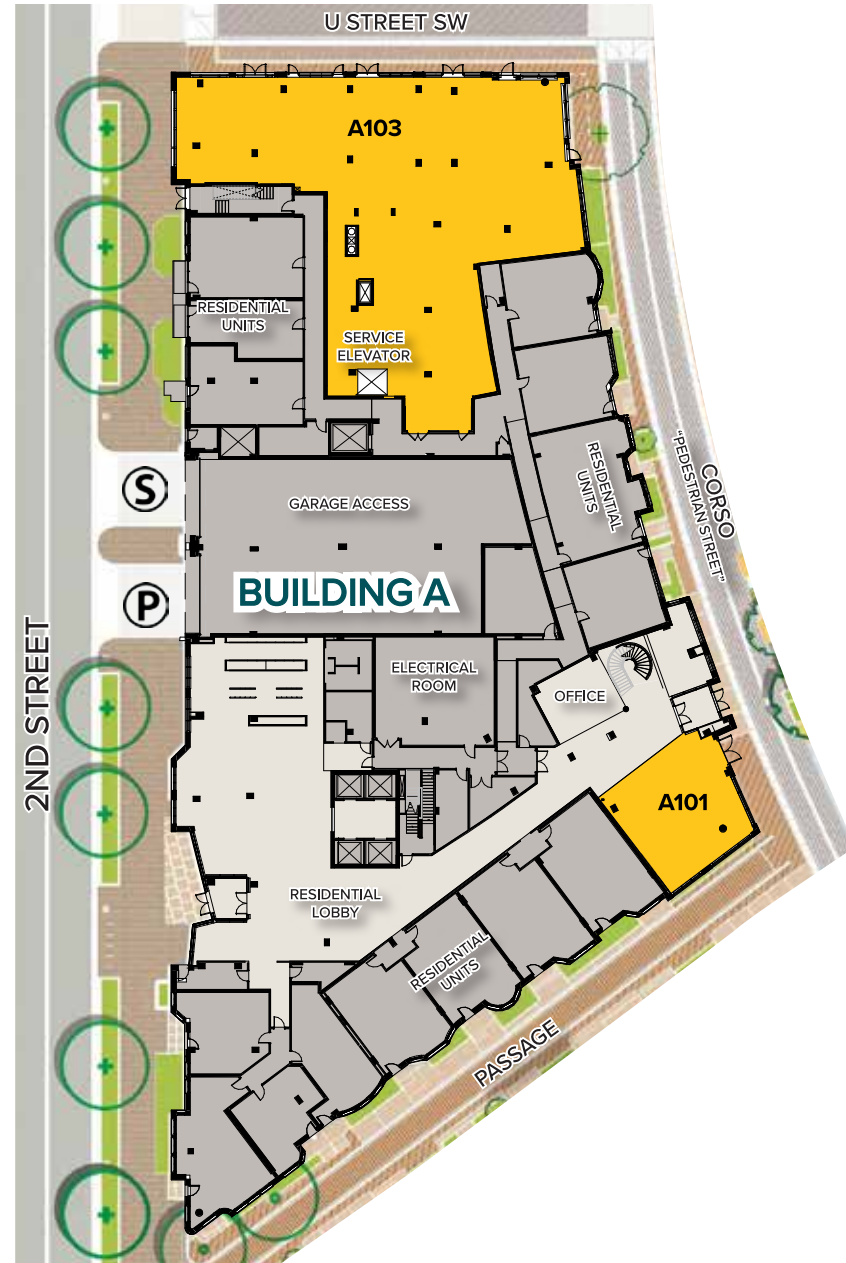
# PHASE I BUILDING A

## RETAIL SPACE

**A101:** 1,258 SF

**A103:** 7,248 SF

-  Retail elevators
-  Parking garage entrance
-  Service/loading dock entrance
-  Phase 1 retail
-  Connected lobby



# PHASE I BUILDING B








## RETAIL SPACE

**B101:** 1,882 SF

**B102:** 7,963 SF

**B104:** 1,865 SF



-  Retail elevators
-  Parking garage entrance
-  Service/loading dock entrance
-  Phase 1 retail
-  Connected lobby



# PHASE I BUILDING C

## RETAIL SPACE

**C101:** 1,650 SF

**C102:** 1,181 SF






**C103:** 1,551 SF

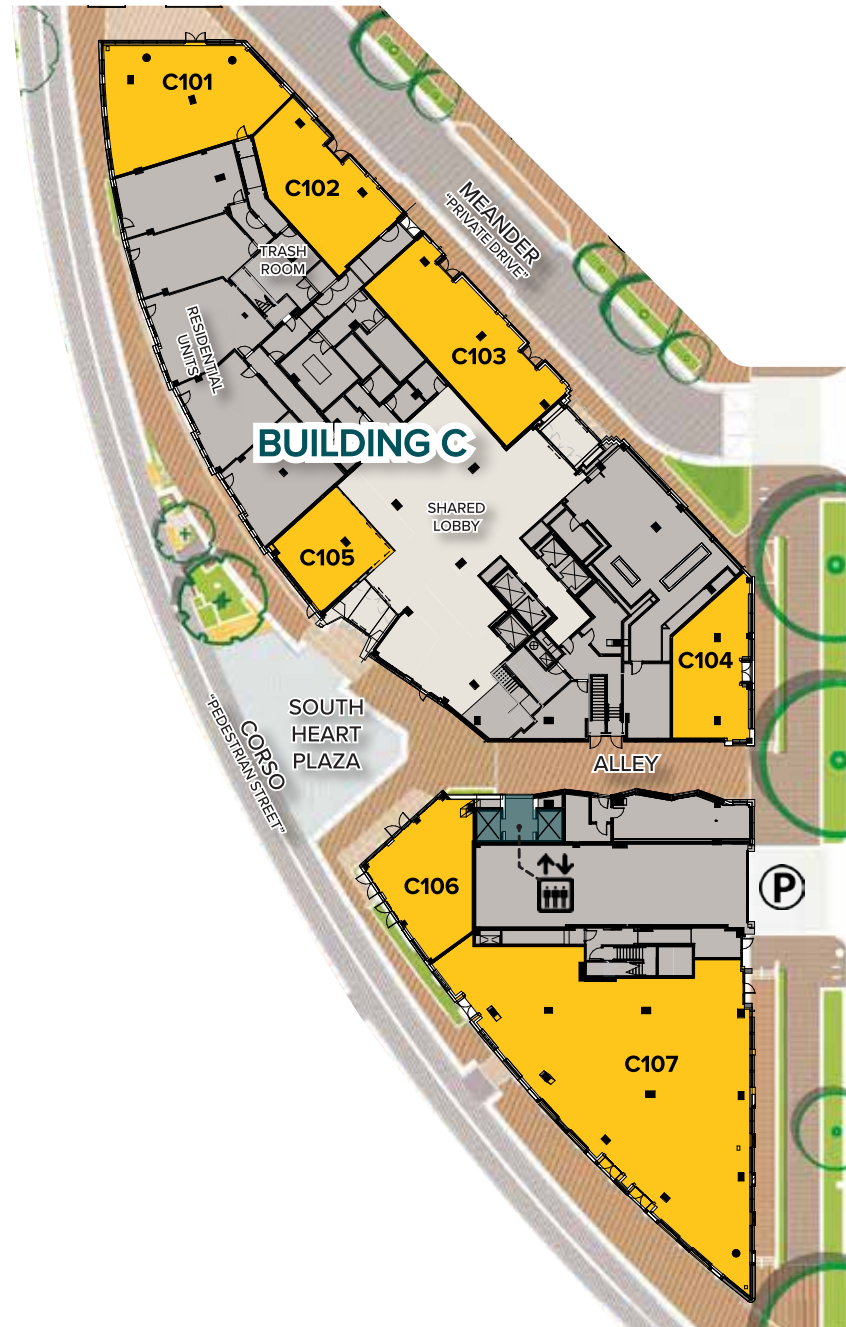
**C104:** 971 SF

**C105:** 730 SF

**C106:** 1,074 SF

**C107:** 5,238 SF

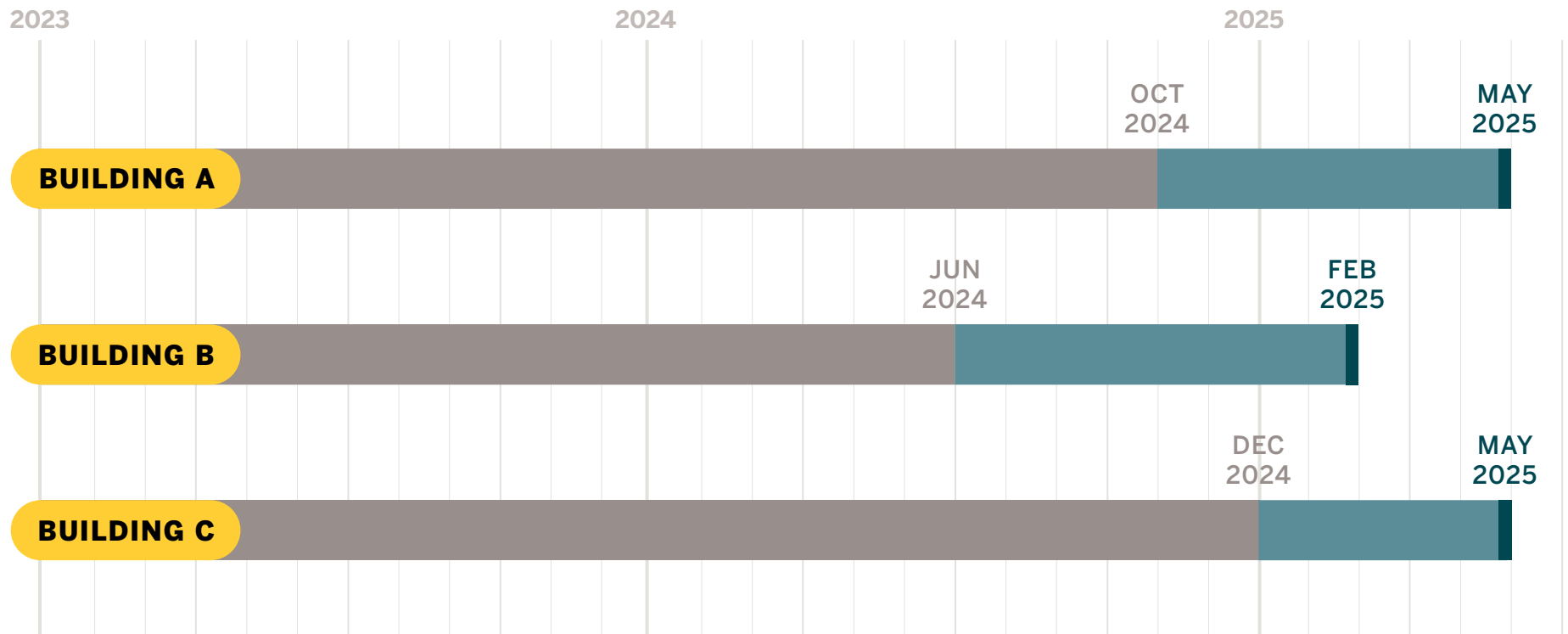
-  Retail elevators
-  Parking garage entrance
-  Service/loading dock entrance
-  Phase 1 retail
-  Connected lobby



# PHASE I TIMELINES



■ Base building construction   ■ Retail buildout   ■ Residential occupancy and retail grand openings







## THE STACKS



FOR RETAIL LEASING OPPORTUNITIES, PLEASE CONTACT:  
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**AKRIDGE**  
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**BC|CAP**  
Blue Coast Capital

**BRIDGE  
INVESTMENT  
GROUP**

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REAL ESTATE DEVELOPMENT

May 2023