

CAPITOL CROSSING

Year 2022 in Review



A Look Back at Last Year

In 2022, we saw things slowly go back to "normal" as we made our way back to our in-person workspace. We took the opportunity to launch a few tenant-focused amenities like the Food Truck Tuesdays, and events like Cocktails & Conversations as a way to welcome everyone back and give them something to look forward to. We are proud that our community has had the opportunity to take advantage of top ranking eateries. We thank you and we are happy to have you back.

Let's take a peek at the many accomplishments of 2022.

RESTAURANTS

- **L'Ardente** has had a phenomenal first year. One of the hottest restaurants to visit and eat at in 2022. From Instagram reels, to TikTok magic, to hosting a former President, to making the Washingtonian cover as a *Best New Restaurant*, L'Ardente has been the "IT SPOT" in D.C. Just last month, they were awarded *Restaurant of the Year* by Eater D.C. Lunch service kicked off in August 2022 serving a lighter, just as tasty menu from 11:30 AM - 2:30 PM. In 2023, L'Ardente is looking to open for Sunday Brunch!

TOP HIGHLIGHTS

OUR RESTAURANTS
L'ARDEnte, TATTE, BAR
SPERO

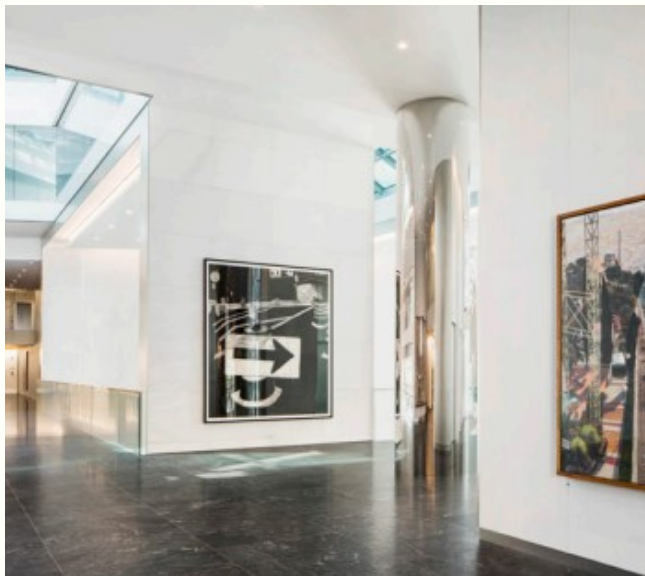
THE GALLERIES AT
CAPITOL CROSSING

LEASING

TEAM

COMING 2023

- **Tatte Bakery** opened its doors in January 2022. Hailing from Boston, MA, Tatte quickly expanded in the District making Capitol Crossing one of its locations. It has since become a casual spot to grab a quick bite with a colleague, have a coffee meeting, or collaborate on school projects. Tatte is open Monday through Sunday 7 AM - 8 PM serving a variety of baked goods, sandwiches, salads, and shakshuka.
- **Bar Spero**, by Chef Johnny Spero of Reverie, opened its doors in September 2022. The upscale seafood-centric restaurant with oceanic drapery and LED mountain ranges relies on the raw power of its fire-fed grill to prepare everything from grilled oysters to elegant Spanish Turbot! Bar Spero has been dubbed one of the *Best New Restaurants in America 2022* by Esquire. Bar Spero is open Tuesday through Saturday from 5 PM- 10 PM. In early 2023, you can expect them to add Monday and Sunday to their schedule.



THE GALLERIES AT CAPITOL CROSSING

We partnered with the Louis Dreyfus Foundation in 2020 & 2021 and curated sixty-six art pieces that were installed throughout the common areas in 200 & 250 Mass. While it was great to have these amazing pieces by renowned artists, like Raymond Mason, it was time for the collection to move to its next rotation. As the year closes, our halls feel bare, but we are happy to announce that our next Art Collection is currently being curated by our art dealer, Virginia Shore. Our next collection will feature pieces by established and up-and-comings D.C. artists, which will be installed in phases in 2023.

LEASING

In 2022, we ramped up leasing at 200 Mass and met our goal of reaching 95% occupancy. We signed eight new leases and built-out five new projects. We welcomed three tenants in the fall of 2022 and will be welcoming three more in Q1 2023. At 250 Mass, we welcomed a financial group at our 250 South tower and a new law group at our 250 North and South towers. We've had a lot of leasing activity and exciting prospects. In 2023, we anticipate welcoming new tenants to 250!



TEAM

Our team also expanded. In April 2022, we welcomed Lexi Marshall formerly of Balfour Beatty Construction as our VP of Construction Services, allowing us to branch out and offer in-house tenant project management. In May 2022, Anthony Broadnax joined us from MRP Realty as the new Assistant Property Manager. Anthony has been at the forefront of most of our tenant social initiatives. Lastly, in October 2022, Kevin Hanlon, who has been a consultant since the inception of Capitol Crossing and a key asset on our work on both the Holy Rosary Church expansion and the

Jewish Historical Society of Greater Washington Museum, joined our team officially as our VP of Design and Architecture.

In 2023, as we continue the planning and anticipate the initial building phase of the Center Block (201 F & 200 G St. NW), we expect to add additional key players to our team to ensure that we fulfill our vision of Live. Play. Work. Do it all at Capitol Crossing becomes a reality.

COMING 2023

As we all embrace the New Year, our team will continue to work to surpass our tenants expectations, strive for an increase in leasing activity at 250 Mass, and create a more vibrant and stimulating pedestrian plaza. Our eco-chimneys (the two glass boxes in the plaza) will be revamped with plans for a more inviting and colorful space.

At 200 Mass, we are looking forward to the launch of Love Makoto, by Chef Makoto, which represents a love letter to his childhood and home country. Opening in Q1 2023, it will be the first Japanese food hall in D.C. consisting of five separate restaurants in one including barbecue, sushi, Japanese baked goods, and a carry-out window. Keep an eye out for the announcement of this exciting food destination.

Our team has been working tirelessly with our General Contractor, Buch Construction, to open the long-awaited 250 Fitness Center at the end of Q1 2023. We will offer weekly fitness classes to include Yoga, Barre classes, HITT workouts, and many more.

On the tenant social side, you can look forward to Wine Down Wednesdays, March Madness, Cocktails & Conversations, and many more events planned for the year.

