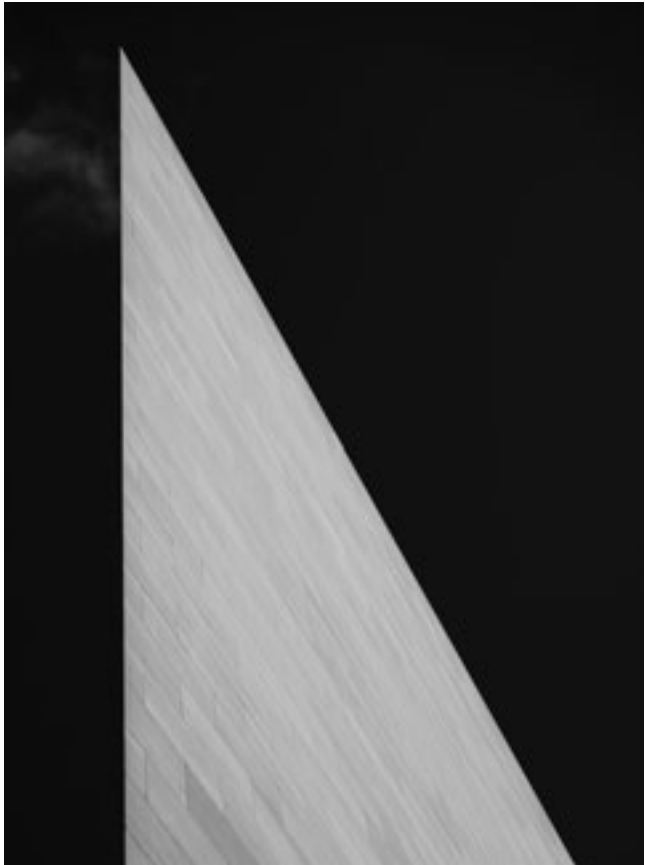




**Midtown
Center.**

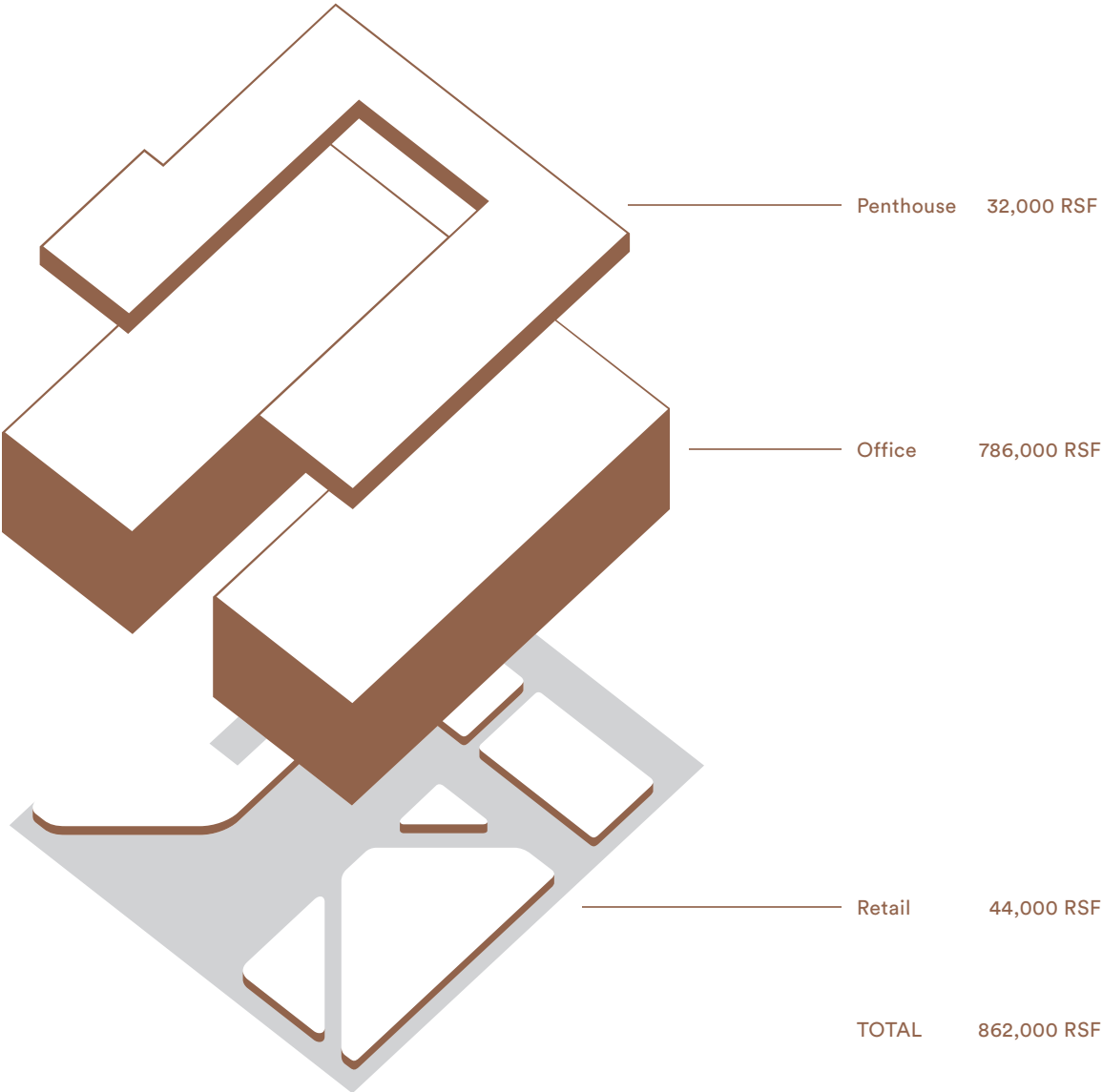






- 06. Introduction
- 13. Location
- 23. Building
- 49. Team

Midtown Center will be delivered by Carr Properties in 2018. Constituting one of the most prominent remaining urban infill development locations in Washington, D.C., this 90,000 SF site served as the headquarters location for The Washington Post, one of the nation's most iconic news publications, for over 50 years.







Boasting a beautifully landscaped public plaza and stunning architecture, including a unique copper clad facade, this central corner location transforms the neighborhood and city.

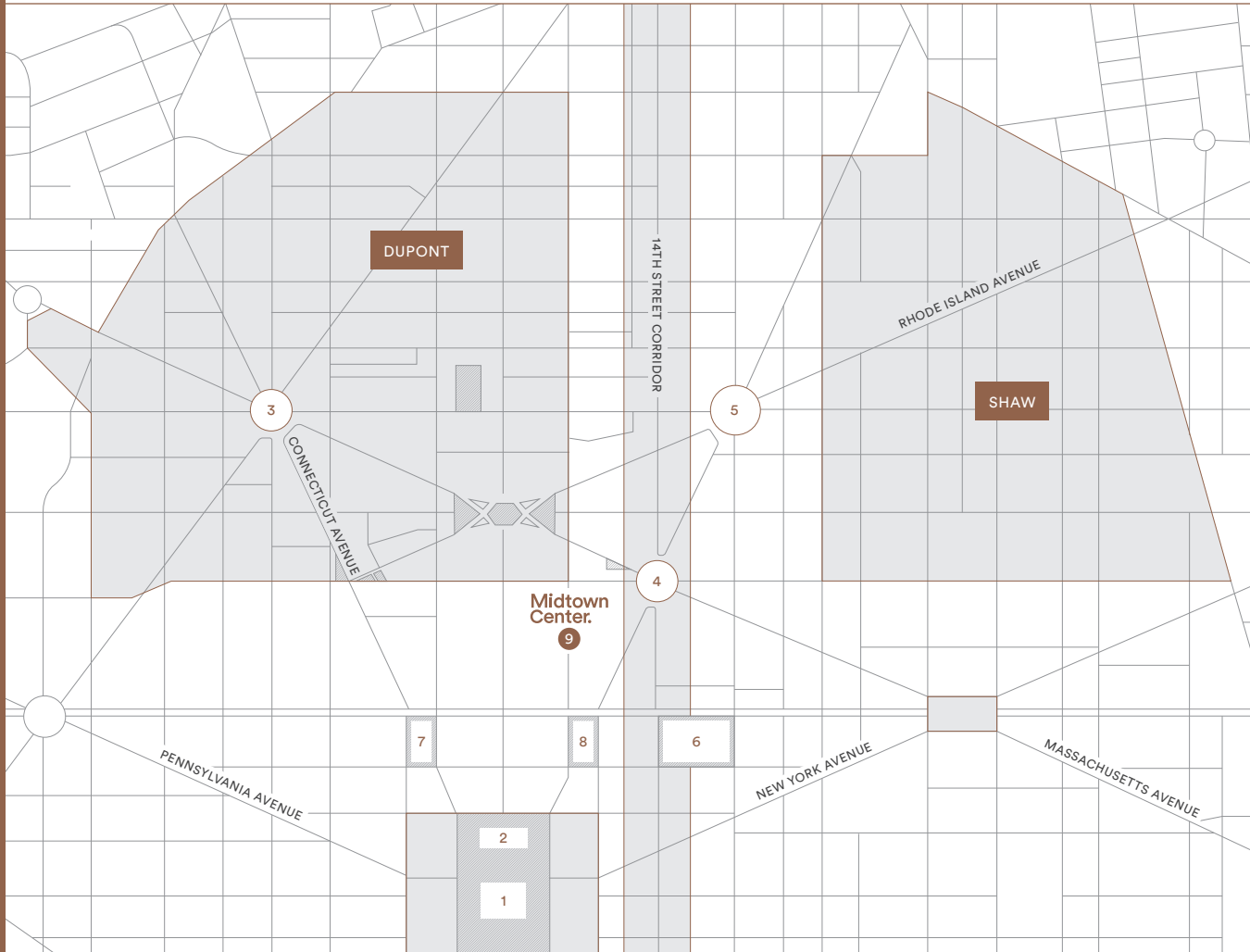


Location

Located at 15th and L Streets, Midtown Center is the nexus of where Washington works and lives. Trophy office buildings, first-class hotels and proximity to the White House define Midtown Center by day. By night, Midtown Center comes to life with its proximity to Logan Circle, Shaw and the 14th Street Corridor.

MAP OF DOWNTOWN WASHINGTON, D.C.

- 1. The White House
- 2. Lafayette Square
- 3. Dupont Circle
- 4. Thomas Circle
- 5. Logan Circle
- 6. Franklin Square
- 7. Farragut Square
- 8. McPherson Square
- 9. Midtown Center



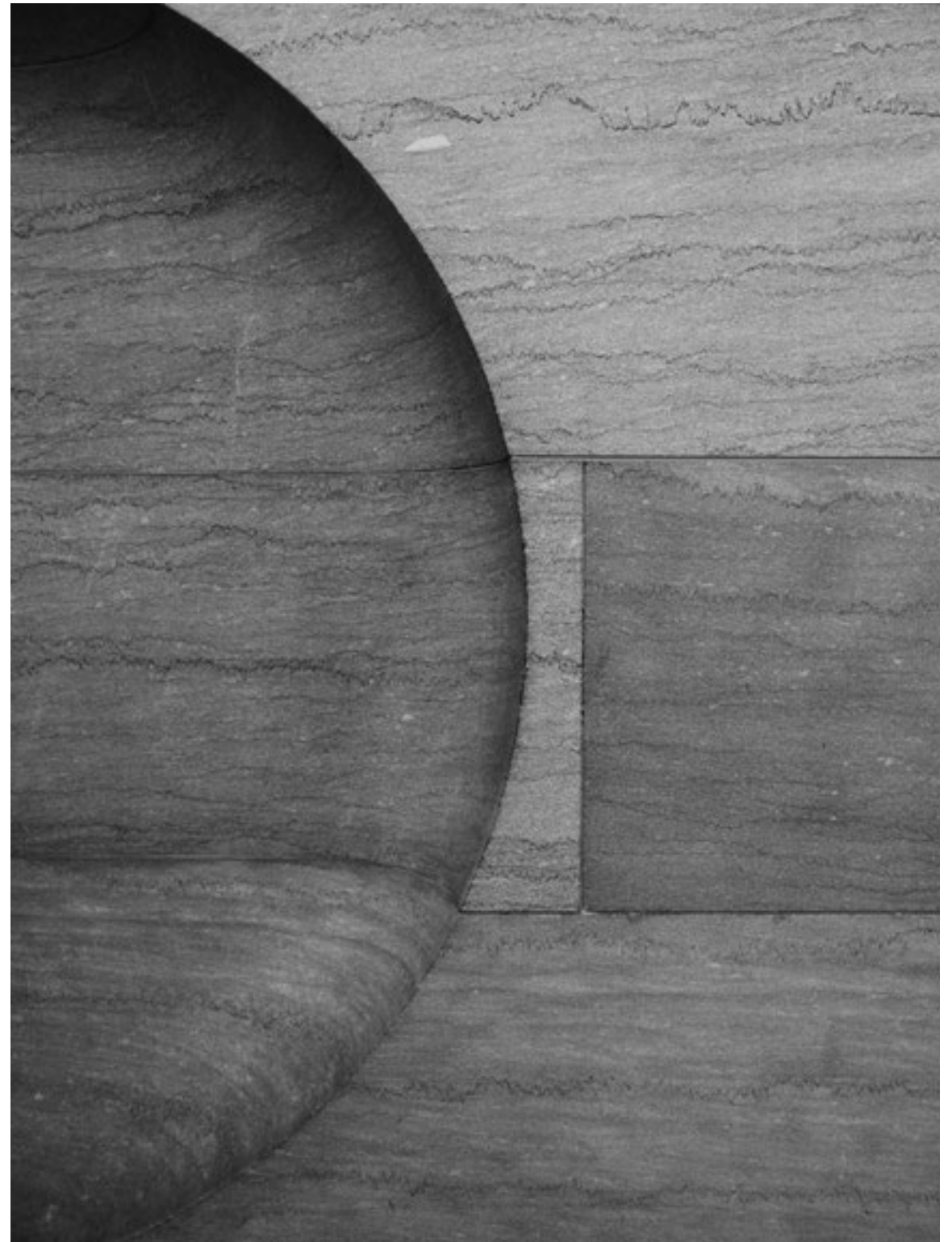


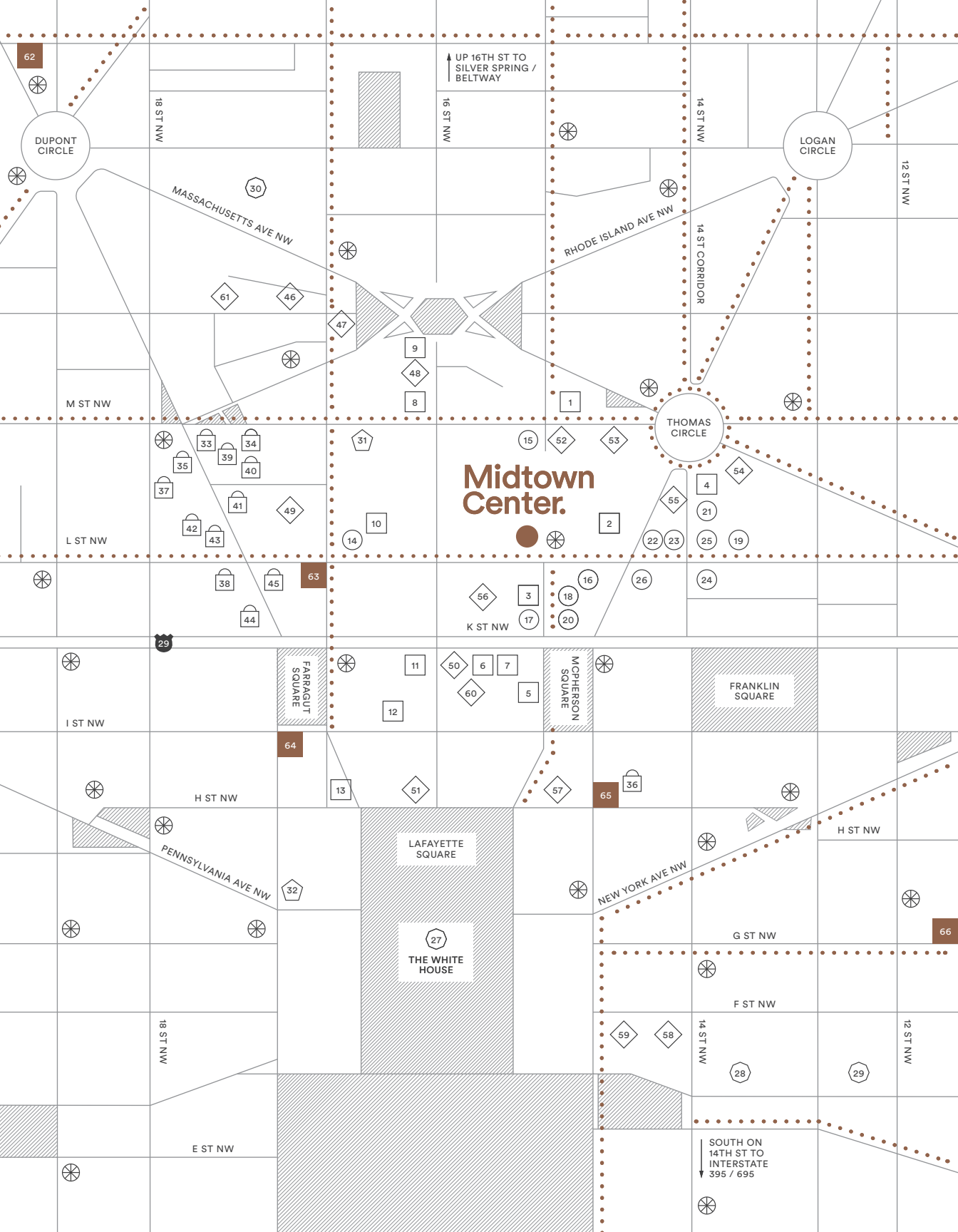
THE NEIGHBORHOOD

Midtown Center is located in downtown Washington, D.C., four blocks north of the White House and other signature landmarks. Surrounded by over 3,500 hotel rooms and bordered by the 14th Street Corridor, Midtown Center offers tenants a dynamic work environment full of vibrant activity at the heart of the city.



Midtown Center is highly accessible, offering train commuters access to McPherson Square (Blue, Orange, and Silver Lines) and Farragut North (Red Line) within three blocks. Primary bike lanes traversing the city intersect outside Midtown Center's front door at the corner of 15th and L Streets. Additionally, the building offers drivers immediate access to two primary commuting thoroughfares; 16th and L Street, which are positioned directly adjacent to the site.





MAP OF DOWNTOWN WASHINGTON, D.C.

RESTAURANTS

- 1. Rural Society
- 2. Lincoln
- 3. Claudia's
- 4. Zentan
- 5. Georgia Brown's
- 6. Decanter
- 7. Catch 15
- 8. Plume
- 9. Nage
- 10. Barcode
- 11. P.J. Clarke's
- 12. BLT Steak
- 13. The Oval Room

FAST CASUAL

- 14. Peet's Coffee & Tea
- 15. Bean & Bite
- 16. Post Pub
- 17. Cosi
- 18. Subway
- 19. Pizza Autentica
- 20. Potbelly Sandwich Shop
- 21. Chix
- 22. Au Bon Pain
- 23. Zoup!
- 24. Dunkin' Donuts
- 25. Jimmy John's
- 26. Juice Joint Café

CULTURAL

- 27. The White House
- 28. The National Theatre
- 29. Warner Theatre
- 30. Johns Hopkins University

MUSEUMS

- 31. National Geographic Museum
- 32. The Renwick Gallery

SHOPPING

- 33. Tiny Jewel Box
- 34. TAG Heuer
- 35. Johnston & Murphy
- 36. T-Mobile
- 37. Ann Taylor
- 38. Victoria's Secret
- 39. Bluemercury
- 40. H&M
- 41. Thomas Pink
- 42. Gap
- 43. Rizik's
- 44. Charles Tyrwhitt
- 45. J. Hilburn

HOTELS

- 46. Topaz Hotel
- 47. Beacon Hotel
- 48. Jefferson Hotel
- 49. Mayflower Hotel
- 50. The St. Regis
- 51. Hay-Adams Hotel
- 52. Loews Madison Hotel
- 53. The Westin
- 54. The Donovan
- 55. Residence Inn
- 56. Capital Hilton
- 57. Sofitel Lafayette Square
- 58. The Willard
- 59. W Hotel
- 60. Hyatt Place
- 61. The Tabbard Inn

METRO

- 62. Dupont Circle
- 63. Farragut North
- 64. Farragut West
- 65. McPherson Square
- 66. Metro Center

- Restaurants
- Fast Casual
- Museums
- Hotels
- Cultural
- Shopping
- Capitol Bikeshare Stations
- Metro
- Bike Paths



Building

Designed by New York based SHoP Architects, this 12 story, 862,000 RSF trophy office project features an extraordinary public plaza offering tenants and pedestrians the opportunity to interact with approximately 44,000 RSF of retail. Midtown Center creates a rare synergistic sense of place unparalleled in Washington, D.C.



The multi-tenanted building serves as Fannie Mae's new D.C. headquarters and features suspended bridges connecting the East and West office towers. Amenities are consistent with the building's first class LEED Gold design and include a fitness center, bike storage and repair facility, rooftop terrace and conference center with sprawling views of downtown Washington, D.C. and its monuments.

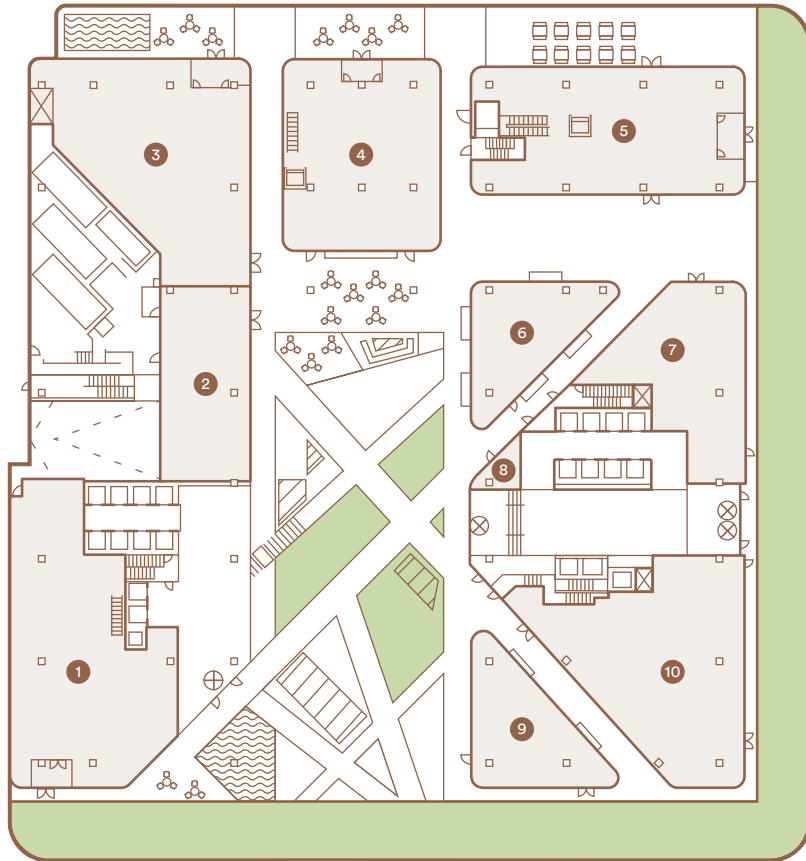


THE RETAIL

—
Midtown Center features a collection of engaging restaurants, cafes and markets. Retail spaces are designed as glass jewel boxes, with slab heights that range from 13–27 feet. Numerous opportunities for outdoor seating, in addition to a private alley and a European-style piazza, create an outdoor ‘living room’ in the heart of Downtown Washington.



Ground Floor Retail

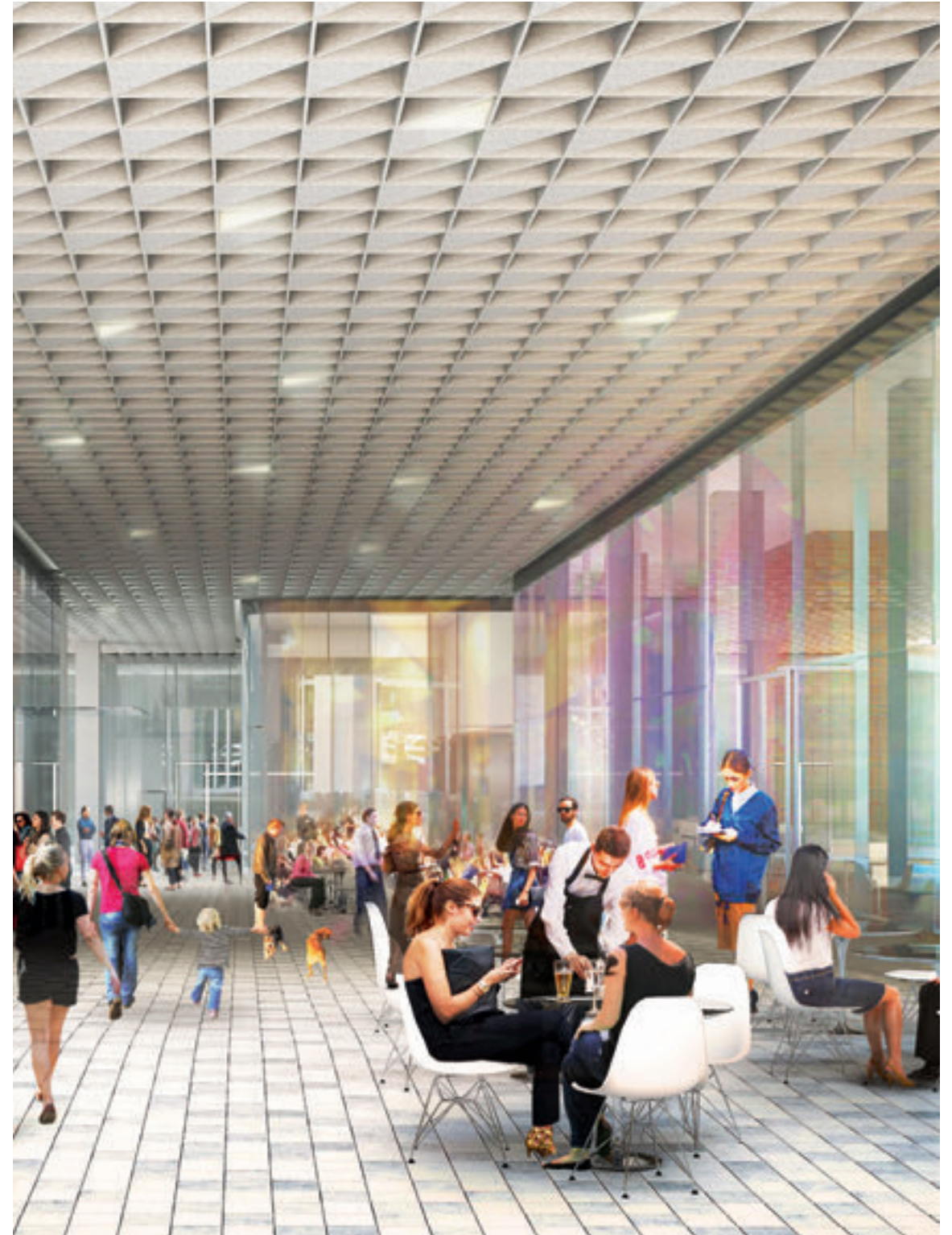


SUITE SIZE

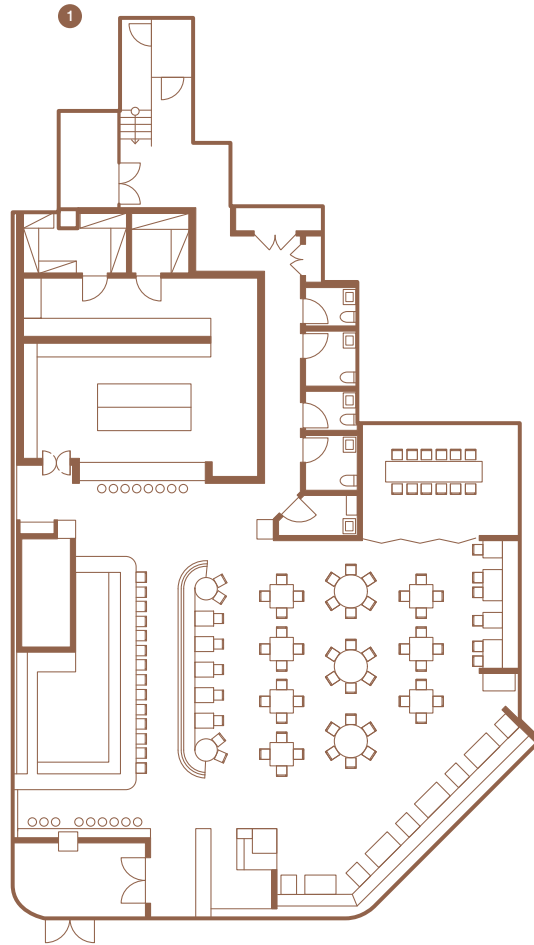
1.	5,798 RSF	6.	2,049 RSF
2.	2,624 RSF	7.	3,108 RSF
3.	5,624 RSF	8.	256 RSF
4.	5,911 RSF (Includes 1,166 RSF P1)	9.	2,170 RSF
5.	6,205 RSF (Includes 1,260 RSF P1)	10.	10,106 RSF (Includes 3,593 RSF Mezz & 1,277 RSF P1)

LEGEND

Water Feature	
Trees & Plants	

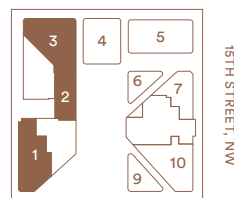


South West Retail Quadrant



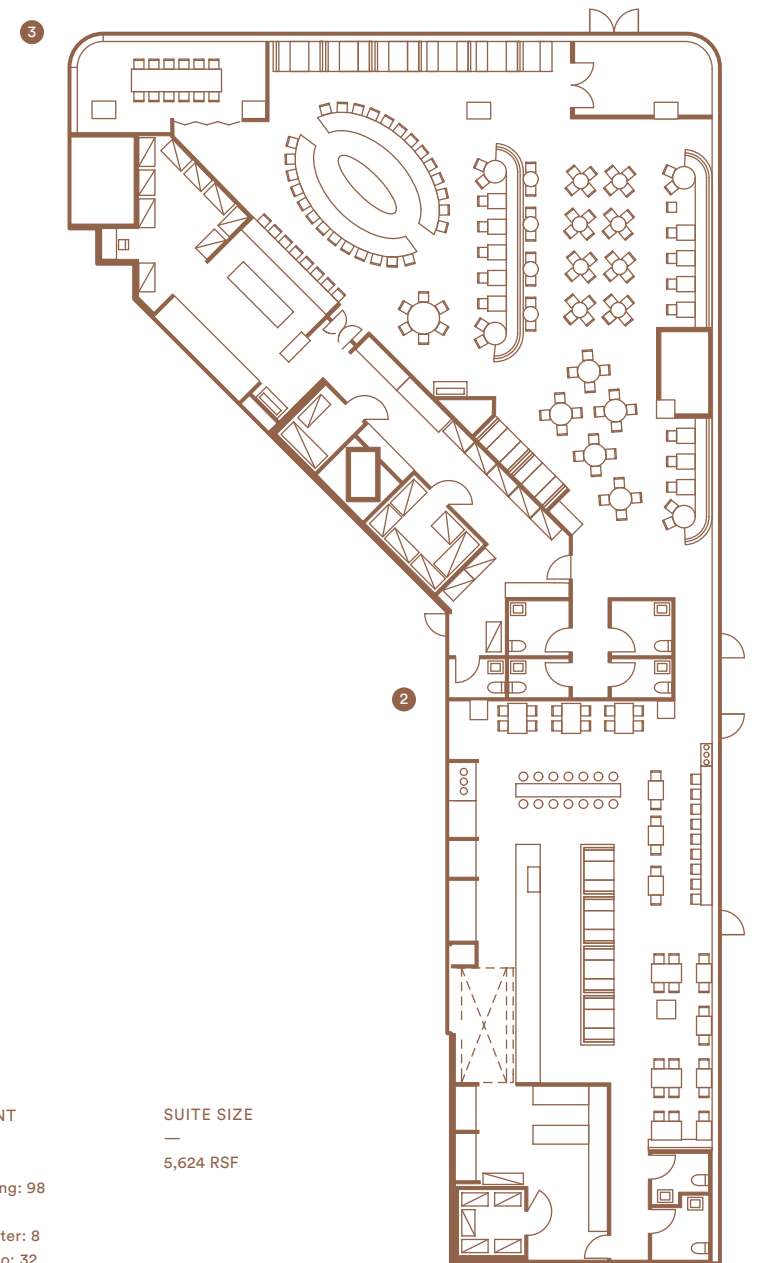
1 SEAT COUNT
 —
 Ground Floor Bar: 20
 Ground Floor Dining: 129
Total: 149

SUITE SIZE
 —
 5,798 RSF



L STREET, NW

North West Retail Quadrant



2 SEAT COUNT
 —
 Interior Dining: 77
 Exterior Dining: 12
Subtotal: 89

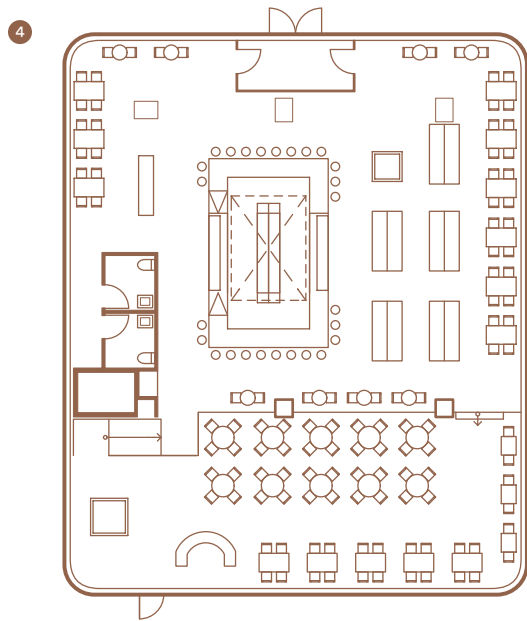
SUITE SIZE
 —
 2,624 RSF

3 SEAT COUNT
 —
 Bar Area: 70
 Interior Dining: 98
 PDR: 12
 Chef's Counter: 8
 Exterior Patio: 32
Subtotal: 220

Total: 309

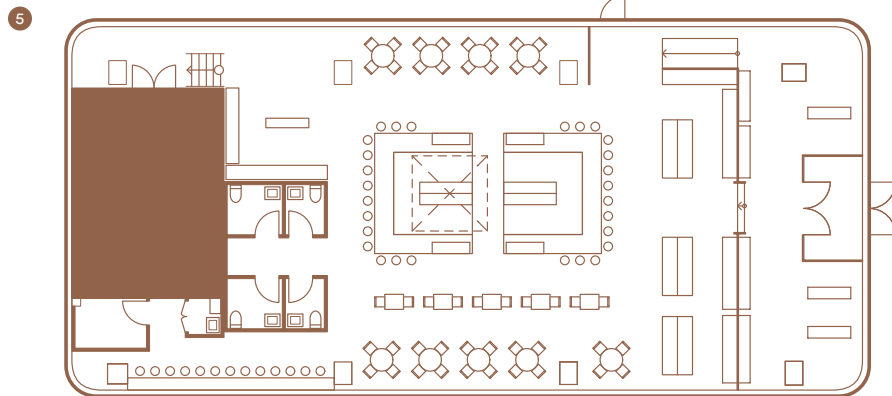
SUITE SIZE
 —
 5,624 RSF

North East Retail Quadrant



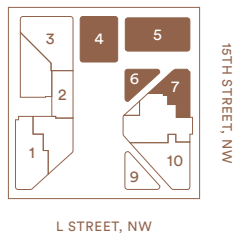
4 SEAT COUNT
 —
 Interior Dining: 144
 Exterior Patio: 48
Subtotal: 192

SUITE SIZE
 —
 5,911 RSF
 (Includes 1,166 RSF P1)

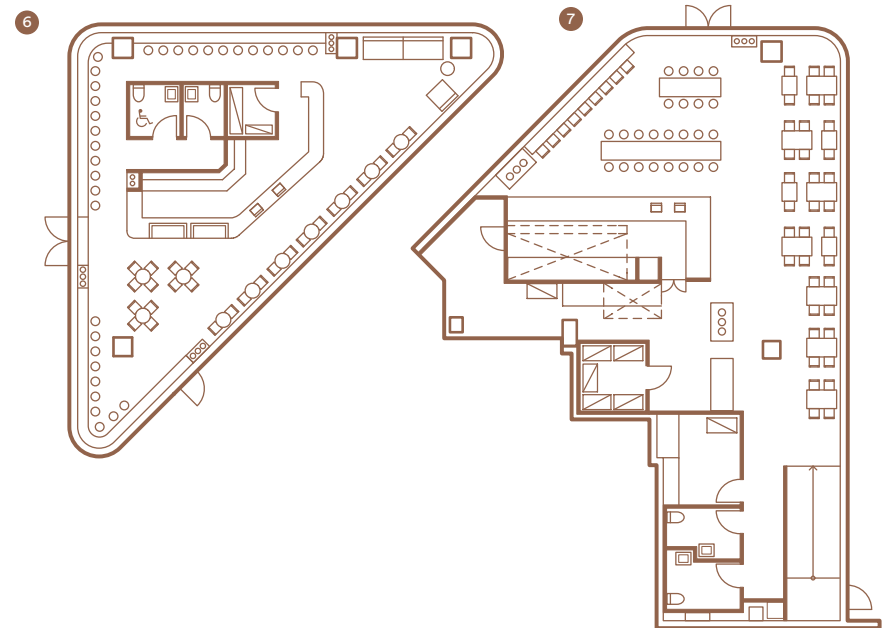


5 SEAT COUNT
 —
 Interior Dining: 91
 Exterior Patio: 108
Subtotal: 199
Total: 391

SUITE SIZE
 —
 6,205 RSF
 (Includes 1,260 RSF P1)



Central East Retail Quadrant



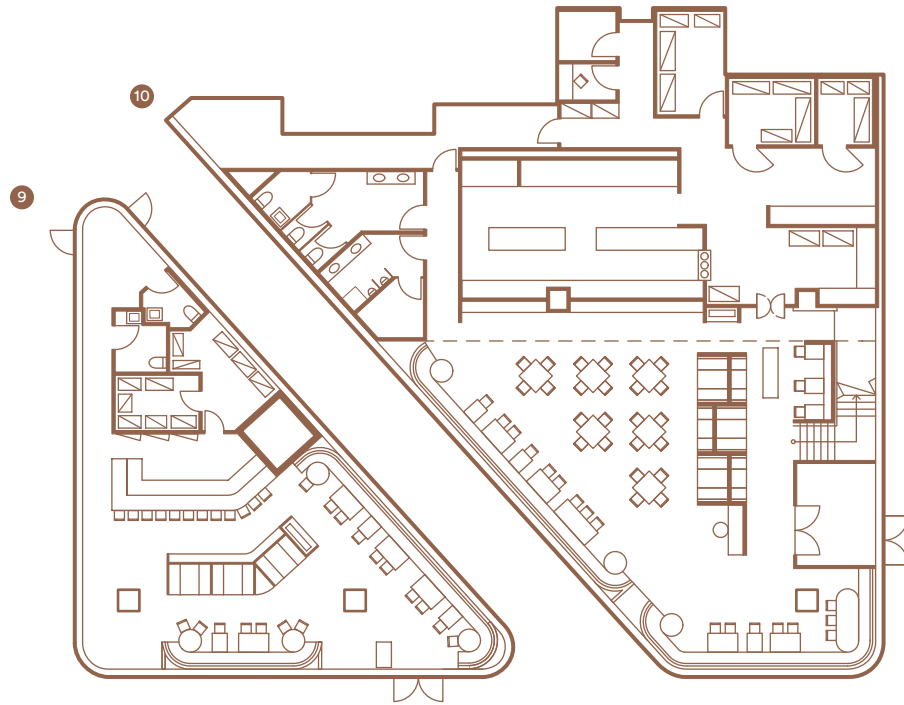
6 SEAT COUNT
 —
 Interior Seating: 64
 Exterior Patio: 30
Total: 94

SUITE SIZE
 —
 2,049 RSF

7 SEAT COUNT
 —
 Interior Dining: 69
 Exterior Patio: 28
Total: 97

SUITE SIZE
 —
 3,108 RSF

South East Retail Quadrant

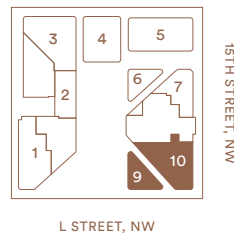


9 SEAT COUNT
—
Ground Floor Bar: 60
Subtotal: 60

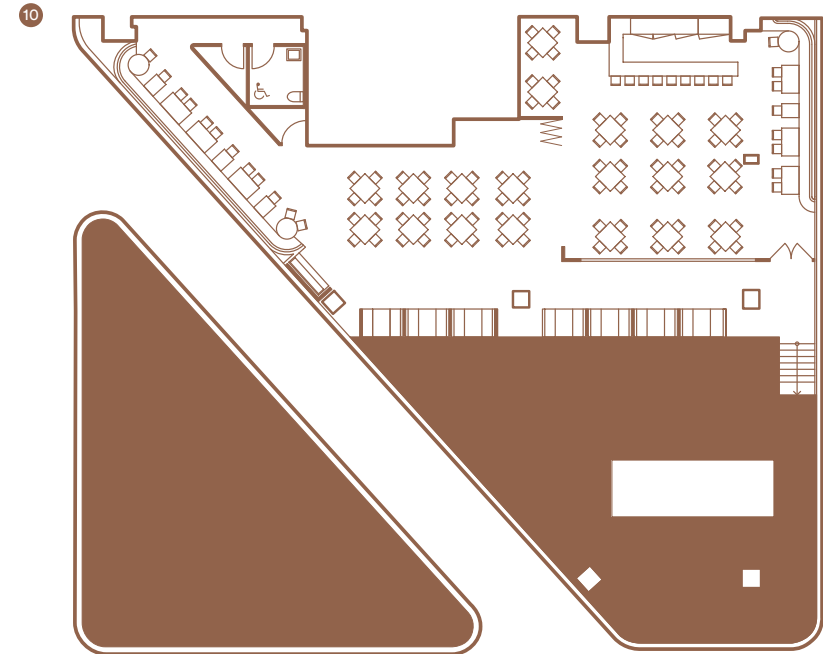
SUITE SIZE
—
2,170 RSF

10 SEAT COUNT
—
Ground Floor Dining: 109
Subtotal: 109

SUITE SIZE
—
10,106 RSF
(Includes 3,593 RSF Mezz & 1,277 RSF P1)



South East Retail Mezzanine



10 SEAT COUNT
—
Mezzanine PDR: 61
Mezzanine Dining: 84
Mezzanine Bar: 9
Exterior Patio: 56
Subtotal: 210

Total: 379

THE PLAZA

—
Inspired by the historic L'Enfant city plan, the plaza at Midtown Center mimics both the grid and diagonal elements of Washington, D.C.'s complex layout, accentuating views into active retail spaces. This area acts as a gathering place for shoppers, tenants and pedestrians alike offering open seating and gathering zones along with more private seating areas. Water features, bridges and green plantings provide calming architectural elements to the space.



“Opening the center of the site like that allows us to invite the public right in, and to arrange shops and restaurants along pathways that ‘cut the corners’ and connect adjoining neighborhoods by the most direct and natural paths.”

— Gregg Pasquarelli, Principal, SHoP Architects



THE ALLEY

—

One of the most distinguishing features of Midtown Center is the private alley located between Midtown Center's retail plaza and neighboring Columbia Center. At 40 feet wide and 300 feet deep, with over 10,000 square feet of outdoor space available for outdoor seating and programming it serves as an amenity and attractive alternative to the daytime offerings of the Central Business District. The alley also becomes a sought after destination on weeknights and weekends.



OFFICE SPACE

—

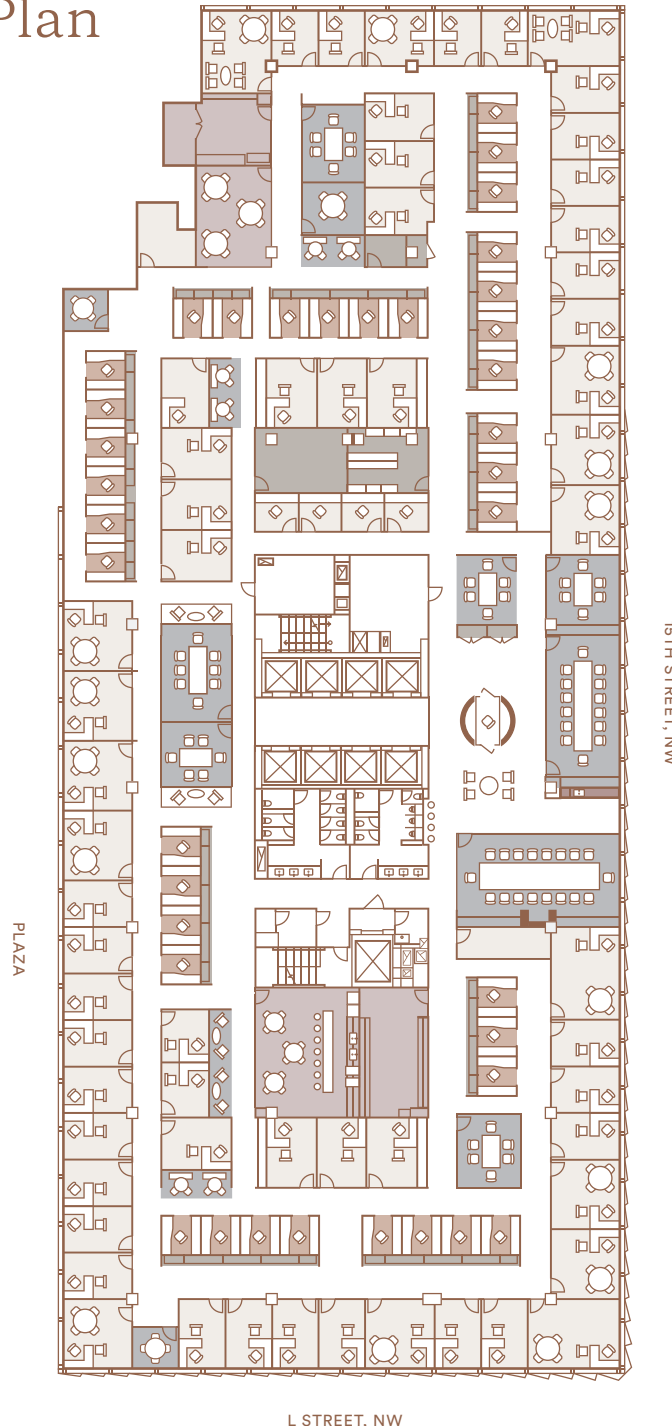
Tenants enjoy state-of-the-art building systems, unparalleled access to light and air, superior column spacing maximizing floor plate efficiencies, and unparalleled amenities in one of Washington's most iconic settings.

OFFICE SPECIFICATIONS

- Highly efficient office floors with a core factor of approximately 11%
- Finished ceiling heights achievable up to 8'10"
- Column-free perimeters with 30' x 40' column spacing
- Trophy-quality HVAC DOAS
- Targeted LEED Gold certification
- Full-height glass curtain wall
- Occupiable penthouse space (first project in D.C.)
- Rooftop terrace with expansive monumental views

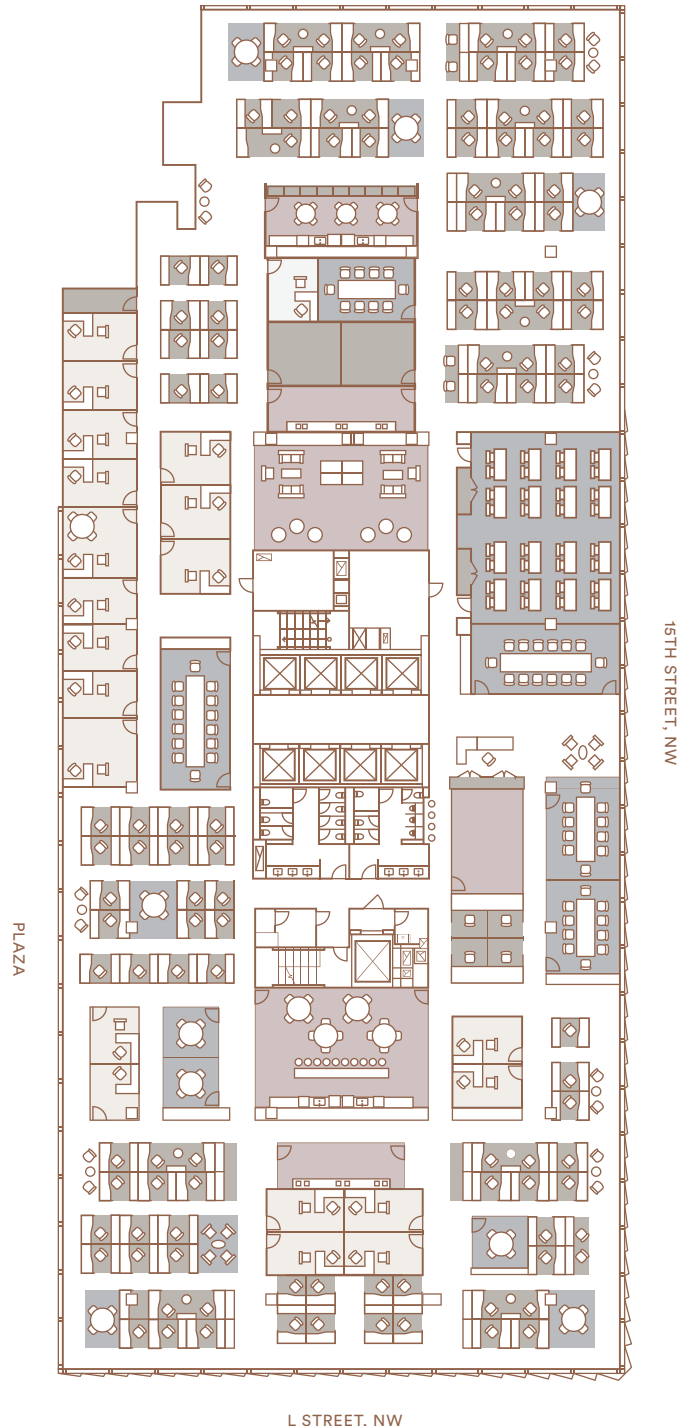


4th & 5th Floor Office Intensive Plan

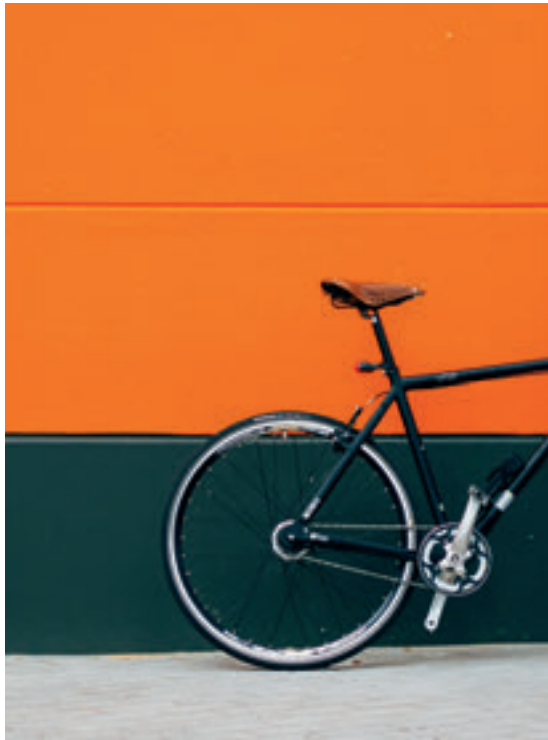


- LEGEND**
- Office
 - Workstation
 - Conference
 - Pantry / Workroom
 - LAN / Storage
- EMPLOYEE COUNTS**
- Office (15x15+): 16
 - Office Ext. (10x15): 28
 - Office Int. (10x15): 16
 - 8x8 Workstation: 37
 - Large Conf. (450-550 SF): 2
 - Med. Conf. (200-300 SF): 6
 - Various Support Space
- SUITE SIZE**
- 35,000 RSF

4th & 5th Floor Open Office Plan



- EMPLOYEE COUNTS**
- Office (15x15+): 2
 - Office Int. (10x15): 18
 - 8x8 Workstation: 122
 - Hoteling Stations: 10
 - Tele. Rooms: 4
 - Large Conf. (4500-550 SF): 2
 - Med Conf. (200-300 SF): 3
 - Various Support Spaces
- SUITE SIZE**
- 35,000 RSF



BIKE ROOM

—

A 1,300 SF bike room provides for 100 Dero bike racks, 12 secured Dero bike lockers, and 2 Dero Fixit bike repair stations.

FITNESS CENTER

—

Midtown Center's 8,000 SF+ fitness center offers an expansive cardio workout area, weight machines, free weights and a 340 SF golf practice room.

Two fitness classrooms provide ample space for group classes or training sessions. First-class locker rooms include towel service.

SHARED CONFERENCE SPACE

—

A state-of-the-art, 1,000 SF shared conference space located on the rooftop is comprised of two rooms separated by an operable partition, offering tenants maximum seating flexibility and stunning city views. Includes access to shared kitchenette for events.

SHARED ROOFTOP TERRACE

—

The building's 5,000 SF shared rooftop terrace is a premier setting for relaxation, formal events and entertainment.



Team

CARR PROPERTIES

—

Carr Properties is a privately held real estate investment trust focused on creating value for its shareholders through the ownership, acquisition and development of high-quality office properties in the greater Washington area. The company controls approximately \$2 billion of commercial office properties, including twenty-three assets totaling over 4.2 million square feet and three major development properties which will add an additional 1.25 million square feet of trophy office space to the company portfolio upon completion. The company is continuing to expand its portfolio through strategic investments in the Washington area.

The company's largest investors include a commingled fund of institutional investors advised by J.P. Morgan Asset Management and Alony Hetz Properties and Investments, Ltd. (TASE:ALHE) with additional interests held by a variety of limited partners, including the Oliver Carr Company and Clark Enterprises.

CLARK CONSTRUCTION GROUP

—

Clark has been helping its clients build for over a century. American owned and operated since 1906, it has grown from a small local excavator into one of the most capable and trusted providers of construction services. As one of the nation's most established firms, Clark Construction has a long-term perspective that is invaluable in the industry. Its 4,200 employees are spread across offices and jobsites throughout the United States. Though its presence today is larger than ever before, Clark Construction is deeply rooted in the communities where it builds and lives.

SHoP ARCHITECTS

—

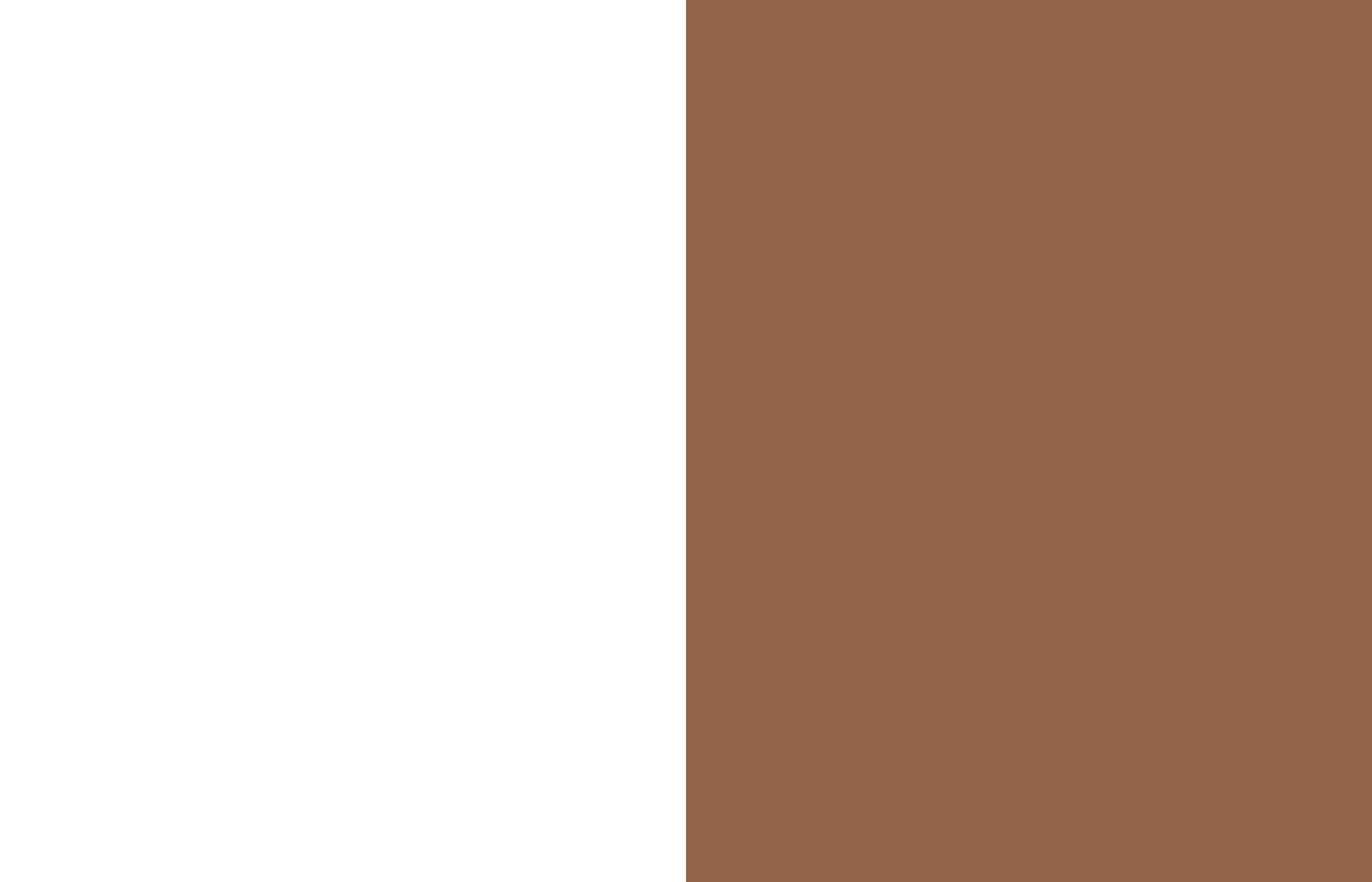
SHoP Architects was founded twenty years ago to harness the power of diverse expertise in the design of buildings and environments that improve the quality of public life. SHoP's inclusive, open-minded process allows them to effectively address a broad range of issues in their work: from novel programmatic concepts, to next-generation fabrication and delivery techniques, to beautifully crafted spaces that precisely suit their functions. Years ago SHoP set out to prove that intelligent, evocative architecture can be made with real-world constraints. Today, their interdisciplinary staff of 180 is implementing that idea at critical sites around the world.


WDG

—

WDG provides architecture, master planning and interior design from their offices in Washington, D.C. and Dallas, TX. WDG's award-winning work can be found in major metropolitan areas around the United States as well as overseas. With a staff of more than 120, WDG has produced more than 500 major buildings, including commercial office, multifamily residential, higher education, institutional, hospitality, and mixed-use projects since inception in 1938. By balancing the art and science of architecture, challenges like market economics and zoning limitations become a chance to pioneer design solutions that can create truly inspiring spaces. The firm-wide culture fosters and demands both aesthetic excellence, as well as new standards in technical innovation and building efficiency including the application of advanced materials, high-performance systems and sustainable design.







Midtown Center
midtowncenterdc.com
Carr Properties
202-303-3080