

CAPITOL CROSSING

Year 2023 in Review



A Look Back at Last Year

As Capitol Crossing looks back on the remarkable year of 2023, the opening of a new restaurant, the signing of multiple leases, and the expansion of tenant amenities stand as pivotal achievements that have not only enlivened the development but have also contributed to the dynamic downtown neighborhood. This year serves as a testament to Capitol Crossing's commitment to excellence, innovation, and community-building in the heart of the nation's capital.

LOVE, MAKOTO

The long-awaited 20,000-square-foot restaurant opened its doors in April, 2023. Love, Makoto has been dubbed the most ambitious project of the year by food critic Tom Sietsema.

The high-end Japanese food hall features four full-service dining experience: **Dear Sushi**, an omakase experience where traditional “old-school” goes head to head out with envelope-pushing “new-school” sushi; **Beloved BBQ**, a Japanese Yakiniky experience where patrons grill their own meal; **Hiya Izakaya**, a cocktail bar featuring whiskey highballs, sake, beer, skewers and bites prepared over a robata grill offering daily happy hour from 4 - 6 p.m.; lastly, **Love on the Run**, the quick serve concept featuring sushi, salad, ramen, soba noodles, sandwiches and donuts, all made from scratch.

TOP HIGHLIGHTS

OUR RESTAURANTS LOVE, MAKOTO

AMENITIES

LEASING

COMING 2024

Our remaining restaurants have all had a great year. **L’Arendte** had another successful year, making it into the MICHELIN Guide and winning the 2023 RAMMY Awards for *Upscale Casual Restaurant of the Year*.

Bar Spero, has become the go-to spot for locals and visitors alike, also making it on the MICHELIN GUIDE as well as joining Bon Appétit’s magazine’s coveted list of *Best New Restaurants* nationwide. The continued success of Bar Spero evidences its dedication to providing an exceptional experience.



AMENITIES

This past year we announced exciting new additions to our buildings, all of which were designed to enhance the well-being of our tenants.

• **The Galleries at Capitol Crossing**

As promised, our new Art Collection is almost complete and features pieces by established artists like Katherine Mann (250 Mass Lobby), Avish Khebrezadeh (200 Mass Lobby), Victor Ekpuk (200 Mass PH), and up-and-coming artists like Laurenée Gauvin and Sarah Kahle (200 Mass Conference Center) just to name a few. Should you be interested, we encourage you to scan the QR codes on the art labels to learn more about the artists.

• **Mother’s Room**

In August, a mother’s room on the 4th floor of 200 Mass Ave. was added to our amenity list. This dedicated space provides a tranquil and comfortable environment for new mothers, as well as privacy and convenience for nursing.

• **Fitness Center & Fitness Director**

In October, we opened the 250 Mass fitness center for the use of 250 Mass tenants. To further promote a healthy and active community, we welcomed our new Fitness Director, Bailey McGuire, who has been focused on elevating the

fitness experience at Capitol Crossing. Bailey has worked to curate a diverse range of fitness programs and activities tailored to meet the needs of our tenants. **FREE** Weekly classes ranging from Pilates and Yoga to HITT, Upper Body Strength, Butts and Guts, and Burn Bootcamp. Whether you are looking for 1-on-1 training, joining a class, or challenging yourself, Bailey is available to help you. Be on the lookout for her monthly newsletters filled with fitness promotions and challenges. She is available Monday through Thursday at the 250 Fitness Center.



LEASING

With the acquisition of two more tenants at 250 Mass and three at 200 Mass, we have accomplished some significant goals as the leasing year was drawn to a conclusion. While the road ahead may present its share of obstacles, we are optimistic about the potential for a great year and are dedicated to maintaining the quality and integrity of our leasing operations. We are looking forward to what 2024 has to offer on the leasing front.

COMING IN 2024

In 2024, we are thrilled to share some upcoming highlights that will continue to enhance your experience at Capitol Crossing. We are committed to continually improving and enriching our spaces, fostering a vibrant and collaborative environment for all.

Most notably, the construction of a conference center at 250 Mass. With the increased use of the space200 Mass conference center, we determined another conference center would enhance our overall amenity experience. The new 7,700 SF Conference Center will feature two distinct rooms, one that can hold 45 seats and the other 104 seats in a training table format. The space will feature some of the same amazing features currently available at 200.

Get ready for an exciting lineup of events from tenant mixers to wellness workshops, specifically curated by Jourdyn and Elizabeth, to bring everyone together.

We remain optimistic about leasing prospects at both 200 and 250 Mass and look forward to welcoming new tenants throughout the year.

To a prosperous 2024!

