

CAPITOL CROSSING

Year 2021 in Review



A Look Back at Last Year

With many of our tenants working remotely and with 2022 around the corner. It's important for us at Property Group Partners to share with you what was accomplished in 2021.

RESTAURANTS

The first of four of the highly anticipated restaurants opened its door on October 5 at Capitol Crossing. **L'Ardente**, a timeless Italian culinary experience, has received rave reviews online, by the local news, and food critics. Currently, the restaurant is open for diner Monday-Sunday, 5 pm -10 pm. In 2022, tenants and patrons can expect lunch and brunch options.

ART

Continuing with the partnership tradition between Property Group Partners and the William Louis-Dreyfus Foundation, over forty art pieces have been curated and installed in 200 & 250 Massachusetts Ave. common areas. In 2022, given things are back to a "new normal" PGP plans to schedule tours and visits by schools, arts organizations, or other interested art lovers.

TOP HIGHLIGHTS

**L'ARDEnte - ITALIAN
GLAM**

**ART COLLECTION -
WILLIAM LOUIS-DREYFUS**

COVID INITIATIVE

LEASING

COMING 2022



COVID

In the fight against COVID-19, the HVAC systems at Capitol Crossing were updated with MERV-15 air filters, capable of trapping air particulates, including bacteria and viruses down to 0.3 microns.

LEASING

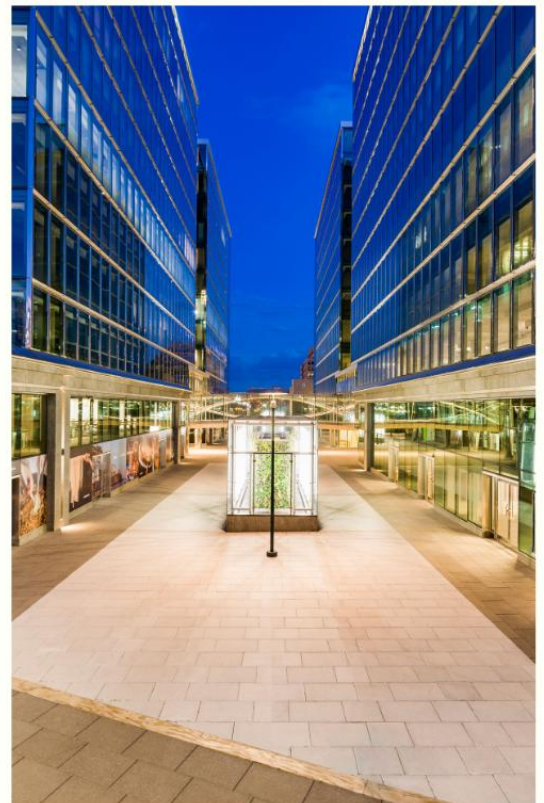
On the leasing side, we have signed three new leases at 200 Massachusetts Ave. and two new leases at 250 Massachusetts Ave. In 2022, 200 Massachusetts Ave. will reach 95% occupancy and 250 Massachusetts Ave. will have some very exciting anchor tenants.

Coming 2022

This year, we can expect more leasing, more activities, and more foot traffic at both 200 & 250 Massachusetts Ave. as we open Tatte Bakery in February 2022, Bar Spero in the Spring of 2022, and Love Makoto in the late Summer of 2022.

As we welcome tenants at 250 Mass., we will resume construction on the long-awaited 250 fitness center.

Some behind-the-scenes work will be ongoing with the development of Center Block at Capitol Crossing. More information to come about what we can expect that to look like and include.



EXECUTIVE VICE PRESIDENT MESSAGE

The exceptional challenges of this past year are global. In spite of these adversities, we had milestones and celebrations. We welcomed T. Rowe Price in the summer of 2021 and this year we will be welcoming two new tenants at 200 Mass.

Looking forward to 2022, our team will be working tirelessly to add more value to this amazing development and to our tenants. We will open three new restaurants and will have some anchor tenants at 250 Mass. To a proactive 2022!

George Cantrell