

# DISTRICT WHARF

**Get Ready for the Full  
Mile of Opportunities**

Explore all the things already  
happening—and see what's next.





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Festivals on the piers.  
The District's best lineup  
of restaurants. The most  
celebrated new music venues.  
Iconic shops. Spectacular  
residences. Riverside parks.  
A lively neighborhood. The  
Wharf's waterfront offers  
incredible experiences that  
draw people in from near  
and far, every day of the week.

Be a part of the excitement—  
The Wharf is the place in DC  
where people want to be.



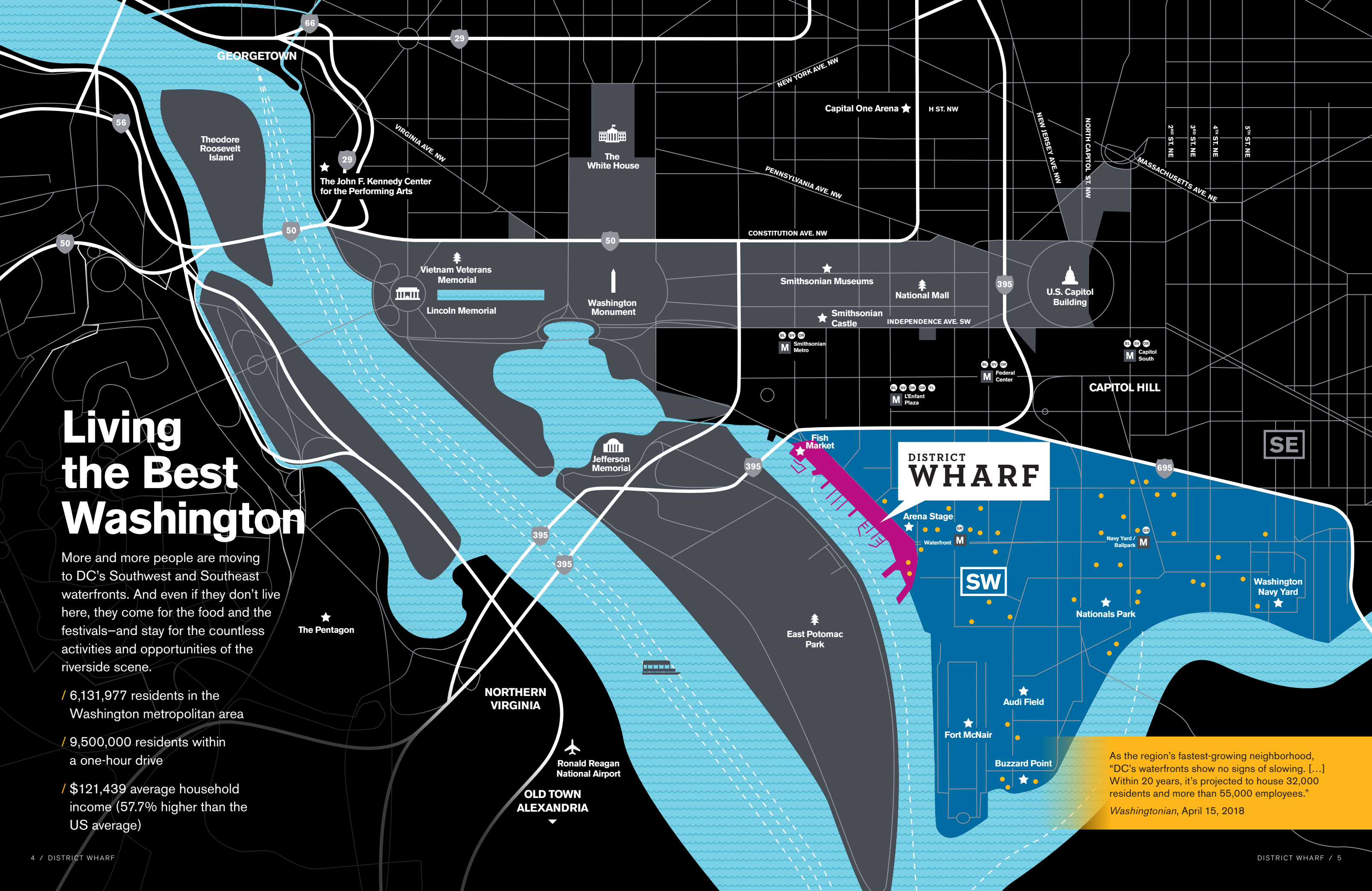
# Living the Best Washington

More and more people are moving to DC's Southwest and Southeast waterfronts. And even if they don't live here, they come for the food and the festivals—and stay for the countless activities and opportunities of the riverside scene.

/ 6,131,977 residents in the Washington metropolitan area

/ 9,500,000 residents within a one-hour drive

/ \$121,439 average household income (57.7% higher than the US average)



As the region's fastest-growing neighborhood, "DC's waterfronts show no signs of slowing. [...] Within 20 years, it's projected to house 32,000 residents and more than 55,000 employees." *Washingtonian*, April 15, 2018



# Creating and Sharing Experiences





# a whole lot of impact

As the *Washington Business Journal* said, “THEY CHANGED THE MAP. Five months in, The Wharf is already a waterfront hit in the District.” With Phase 1 of The Wharf already thriving, Phase 2 will complete the waterfront neighborhood experience.

# 3.2

million  
square feet of residential,  
retail, restaurant,  
commercial, hotel, and  
public space

# 800

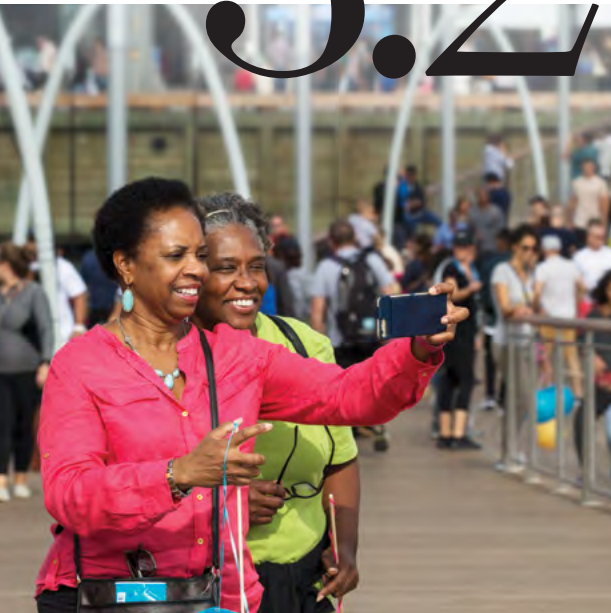
rooms in  
three hotels

# 400

boat slips

# 945,000

square feet of trophy and  
Class A office space



# 7,000

combined capacity of  
patrons of The Anthem,  
Pearl Street Warehouse,  
and Union Stage

# 700

bike parking spaces

# 14

buildings  
on 24 acres

# 335,000

square feet of retail and  
restaurant space



# 2,500

spaces in underground  
parking garage

# 6

Metro lines and VRE within  
easy walking distance

BL SV OR GR YL VRE



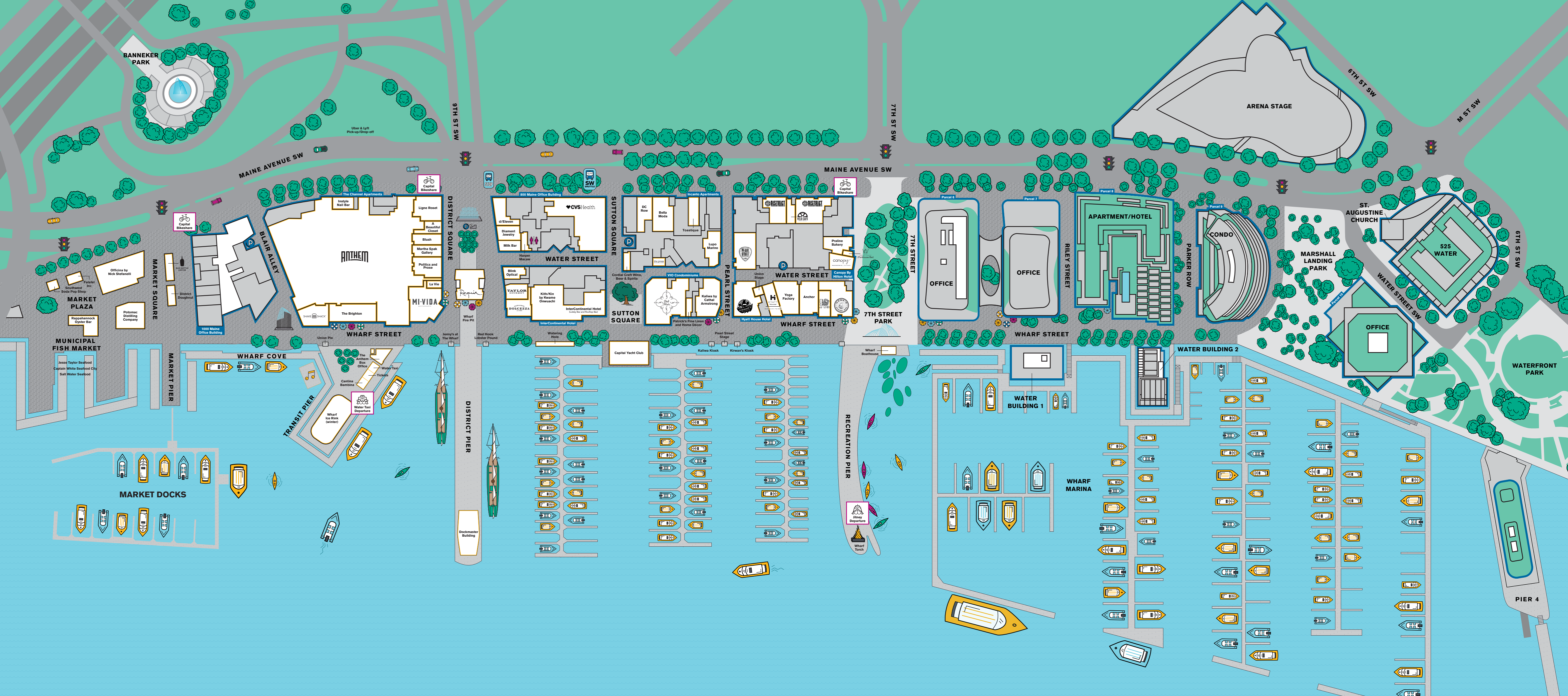


A wide-angle photograph of a waterfront cityscape. In the foreground, the calm water of a harbor reflects the sky and the buildings. A row of modern, multi-story buildings with glass and brick facades lines the waterfront. Several white boats are docked at a pier on the right. In the upper corners, branches of white cherry blossoms hang down, framing the scene. The sky is a clear, vibrant blue with a few wispy clouds on the right.

# Opening Up a Whole New World of Possibilities

By 2022, The Wharf will have an additional 1.15 million square feet of mixed-use spaces, designed by a historically prestigious lineup of architects and designers.





# The Neighborhood's Newest Additions

A collection of exciting new architectural styles—and mixed uses—is about to make waves at the waterfront.

## Parcel 6

/ 275,049 square feet of office space  
/ 16,866 square feet of retail  
/ Architect: SHoP Architects and WDG Architecture

## Parcel 7

/ 212,312 square feet of office space  
/ 19,543 square feet of retail  
/ Architect: SHoP Architects and WDG Architecture

## Parcel 8

/ 255 apartments  
/ 26,316 square feet of retail  
/ 130 hotel rooms  
/ Architect: ODA

## Parcel 9

/ 95 condominiums  
/ 16,080 square feet of retail  
/ Architect: Rafael Viñoly

## Parcel 10

/ 60,143 square feet of office space  
/ 16,171 square feet of retail  
/ Architect: Morris Adjmi Architects

## Water Building 1

/ 11,033 square feet of retail  
/ 853 square feet of maritime support services

## Water Building 2

/ 13,050 square feet of retail  
/ 3,100 square feet of maritime support services

## Wharf Marina

/ 250 boat slips  
/ Architect: Hollwich Kushner  
/ Live-aboard marina services: STUDIOS Architecture  
/ Wharf Marina Operations: S9 Architects





@rebeccaventura



@allisonlansverk



@ally.nesmith



@angelinabenabe



@angietang101



@45\_roxy



@austinnutland

# #WharfDC



@insta\_gann



@sfienhefman



@diagphotography



@kailynmcgillcuddy

**The Locals**

The Washington area's population continues to surge. Whether they're trendsters, socialites, or water enthusiasts, they're looking for the most happening place to spend their time and money—and finding it at The Wharf.



@gigipearl



@coconixandcocktails



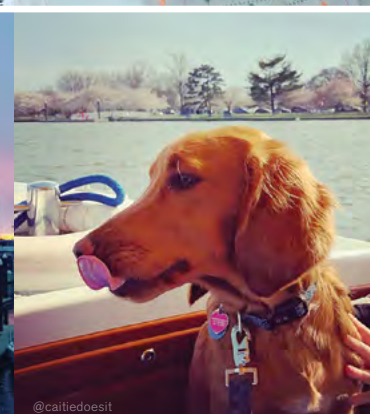
@sumontita



@emilydawnszajda



@say\_sara



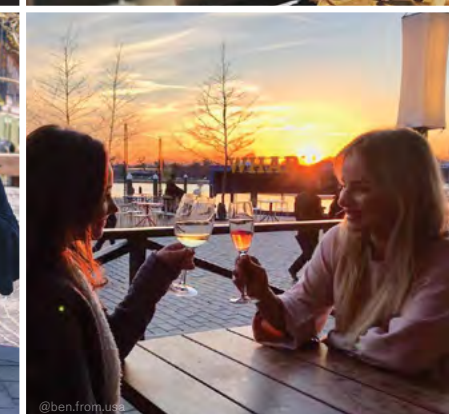
@caitdoesit



@lucanandorian



@stefanyto



@ben.from.usa



@elagance

## The Foodies

Food is America's new pastime. The Wharf's one-of-a-kind menu of restaurants appeals to social media foodies, business gourmets, "ladies who lunch," and more.



@aradidaweddings



@asicophoto



@phillesfrancine



12 / DISTRICT WHARF



@gnafalconephotos



@champagne\_coty



@jeanluc



@theburn



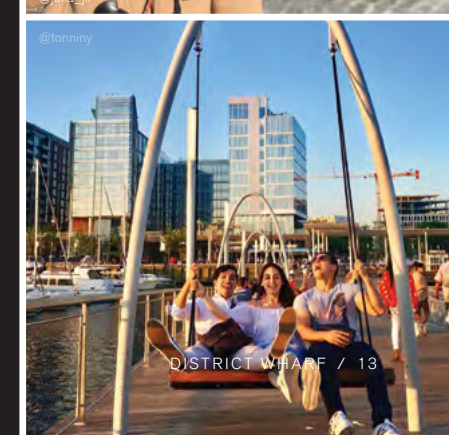
@imvie.toriabrown

## The Visitors

More than 22 million tourists, including a record 20.8 million domestic visitors, came to DC in 2017, adding up to more than \$7.5 billion in spending for accommodations, food, gifts, experiences, and business expenses.



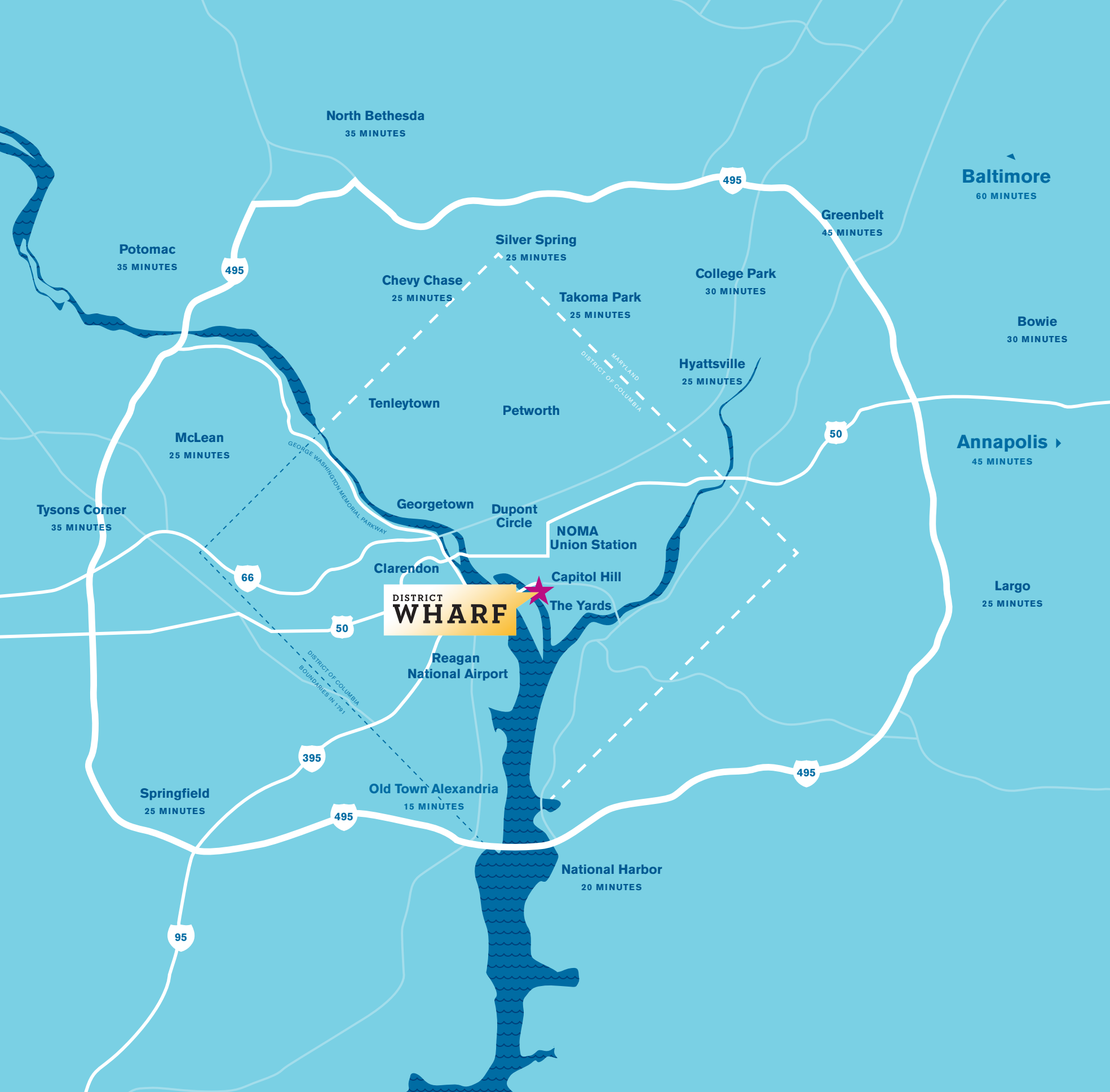
@julia\_jli



@tommy

DISTRICT WHARF / 13





# From Everywhere to Here

Easily reachable by every imaginable mode of transportation, The Wharf gives you unrivaled access to customers from the District, Virginia, and Maryland, as well as international tourists.



## walk

- / 10-minute walk from the National Mall
- / 15-minute walk from the Jefferson Memorial
- / 20-minute walk from Nationals Park



## bike

- / 3 Capital Bikeshare stations
- / 1,750 bike parking spaces
- / Access to Riverwalk Trail System



## ride

- / 5-minute walk from Waterfront Metro (Green line)
- / 8-minute walk from L'Enfant Plaza Metro (Green, Yellow, Blue, Orange, Silver lines and VRE)



## drive

- / 1,300 parking spaces in an underground garage
- / Easy access from Maine Ave SW, 7th and 9th streets SW, as well as I-396/I-695
- / 10-minute drive from Reagan National Airport and Union Station



## shuttle

- / Free roundtrip transportation from The Wharf to L'Enfant Plaza Metro, the National Mall, L'Enfant Plaza Retail, and back to the waterfront
- / Free 4G Wi-Fi



## bus

- / WMATA buses 52, 74, P6, V1, W9
- / DC Circulator (coming late summer 2018)



## jitney

- / Free ferry service from Recreation Pier to East Potomac Park
- / 1 mile of waterfront
- / 10 acres of parks, open spaces, and civic areas



## water taxi

- / 4 stops on the new regional water taxi service, including Georgetown in DC, Old Town Alexandria in Virginia, and National Harbor in Maryland



## boat

- / Travel north on the Washington Channel from the Potomac River
- / Coordinates: N 38° 52.600' / W 077° 01.334'



# A Well-Crafted Mix of the Real DC

## Arts & Entertainment ›

Our unique programming and spectacular festivals attract the crowds to The Wharf's piers and parks year-round—not to mention The Anthem and our other live music venues that draw fans from near and far on a regular basis.



## Riverfront Living

With the condos at VIO and 525 Water already sold out and the apartments at The Channel and Incanto leasing up in record time, the new residences will come online just in time to satisfy the pent-up demand. Talk about a built-in consumer base for your business.

## All About the Water ›

The Wharf's piers, parks, and promenades form a magnificent connection to water recreation and transportation. With the new marina and services coming in Phase 2, there'll be even more access to boating in addition to the kayaking, paddleboarding, water taxis, and jitney that make The Wharf a playground for all water enthusiasts.



## World-Class Hotels

Local, business, and international travelers already enjoy our one-of-a-kind selection of hotels, including the District's first Canopy by Hilton, an extended-stay Hyatt House, as well as luxury lodgings by InterContinental Hotels & Resorts—and we're adding another boutique hotel in Phase 2.



## Shopping & Dining

From iconic shops and boutiques to our collection of eateries that can only be found here, The Wharf is a must-go destination for residents and visitors alike. Phase 2 will round out this experience with an exciting selection of spaces for retailers and restaurants.

## Trophy Business ›

Our offices provide companies with prominent visibility in a standout location and a prestigious list of business neighbors. Meanwhile, employees enjoy a lively food, shopping, and entertainment scene, and the best views in the city.







33,800,000  
annual visitors to National  
Mall and historic monuments

30,000,000  
annual visits to Smithsonian  
museums

14,500,000  
annual passengers at  
L'Enfant Plaza Metrorail

65,000  
office workers in  
Federal Triangle South

300,000  
annual ridership of the  
water taxi

1,750,000  
annual passengers at  
Waterfront Metrorail

32,000,000  
annual passengers  
at Union Station, only  
10 minutes away

millions and millions  
**year-round**

18,000,000  
annual passengers at  
Reagan National Airport,  
only 10 minutes away

64,000,000  
annual vehicles on  
14th St/395 Bridge—  
175,000 per day

1,000,000  
annual patrons at  
Historic Fish Market

500,000  
annual visitors expected at  
the new International Spy  
Museum (opening 2019)

500,000  
annual passengers at  
Entertainment Cruises

2,000,000  
annual baseball fans at  
Nationals Ballpark, only  
12 minutes away

1,500,000  
projected annual patrons  
at the new Buzzard Point  
soccer stadium, Audi Field

The Washington area is  
one of the country's most  
popular destinations—and  
it features half of the  
nation's richest counties  
for a population with  
the highest per capita  
incomes in the US.





# A Snapshot of Who's Already Here

Find yourself in the District's best company at the water's edge.



## Restaurants, Pubs & Eateries

12 Stories Bar	Grazie Grazie	Praline Bakery
Ben & Jerry's Ice Cream	Hank's Oyster Bar	Rappahannock Oyster Company
Blue Bottle Coffee	H BAR at Hyatt House	Shake Shack
The Brighton SW1	Kaliwa by Cathal Armstrong	Southwest Soda Pop Shop
Camp Wharf at the Firepit	Kirwan's Irish Pub	Surfside
Canopy Central Bar & Cafe	Kith/Kin by Kwame Onwuachi	The Grill
Cantina Bambina	La Vie	Tiki TNT
Chopsmith	Lupo Marino	Toastique
Del Mar de Fabio Trabocchi	Mi Vida	Twisted at The Wharf
District Doughnut	Officina by Nicholas Stefanelli	Union Pie
Dolcezza	Pearl Street Warehouse	Union Stage
Falafel Inc		Whiskey Charlie

## Hotels

Canopy by Hilton Washington, DC – The Wharf
Hyatt House Washington, DC – The Wharf
InterContinental Washington, DC – The Wharf

## Retail Shops & Services

A Beautiful Closet	Martha Spak Gallery
Array Floral Design Studio	Orangetheory Fitness
Bella Moda Salon & Spa	Patrick's Fine Linens & Home Decor
Cordial Craft Wine, Beer & Spirits	Politics and Prose Bookstore
CVS Pharmacy	Shop Made in DC
Diament Jewelry	The Press Dry Cleaner
District Flow Yoga	The UPS Store
GLO30	The Wharf Spa by L'Occitane
InStyle Nail Bar	
Maggie O'Neill Gallery	

## Office Tenants

American Psychiatric Association	Lumark Technologies
Anybill	Madison Marquette
Business Roundtable	MakeOffices
Capital Guidance	Michael Best & Friedrich LLP
Cornerstone Government Affairs	Socially Determined
Daimler North America	Van Scoyoc Associates
District Wharf Community Association	Washington Gas
Fish & Richardson	Williams & Connolly LLP
Hoffman & Associates	



# The Wharf Will Be Completed in 2022

Come join us at the waterfront to experience everything this neighborhood offers—and find the perfect space for your business.

## About the Team

The Wharf is led by Hoffman & Associates and Madison Marquette, two accomplished mixed-use developers with national stature, unparalleled reputations, and stellar financial results. Hoffman-Madison Waterfront includes development partners with deep local roots, including ER Bacon Development, City Partners, Paramount Development, and Triden Development. District-headquartered Perkins Eastman DC, the master planner and architect, will continue to guide the collective vision and ensure that The Wharf is a beloved waterfront neighborhood for generations to come.

HOFFMAN





The background of the advertisement is a photograph of the District Wharf development in Washington, D.C. It shows a modern brick and glass building with a large outdoor patio area where many people are sitting at tables. A tall glass skyscraper is visible in the background. A pink semi-transparent banner is overlaid on the top right of the image.

DISTRICT  
**WHARF**  
wharfdc.com

where DC meets new retail

# opportunities

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@TheWharfDC