

CAPITOL CROSSING

Year 2024 in Review



A Look Back at Last Year

Another year marked by incredible achievements for Capitol Crossing. From welcoming new tenants, enhancing and adding new amenities to hosting vibrant community events; each step taken has strengthened our role as a hub for connection and excellence in downtown D.C. and the East End.

OUR RESTAURANTS

It is no surprise that **Love, Makoto**, has earned a spot on several “best” lists over the past year. **Dear Sushi** was a RAMMY Awards finalist for *New Restaurant of the Year*. Both **Dear Sushi** & **Beloved BBQ** were featured in the Michelin 2023 DC Guide and ranked among the Traveler’s *20 Best Restaurants in Washington, D.C.* along with making Washingtonian’s *100 Very Best Restaurants list*. Love, Makoto was named to *Yelp’s Best New Restaurants of 2024* and *Best New Food Hall* by the Washingtonian.

Another year of numerous accolades for **L’Ardente**, as it was awarded a Bib Gourmand designation in the 2024 by Michelin Guide, recognizing its high-quality, value-driven dining experience. It was also named one of *The 40 Best Restaurants in and Around DC* by Washington Post food critic Tom Sietsema and landed on Washingtonian’s *100 Very Best Restaurant list*, ranking at #8.

TOP HIGHLIGHTS

OUR RESTAURANTS

OUR AMENITIES

LEASING

COMING 2025

While we celebrated all the success of our restaurants, we also bid farewell to **Bar Spero**, a standout in the city's vibrant culinary scene. Known for its bold flavors, wood-fired techniques, and innovative approach to modern dining, Bar Spero quickly became a favorite destination for food lovers since its debut. It's closure marks the end of an era, leaving behind cherished memories of its lively ambiance, and creative menu that pushed boundaries. While Bar Spero's chapter has come to a close, its impact on the local dining culture will continue to inspire the city's ever-evolving culinary landscape.



OUR AMENITIES

Our biggest accomplishment of 2024 was the completion of the 250 Mass Conference Center. We used the 7,770 SF vacant space on the 2nd floor and turned it into two beautiful spaces. **The Cabinet** and **The Congress**, offer tenants a professional environment for hosting meetings, and gatherings. Both rooms are equipped with advanced audiovisual technology, including video conferencing capabilities, and are supported by a fully functional catering kitchen to accommodate a range of event needs. This addition underscores Capitol Crossing's commitment to providing innovative and convenient amenities for its tenants.

• The Galleries at Capitol Crossing

Over the past two years, we have been diligently working to complete the curation of the Galleries at Capitol Crossing, transforming our spaces into a showcase of exceptional artistry. This past year, we proudly added stunning pieces from talented local artists, including Martha Spak (250 1st Floor South Lobby), Golie Miamee (250 Conference Center), and Kiril Jeliaskov (250 2nd Floor North Lobby). These works enrich the aesthetic and cultural experience of our spaces, offering tenants and visitors a unique connection to the arts. Detailed information about each artist is available on our website.



LEASING

Despite ongoing challenges in the market, we are proud to welcome several new tenants to 200 and 250 Mass. Ave. this year. With a strategic focus on attracting innovative and dynamic organizations, we aim to continue increasing occupancy at 250 Mass Ave. throughout the year.

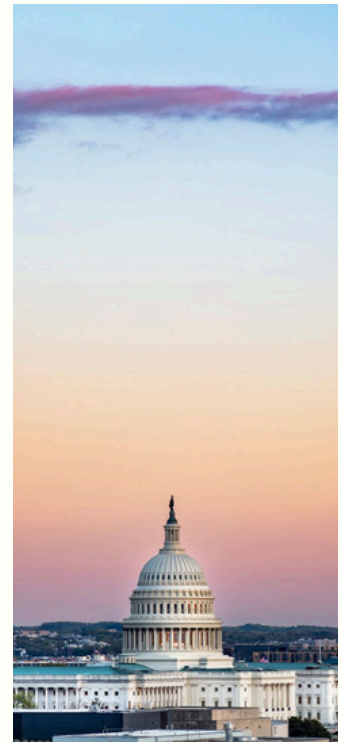
COMING IN 2025

Coming in 2025, Capitol Crossing is excited to embrace the opportunities and developments that the new year will bring. With the anticipated completion of key projects, including additional spec suites, and the opening and leasing of new spaces.

We are actively working to reimagine the space previously occupied by Bar Spero, collaborating with innovative restaurateurs to bring a fresh and exciting concept to our location. Our goal is a dining experience that not only complements the vibrant energy of our community but also offers something unique and refreshing for tenants and visitors alike. Stay tuned as we finalize plans and prepare to introduce a new culinary destination that will continue to elevate the dining scene at Capitol Crossing.

We look forward to welcoming new tenants, expanding our curated art collections, revamping the plaza, and hosting engaging events that bring people together. As we build on the successes of previous years, 2025 promises to be a year of growth, collaboration, and continued excellence at Capitol Crossing.

Cheers to 2025!



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