



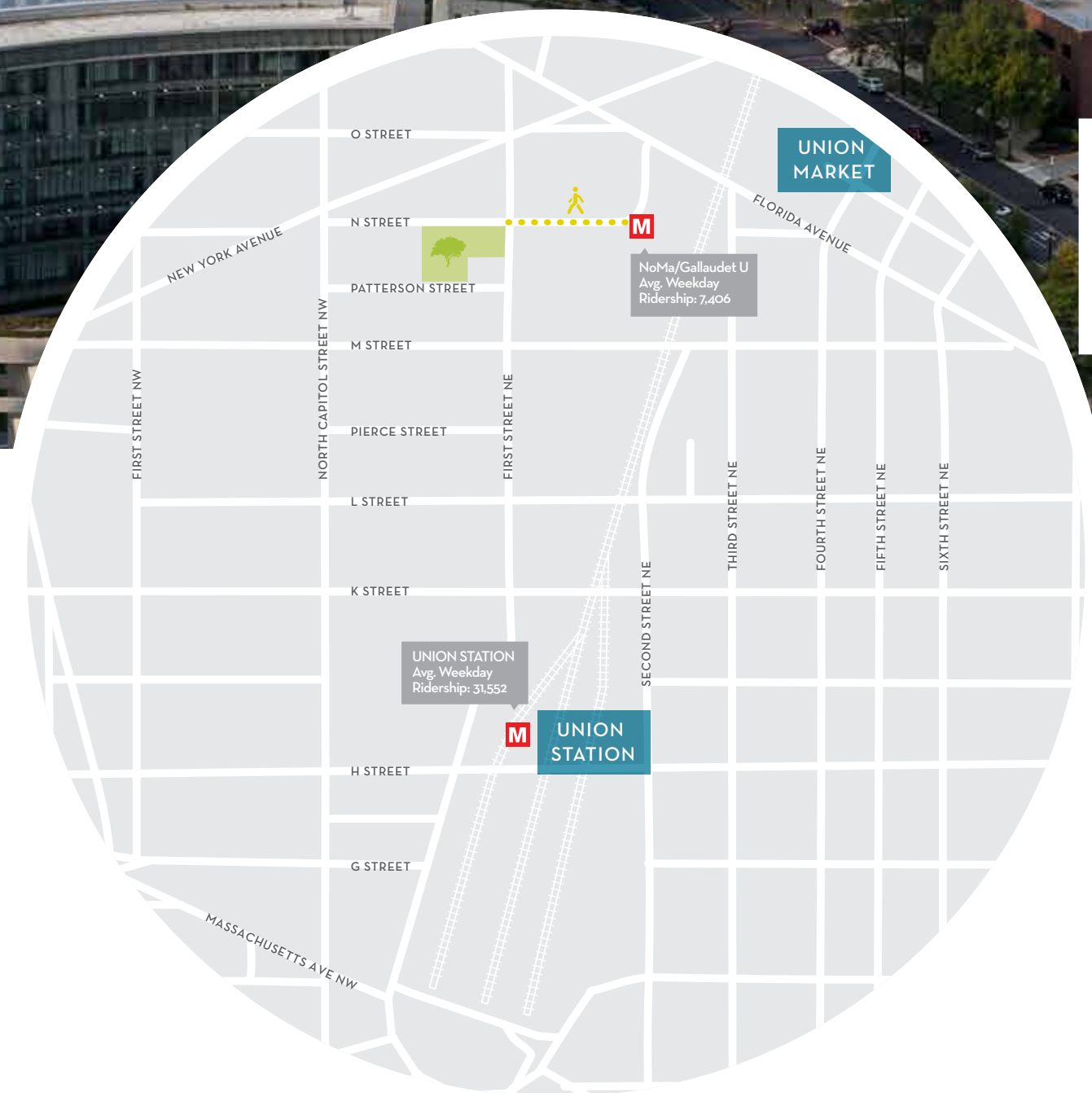
1250  
FIRST





1250  
FIRST

# PROJECT



# LOCATION

A trophy-class office building distinguished by a seamless integration of state-of-the-art features and a distinctly artful approach, 1250 First is a modern day masterpiece. Designed by Shalom Baranes Associates, its iconic exterior is glass and terracotta, a nod to Luce Park Alley's rich, artisan aesthetic. With interiors designed by HapstackDemetriou+, the ground floor will be seamlessly integrated into the Alley's public area. Both the lobby space and revolving art gallery in the base of 1250 First will be places for genuine human connection and enrichment. With a keen attention to detail and an inherently textured look, feel, and vibe, this property is a wholly unique HQ opportunity in the nation's capital.

208-Unit Residence Overlooking Lacebark Alley



51N

251,000 RSF Trophy Office on 11 Floors + Penthouse



1250 FIRST

PATTERSON



134,000 RSF Industrial-Inspired Creative Loft Office on 10 Floors + Penthouse



LANDMARK THEATRES



Above and Below Ground Level Arts-Focused Cinema, Public Gathering Space and Private Venue

LACEBARK ALLEY

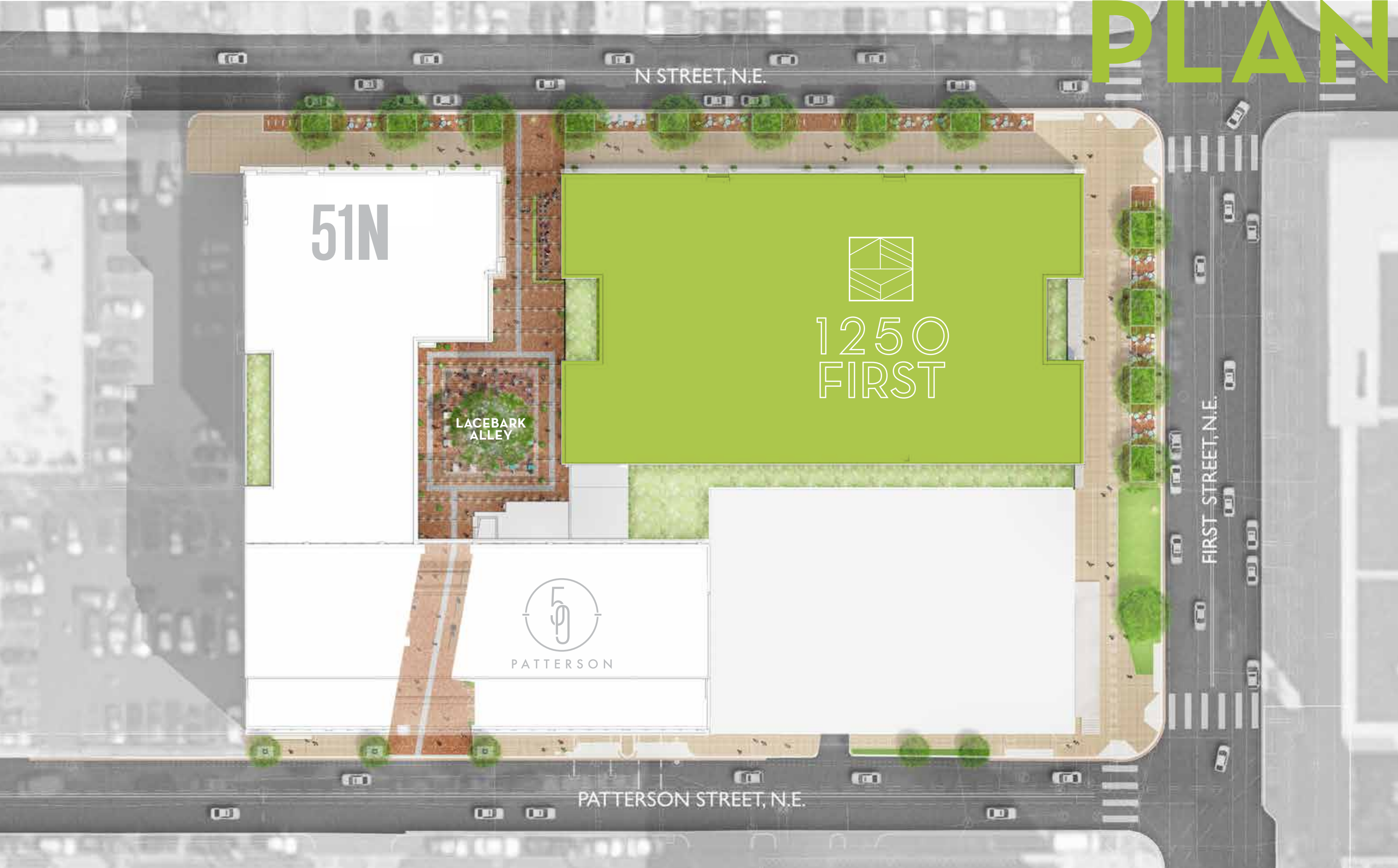


9,000 SF Arts-Centric Public Plaza Lined with 53,500 SF of Retail

# PROJECT OVERVIEW

Home to two architecturally distinct office buildings - one creative loft office, one modern trophy - and a residential building grounded by an independent coffee shop, Lacebark Alley is the centerpiece of a truly connected place. Surrounded by a collection of gallery space, restaurants, and retail anchored by the arts-focused Landmark Theatres, this is an entirely new urban experience in a high-visibility, high-profile location.

# SITE PLAN





# AT A GLANCE

- 251,000 RSF
- 11 Stories + 13,500 SF Occupiable Penthouse
- The “Perfect” Floor maximizing light and air
  - 23,000 RSF typical floor
  - Column-free floor plate
  - 9’ finished ceilings
  - Full-height 360 degree window line
  - 35’-40’ max core-to-perimeter depth
- Dramatic Penthouse Offering
  - Private Office Opportunity
  - Penthouse Amenity Spaces:
    - Indoor-outdoor lounge
    - Flexible conference spaces
    - Catering kitchen with bar
    - Landscaped rooftop terraces
    - WiFi connectivity throughout
- Targeting LEED Gold
- Windowed Fitness Center
- 53,500 SF of Onsite Retail
- 9,000 SF Art Centric Plaza
- Building Architect: Shalom Baranes Associates
- Lobby Architect: HapstakDemetriou+

Building Exterior

1250  
FIRST

51N

PATTERSON

LACEBARK  
ALLEY





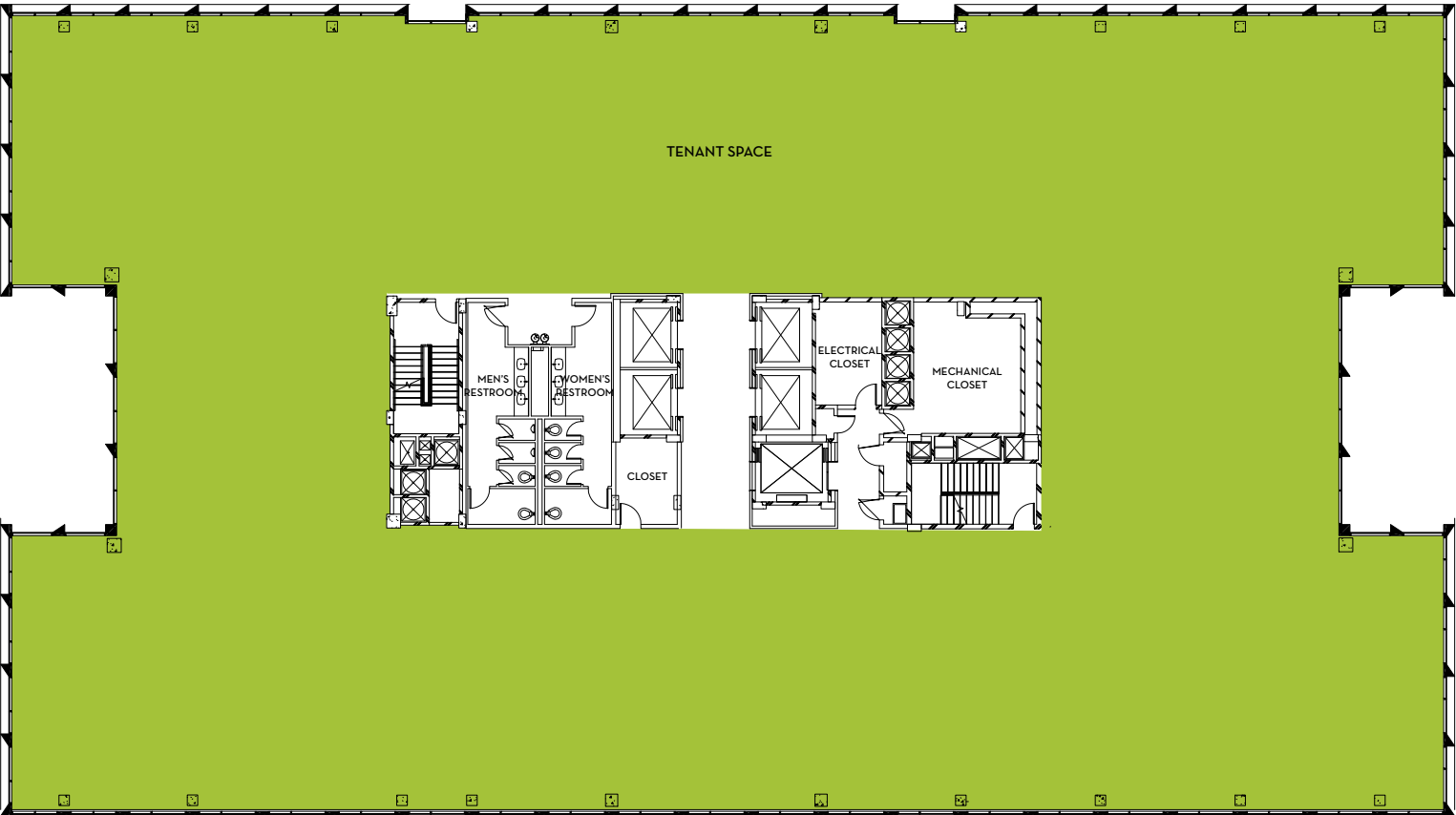








FLOOR PLANS

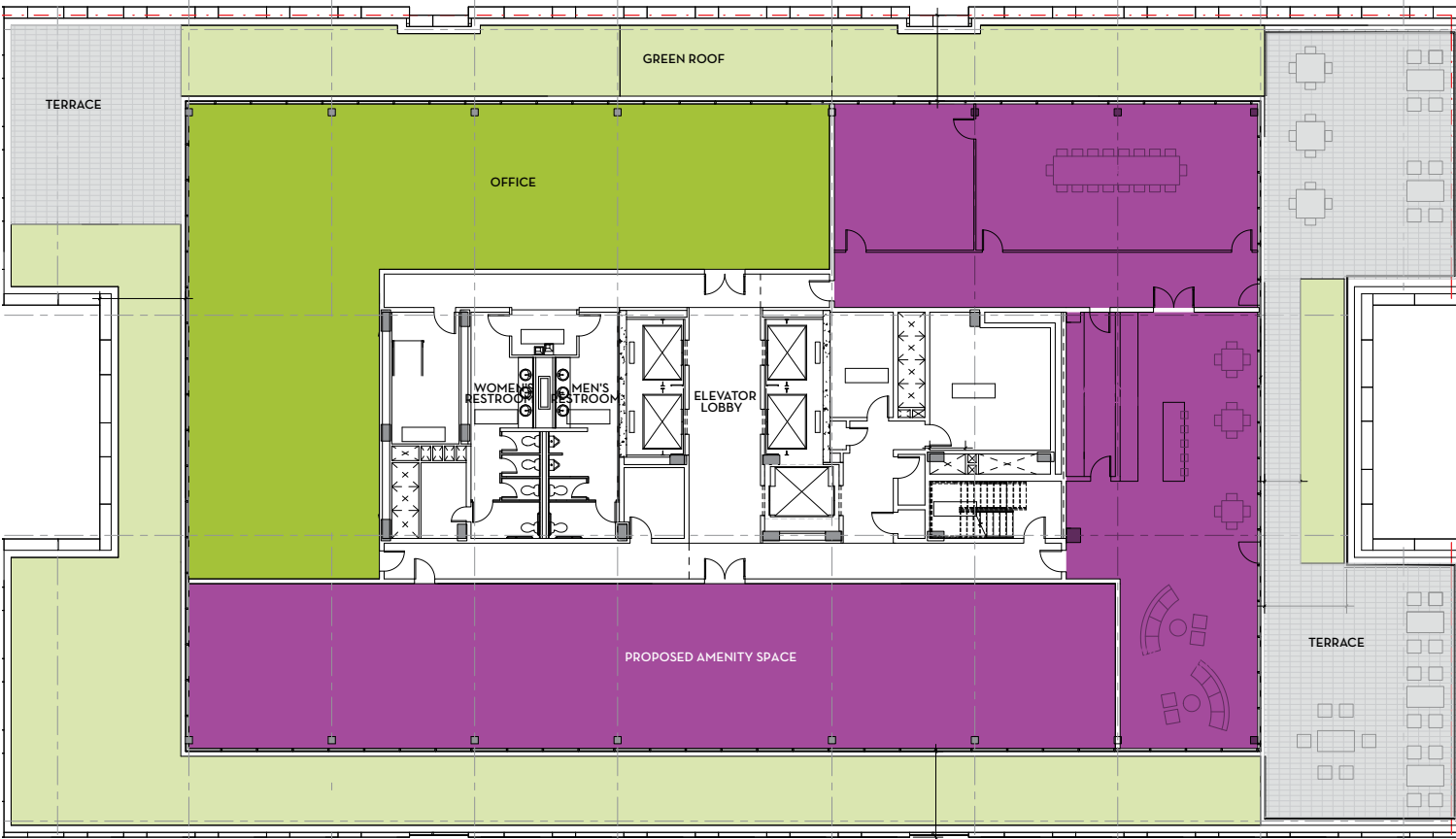


1250 FIRST - TYPICAL PLAN (23,000 RSF)

35' - 40' max core-to-perimeter depth | 360° of full-height glass | Column-free floor plate | 9' finished ceilings | Light- and air-filled space



1250 FIRST - PERIMETER OFFICE TEST FIT



1250 FIRST - AMENITIZED PENTHOUSE



1250 FIRST - OPEN PLAN TEST FIT



SPOTLIGHT  
EYE IN THE SKY

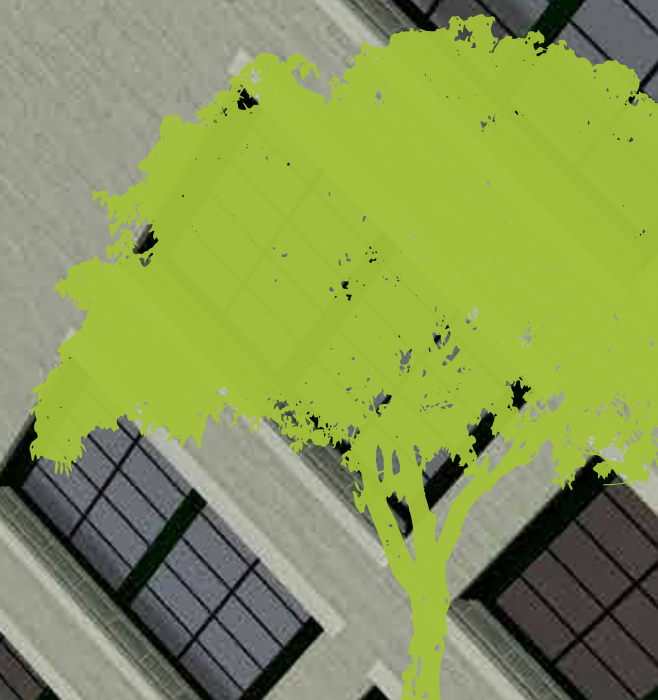
HAIL, CAESAR!  
THE LADY IN THE VAN

THE BIG SHOT

ARK

# LACEBARK ALLEY

THE HEART AND SOUL OF NOMA  
BE PART OF IT ALL





Lacebark Alley N Street Entrance

# AN ARTISTIC MOMENT

From the beginning of its stewardship, JBG has shepherded a brand vision for NoMa that embraces and is immersed in art, creating a heart and soul for the neighborhood - Lacebark Alley. Centrally located within a new cluster of mixed-use buildings, this one-of-a-kind space is a place for human connection and personal interaction with art and nature. At its heart lies a monumental Lacebark Elm tree, literally rooting the place and NoMa as a whole.

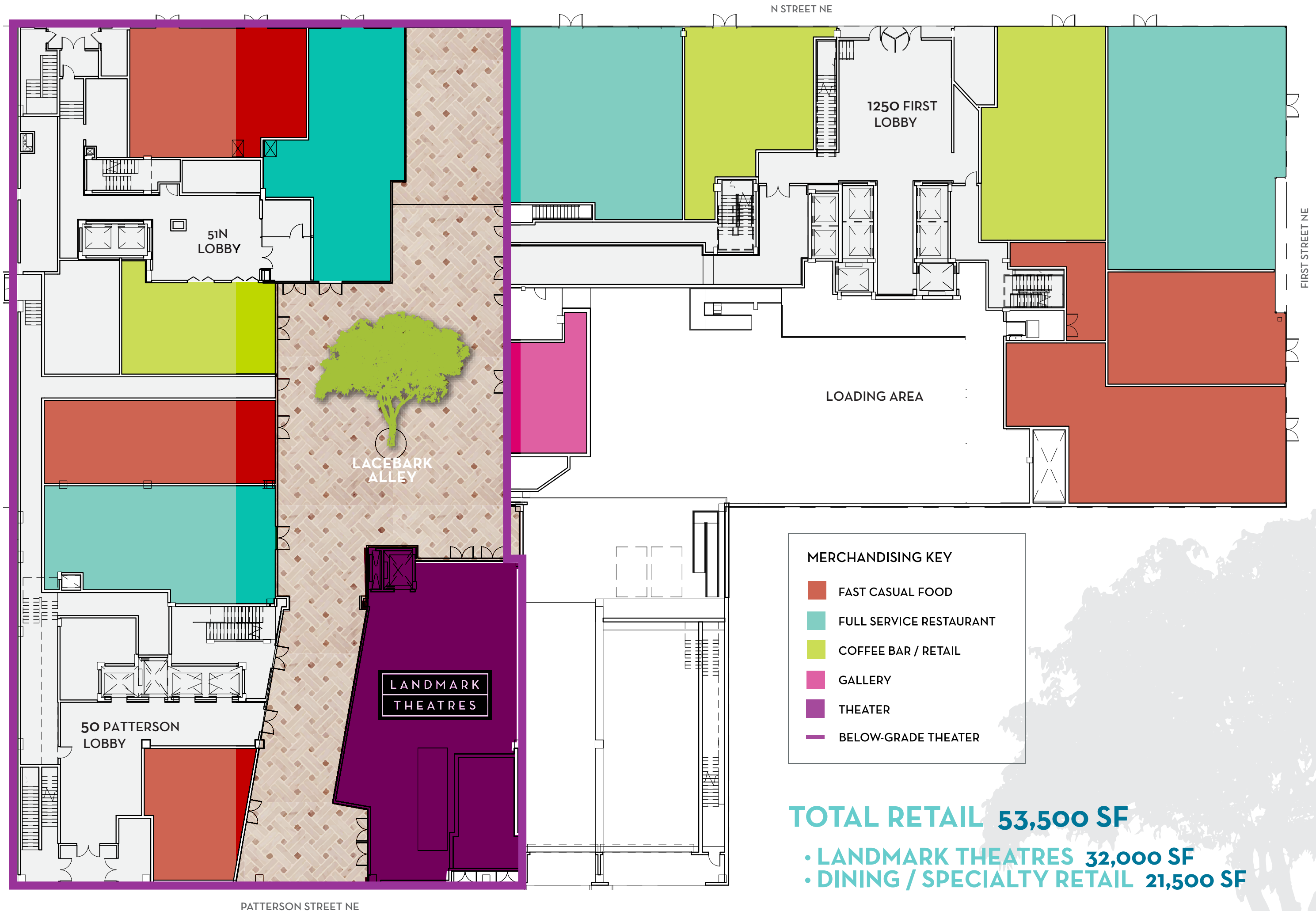


Lacebark Alley Patterson Street Entrance



Lacebark Alley Looking South

# LACEBARK ALLEY RETAIL PLAN



## KEY OFFICE TENANTS

- 1 Sirius XM
- 2 Qwest
- 3 FedEx
- 4 Pepco
- 5 Bureau of Alcohol, Tobacco, Firearms & Explosives
- 6 Dept. of Justice
- 7 NPR
- 8 Mathematica
- 9 Neighbor Works
- 10 Roll Call
- 11 MOI
- 12 Federal Energy Regulatory Commission
- 13 CareFirst
- 14 CNN
- 15 American Psychological Association
- 16 Amtrak
- 17 American Medical Association / Google
- 18 Kaiser / American Chemistry Council / Securities & Exchange Commission

# NOMA SELF PORTRAIT

Home to more than 10,000 residents, high-profile companies like NPR, Google, and CNN, and some of the city's most exciting restaurants and retail, NoMa is a world-class neighborhood in the heart of a truly international city.

## KEY NEIGHBORHOOD STATISTICS

**10,734**  
RESIDENTS

**44,000**  
DAYTIME POPULATION

**\$6B**  
IN PRIVATE INVESTMENT SINCE 2004

**92**  
WALKSCORE | WALKER'S PARADISE

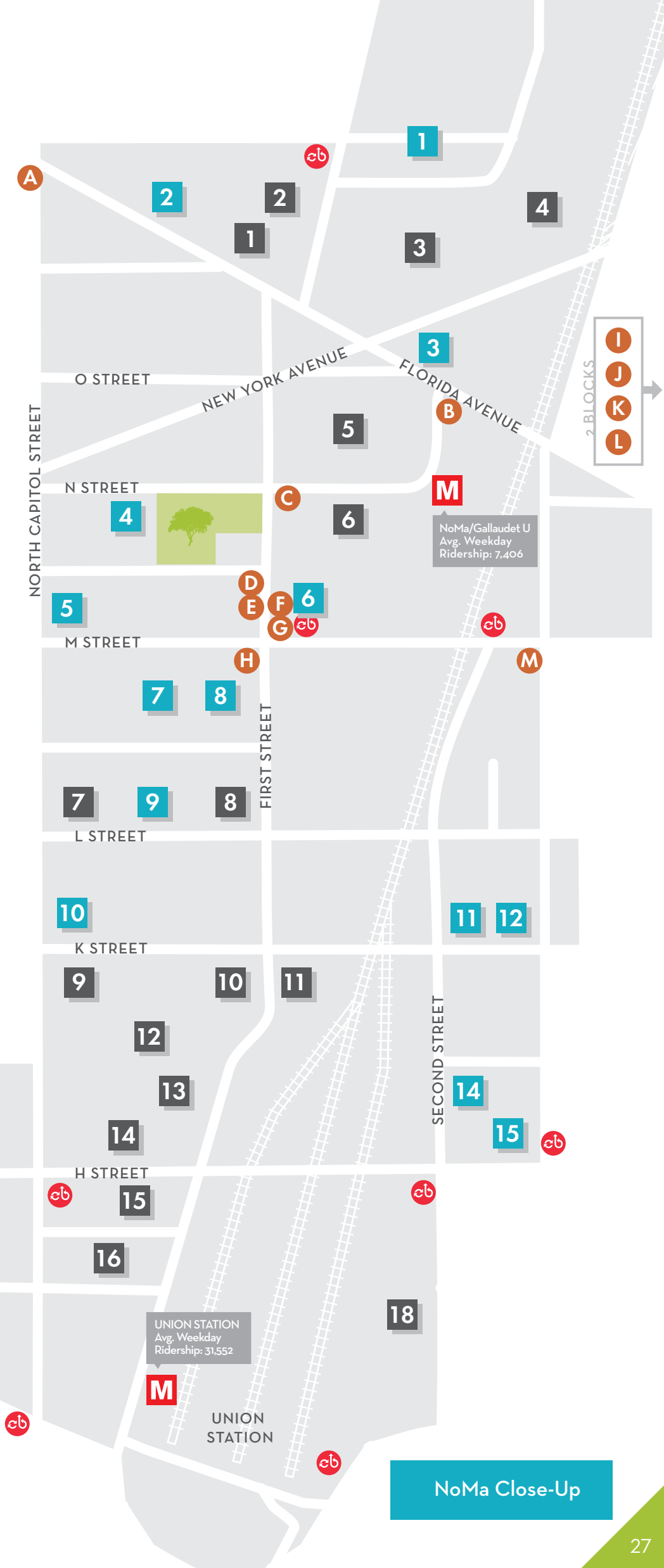
**13**  
MODES OF TRANSIT

## UPCOMING + EXISTING RESIDENTIAL PROJECTS

- 1 The Gale
- 2 50 Florida Avenue
- 3 Elevation
- 4 33 N Street
- 5 2 M Street
- 6 Flats 130
- 7 AVA NoMa
- 8 First + M
- 9 Camden NoMa
- 10 1005 N. Capitol Street
- 11 200 K Street
- 12 Loree Grand
- 13 77H
- 14 Senate Square
- 15 Landmark Lofts

## KEY RETAILERS

- A DCity Smokehouse
- B Mint
- C Moe's
- D Unleashed
- E CVS
- F Todd Gray's Watershed
- G Harris Teeter
- H Starbucks
- I Union Market
- J Bidwell
- K Masseria
- L A. Litteri
- M REI (Uline Arena)



NoMa Close-Up

**LACEBARK ALLEY IS  
A JOINT VENTURE  
BETWEEN BRANDYWINE  
REALTY TRUST AND  
JBG, TWO OF THE  
MOST NOTABLE NAMES  
IN THE WASHINGTON  
DC REAL ESTATE  
MARKET. THE TEAM IS  
FIRMLY COMMITTED  
TO EXECUTING AN  
AUTHENTICALLY  
AND INTRINSICALLY  
ARTS-FOCUSED  
DEVELOPMENT IN THE  
HEART OF NOMA.**

## **BrandywineRealtyTrust**

Brandywine Realty Trust (NYSE: BDN) is one of the largest publicly traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, Washington DC, and Austin markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio. Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP naming Brandywine the 2014 Developer of the Year – the highest honor in the commercial real estate industry.



**THE JBG COMPANIES®**

It is the mission of The JBG Companies to be a world-class investor, owner, developer, and manager of real estate properties in the Washington Metropolitan Area. We seek to generate superior, risk-adjusted returns for our investors while actively mitigating risk. JBG is committed to being an engaged and responsible member of the communities in which we operate. JBG invests almost exclusively in urban-infill, transit-oriented developments, and holds a diverse portfolio that encompasses over 23.6 million square feet of office, residential, hotel, and retail space. Having deep experience across all product types enables us to diversify our investments, take advantage of market opportunities, and mitigate risk through market cycles. We apply skill, experience, and rigor to creating and preserving outstanding value for our investors. JBG believes that each development we undertake should enrich a community. We are dedicated to developing active, sustainable communities, advancing affordable housing, and promoting public art.



A Joint Venture Between

**BrandywineRealtyTrust**



**THE JBG COMPANIES®**