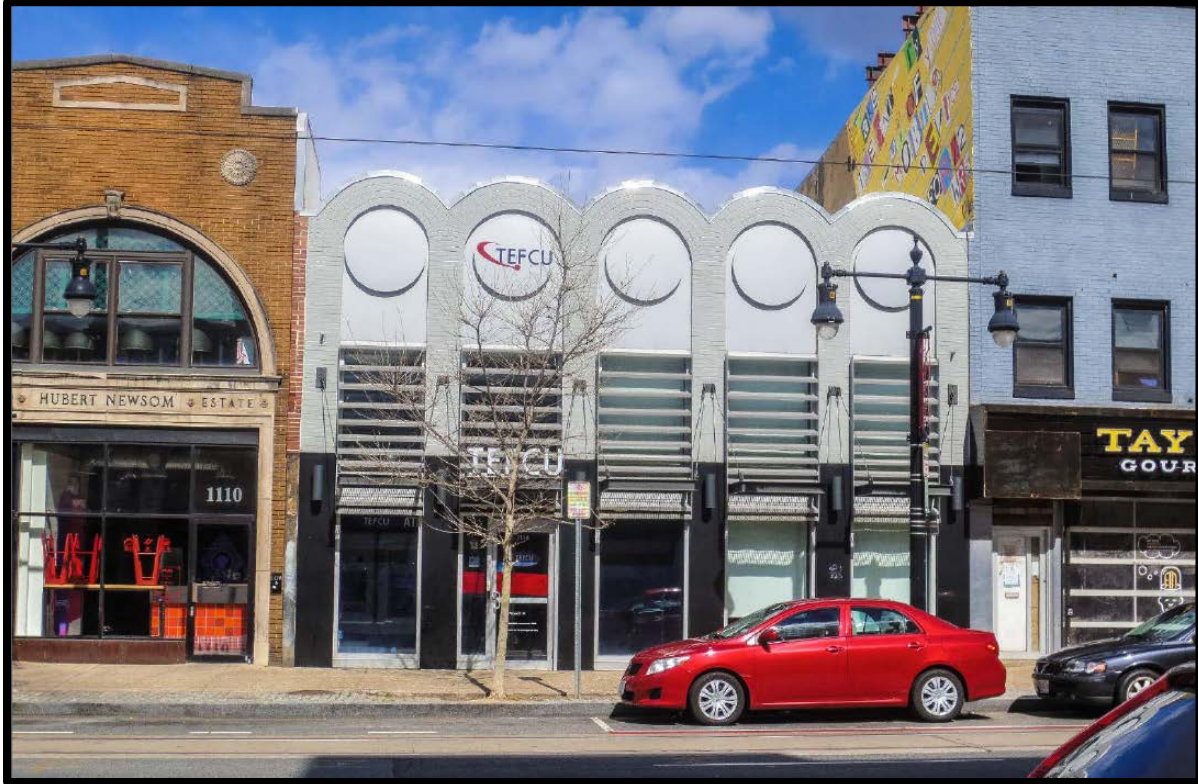


**1114 H STREET, NE
WASHINGTON, DC**

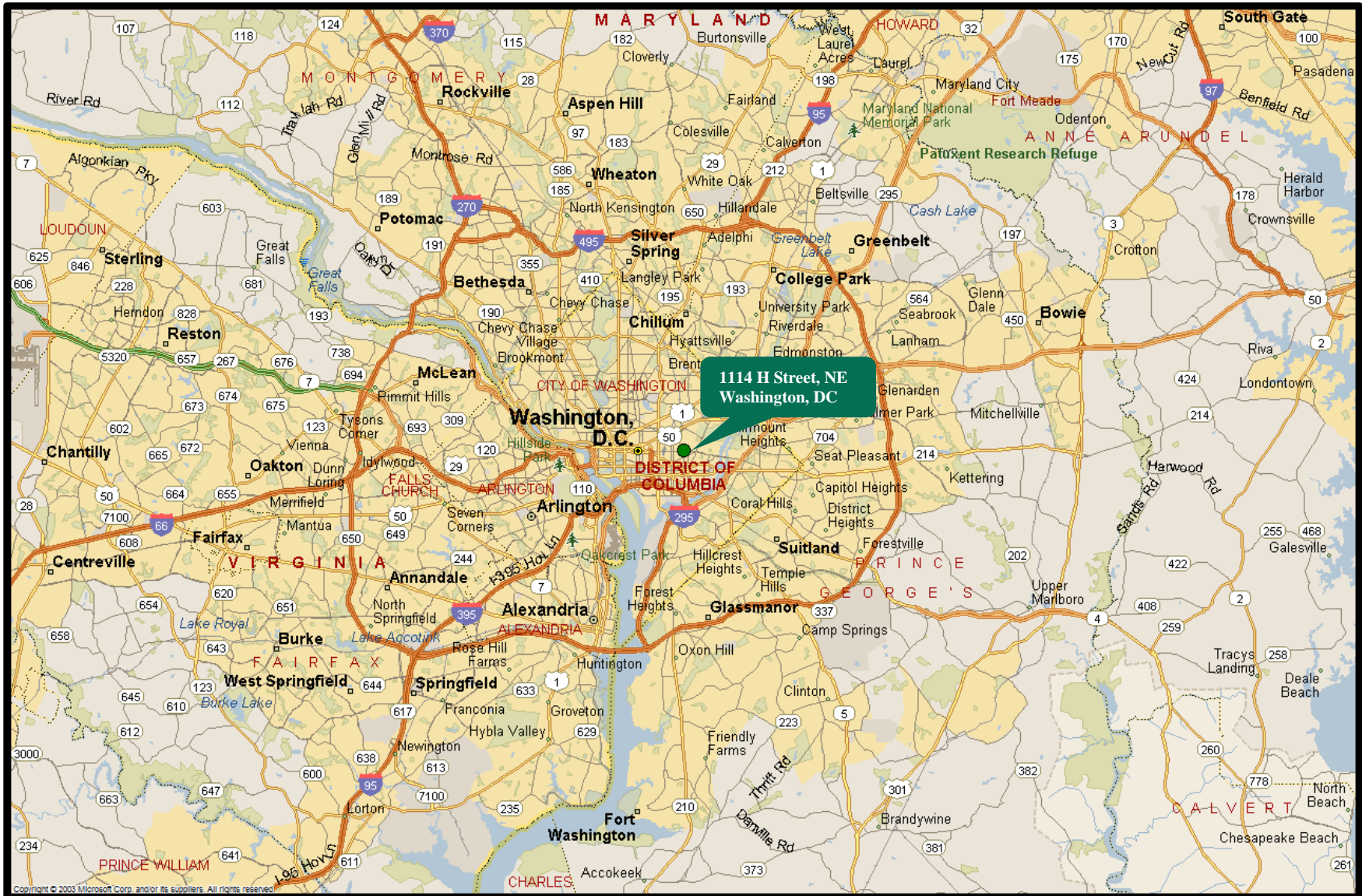


Presented by:

**Kathy Coakley
Greenhill Realty Company
4901 Fairmont Avenue
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Bethesda, Maryland 20814
Phone: 301-657-2525 ext. 17
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E-mail: kcoakley@greenhillcompanies.com**

GREENHILL

AREA MAP



LEASING INFORMATION

PHYSICAL DESCRIPTION

Address: 1114 H Street, NE
Washington, DC 20002

Square Footage: 4,374 s.f. (1,952 s.f. on main level, 1,952 s.f. on sublevel and 470 s.f. mezzanine)

Street Frontage: 34 feet

LEASING TERMS

Rate: \$160,000 per year, NNN

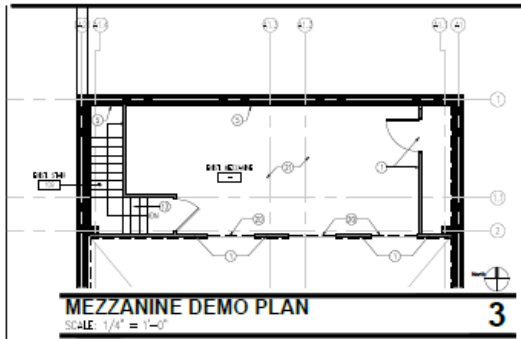
Term: Five (5) years, with options available

Lease Commencement: Immediate

Rent Commencement: Ninety (90) days following lease commencement

GREENHILL

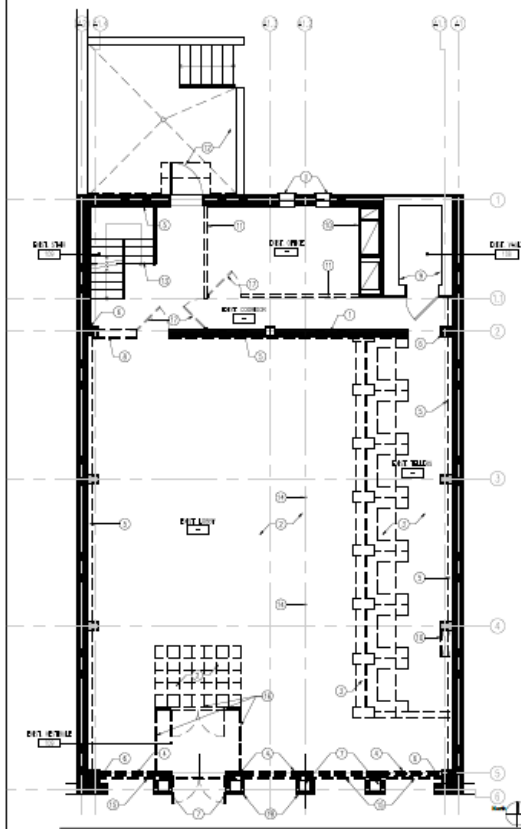
FLOOR PLAN



MEZZANINE DEMO PLAN

SCALE: 1/4" = 1'-0"

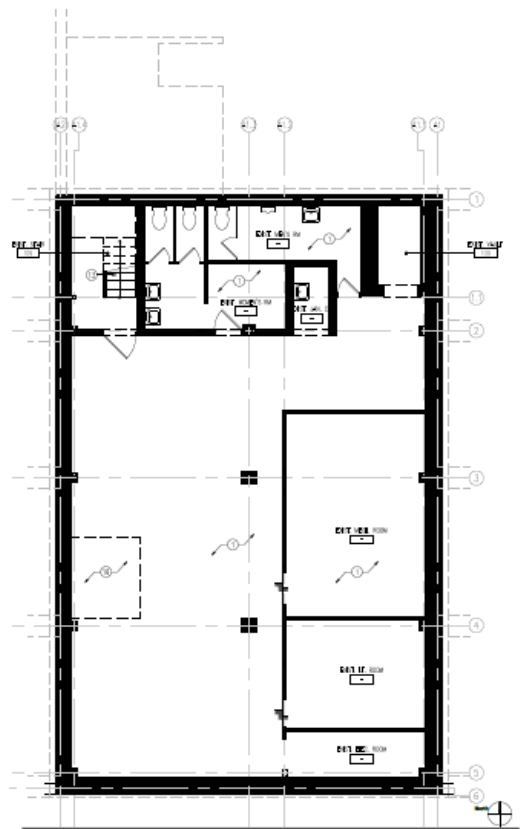
3



FIRST FLR DEMO PLAN

SCALE: 1/4" = 1'-0"

2



BASEMENT DEMO PLAN

SCALE: 1/4" = 1'-0"

1

SHEET NOTES

- 1 DEMO TO REM.
- 2 REMOVE ALL EXISTING FINISH INCLUDING: TRAFFIC PARTING, POLYURETHANE FLOORING, FLOOR AND WALL FINISHES, CEILING, EXISTING FLOORING, FLOOR AND WALL FINISHES, AND VERTICAL EXHAUST SYSTEMS.
- 3 REMOVE EXISTING WALLS, PARTITION AND FINISHES, COORDINATE WITH THE BUILDING OWNER FOR STORAGE OF DEMO DEBRIS FOR MAXIMUM PERIOD OF VERTICAL EXHAUST SYSTEMS.
- 4 REMOVE EXISTING EXTERIOR WALLS, FINISHES AND PARTITION WALLS, COORDINATE WITH THE BUILDING OWNER FOR STORAGE TO.
- 5 WALL CONSTRUCTION AT EXISTING WALL AND EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS. EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS. EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS.
- 6 WALL CONSTRUCTION AT EXISTING INTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS. EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS.
- 7 DEMO EXISTING EXTERIOR WALLS, FINISHES AND PARTITION WALLS, COORDINATE WITH THE BUILDING OWNER FOR STORAGE TO.
- 8 EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS. EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS.
- 9 EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS. EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS.
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- 20 EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS. EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS.

GENERAL NOTES

- A. COORDINATE WITH OWNER FOR ALL DEMO TO REM.
- B. THE CONTRACTOR SHALL REMOVE ALL EXISTING WALLS, PARTITION WALLS, CEILING, FLOORING, FLOOR AND WALL FINISHES, AND VERTICAL EXHAUST SYSTEMS.
- C. THE CONTRACTOR SHALL REMOVE ALL EXISTING WALLS, PARTITION WALLS, CEILING, FLOORING, FLOOR AND WALL FINISHES, AND VERTICAL EXHAUST SYSTEMS.
- D. THE CONTRACTOR SHALL REMOVE ALL EXISTING WALLS, PARTITION WALLS, CEILING, FLOORING, FLOOR AND WALL FINISHES, AND VERTICAL EXHAUST SYSTEMS.
- E. THE CONTRACTOR SHALL REMOVE ALL EXISTING WALLS, PARTITION WALLS, CEILING, FLOORING, FLOOR AND WALL FINISHES, AND VERTICAL EXHAUST SYSTEMS.
- F. COORDINATE WITH BUILDING OWNER FOR ANY DEMO TO REM.
- G. EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS. EXTERIOR WALLS SHALL BE CONFORMING TO THE LOCAL CODES AND REGULATIONS.

TEFCU

Transit Employees Federal Credit Union
 Northeast Branch
 1114 H Street N.E.
 Washington, DC 20002

Genstar

3000 E. Broad Street
 Suite 200
 Washington, DC 20002
 Telephone: 202.277.2800
 Fax: 202.277.2807

Rev.	Date	Description	By	Check
01	07/20/10	ISSUE FOR PERMITS	DL	MS

Project Name	
Client	TEFCU
Project Number	01710000
Contract Number	
Scale	AS SHOWN
Drawn By	DL
Checked By	MS
Date	07/20/10

A01.01



NEIGHBORHOOD DEVELOPMENT



1. Pullman Place
42 Condo Units
Retail: 35,000 SF
Under Construction

2. 301 H Street NE
25 Condo Units
Retail: 5,000 SF
Delivered 2015

3. 315-321 H Street NE
135 Residential Units
Retail: 6,000 SF
Planned

4. 360°
215 Multifamily Units
Retail: 42,000 SF
Anchor: Giant
Delivered 2013

5. 17 Solar
26 Condo Units
Entirely Solar-Powered
Delivered 2015

6. 501 H Street NE
28 Apartment Units
Retail: 15,000 SF
Planned

7. The Apollo
430 Residential Units
Retail: 70,000 SF
Anchor: Whole Foods
Delivered 2016

8. Anthology
2 Buildings
307 Multifamily
Retail: 10,000 SF
Neighborhood's First Starbucks
Delivered 2016

9. 646-654 H Street NE
26 Condo Units
Retail: 8,800 SF
Planned

10. H Street Connection
419 Multifamily Units
Retail: 44,300 SF
Parking: 435
Planned

11. 920-922 H Street NE
9 Residential Units
Ground Floor Retail
Planned

12. 1115H
16 Condo Units
Delivered 2015

13. 1219-1223 Florida Ave NE
8 5-BD Apartment Units
Planned

14. 1300 H Street NE
36 Residential Units
Retail: 6,614 SF
Planned

15. 1301 H Street NE
9 Condo Units
Retail: 5,600 SF
Planned

16. 1313 Linden Ct NE
4 Townhomes
Commercial Space
Planned

17. 1326 Florida Ave NE
45 Micro-Units
Delivered

18. The Corey
49 Condo Units
Ground Floor Retail
Delivered 2016

19. 1371-1375 H Street NE
27 Residential Units
Retail: 2,500 SF
Planned

20. The Maryland
84 Condo Units
Delivered 2015

21. 1401 Florida Ave NE
28 Condo Units
Under Construction

22. Flats at Atlas
257 Multifamily Units
Retail: 5,000 SF
Delivered 2012

23. 1701 H Street NE
180 Residential Units
Retail: 14,000 SF
Planned

NEIGHBORHOOD DEVELOPMENT



DC's population has increased by **11%** since 2010 to more than **672,000** – its highest level since the 1970s

Residential growth is expected to continue with projections estimating D.C.'s population to reach more than **808,000** by 2030

Daytime population in excess of **1,000,000** people

20,000,000 annual visitors

