

CAPITOL CROSSING

Year 2025 in Review



A Look Back at Last Year

Despite a challenging regional office market, Capitol Crossing showcased incredible resilience in 2025 as it leased over 136,000 SF at both 200 & 250 Mass Ave. Establishing ourselves as the premier destination for those seeking modern amenities, proximity to Capitol Hill, and connectivity to the East End.

OUR RESTAURANTS

Our restaurants continue receiving many accolades in 2025. **L'Ardente** was once again named a Bib Gourmand by the Michelin Guide, and their Executive Chef, Guy-René Gérin, won the Trophée Passion, a major international competition showcasing dedication, skill, and passion in France.

Love On the Run, was a finalist for a RAMMY award in the category of Fast Casual Restaurant of the Year.

Just recently, **Dear Sushi** started their Sunday Brunch series with an *All you can eat buffet* for just \$65 featuring *spicy himachi roll, snapper nigiri, crispy tuna, veggied fried rice, miso salmon skewers, Tokyo slaw, shrimp rolls, milk buns and chocolate cake, apple fritters, mochi donuts*. The full menu is available on their website.

TOP HIGHLIGHTS

OUR RESTAURANTS

OUR AMENITIES

LEASING

TEAM

COMING 2026

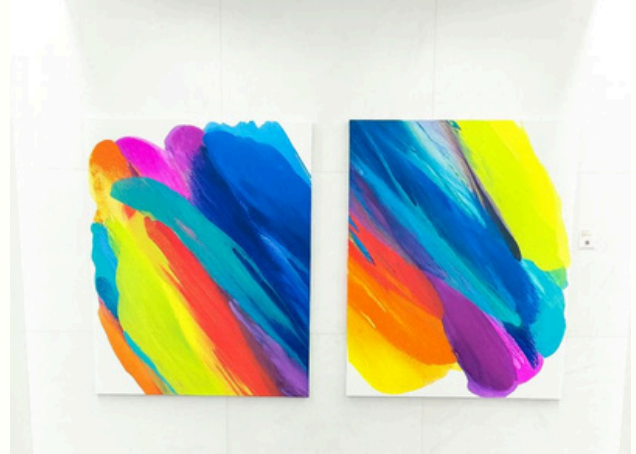
OUR AMENITIES

This year, while our focus remained on maintaining the quality of the amenities currently available to our tenants, the addition of the outdoor furniture has brought new life to the plaza, creating an inviting space for tenants and passersby to gather and enjoy.

Our newly opened conference center, featuring The Congress, which seats 140 & The Cabinet, which seats 50, hosted over 100 events and meetings.

The Galleries at Capitol Crossing

Barbara Januszkiewicz created our art, curated this year. From her pieces in the 200 lobby to her sculpture, "*Jimi Hendrix: Wind Cries Mary, Purple Haze*", in the 250 vestibule. Her work translates musical ideas into visual forms, often evoking movement, rhythm, and other musical inspiration. In fact, she always works with music in the background, and most of her pieces are named after some of her favorite songs.



LEASING

Capitol Crossing's 2025 leasing activity indicates a strong leasing performance in a challenging market, centered by new nonprofit, advocacy, and policy tenants.

In November, we welcomed the Children's Law Center into its space at 250 Mass Ave., 3rd floor.

Additional activity included several new leases signed at both 200 & 250 Mass Ave., with the tenants moving in in the Spring/Summer of 2026, and an expansion at 200 Mass Ave.

A full floor of brand-new spec suites will be delivered at the end of Q1 2026, ranging in size from 2,800 to 6,000 SF, allowing future tenants to have move-in-ready space at their fingertips.

Since its delivery in 2018, the project has secured approximately 500,000 square feet of new office tenants, attracting a range of advocacy, law, finance, government affairs, and other professional firms seeking best-in-class amenities with trophy-quality construction.

TEAM

As most of you know, Elizabeth Phuong landed her dream job with Capital One. Shortly thereafter, we welcomed **Racheli Cohen** as our new Tenant Coordinator. She is a recent graduate of the University of Maryland, College Park. You will get a chance to interact with her more in the coming months as she will be working closely with our team to ensure your comfort and that your needs are met.

COMING IN 2026



In 2026, we will be one step closer to being 100% occupied at 200 Mass Ave. and to welcoming more tenants at 250 Mass Ave.

We are continuing to work with a restaurant group for the former Bar Spero space. We hope to announce the new concept for the space in the coming weeks. For now, all we can say is that a new bar/restaurant will be coming to the Property, adding another place for tenants and neighbors to gather and unwind. Stay tuned for more details!

We are also excited to share plans to enhance the lobby at 250 Mass Ave. with the addition of new furniture plans designed to create an alternative, flexible workspace for tenants and their guests. This update is intended to encourage collaboration, informal meetings, and day-to-day use beyond traditional office settings. By activating the lobby in this way, we aim to infuse the space with added energy and create a more dynamic and welcoming environment.

The new year will once again be filled with tenant events and socials. From the highly successful quarterly food trucks to new exciting events that will bring all of us together, Jourdyn, Racheli, and Dave look forward to creating meaningful opportunities for a vibrant and connected tenant community.

Cheers to 2026!

Alexandra F. Foxworth Hill

