

THE WHARF

A large crowd of people is gathered on a street, likely for a parade or festival. In the foreground, a person in a white, feathery costume is visible. Behind them, a person in a blue and gold costume with large green and pink wings is performing. The crowd is dense, and many people are taking photos. In the background, a sign for 'ANTHEM' is visible on a building.

**Get Ready For A Full
Mile of Opportunity**

Explore The Wharf—
and discover what's next.



Festivals on the piers.
The District's best lineup
of restaurants. The most
celebrated music venues.
Iconic shops. Spectacular
residences. Riverside parks.
A lively neighborhood. The
Wharf's waterfront offers
incredible experiences that
draw people in from near
and far, every day of the week.

Be a part of the excitement—
The Wharf is the place in DC
where people want to be.

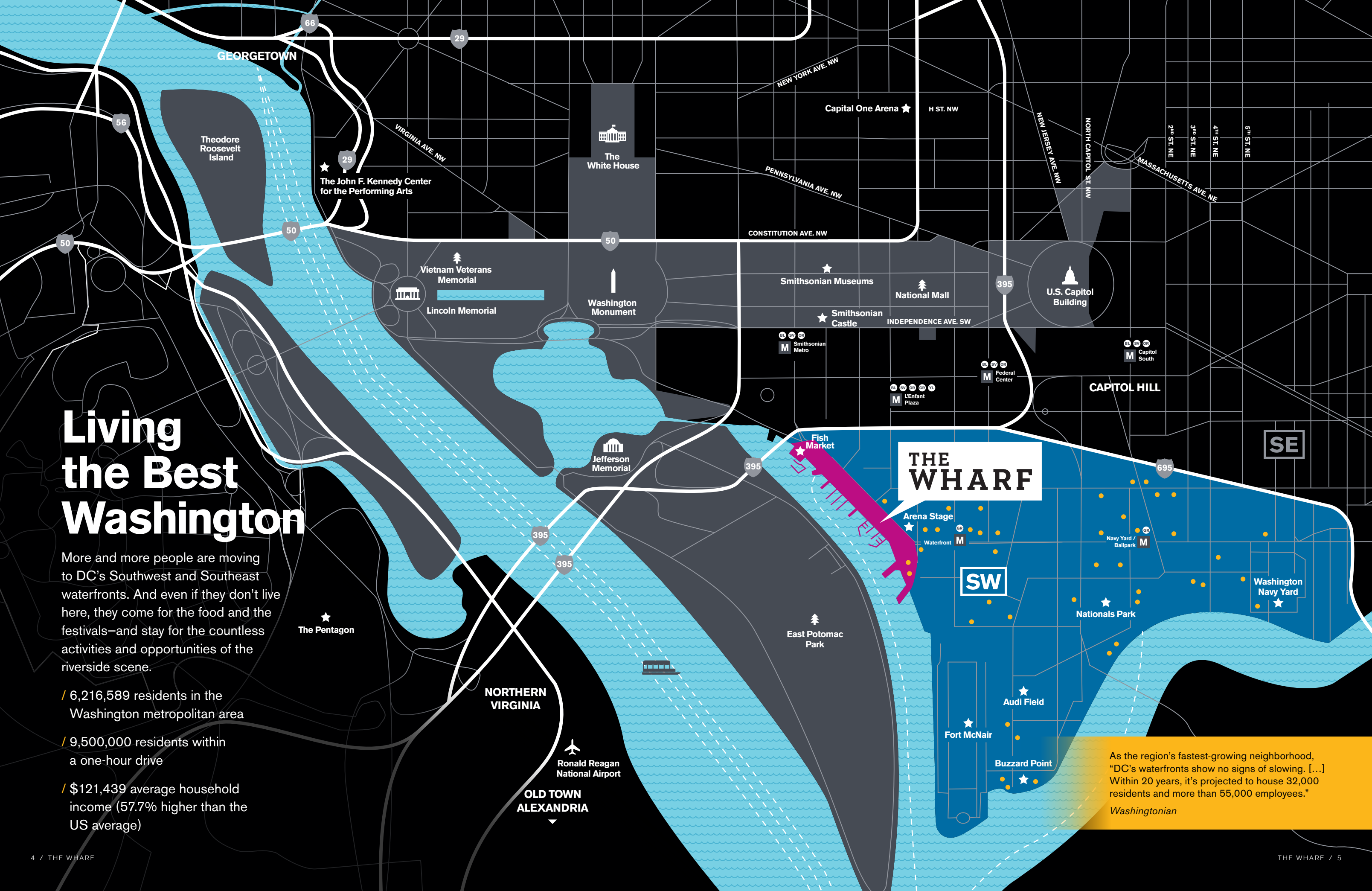
Living the Best Washington

More and more people are moving to DC's Southwest and Southeast waterfronts. And even if they don't live here, they come for the food and the festivals—and stay for the countless activities and opportunities of the riverside scene.

/ 6,216,589 residents in the Washington metropolitan area

/ 9,500,000 residents within a one-hour drive

/ \$121,439 average household income (57.7% higher than the US average)



As the region's fastest-growing neighborhood, "DC's waterfronts show no signs of slowing. [...] Within 20 years, it's projected to house 32,000 residents and more than 55,000 employees." *Washingtonian*

Creating and Sharing Experiences



a whole lot of

impact

As the *Washington Business Journal* said, “THEY CHANGED THE MAP...The Wharf is already a waterfront hit in the District.” With Phase 1 of The Wharf already thriving, Phase 2 will complete the waterfront neighborhood experience.

3.3 million square feet of residential, retail, restaurant, commercial, hotel, and public space

821 rooms in four hotels

400 boat slips

945,000 square feet of trophy and Class A office space



7,000

combined capacity of patrons of The Anthem, Pearl Street Warehouse, and Union Stage



700 bike parking spaces

14 buildings on 24 acres

335,000 square feet of retail and restaurant space

2,500 spaces in underground parking garages

6

Metro lines and VRE within easy walking distance

BL SV OR GR YL VRE





Opening Up a Whole New World of Possibilities

By 2022, The Wharf will have an additional 1.25 million square feet of mixed-use spaces, completing the 3.3 million square foot, \$2.5 billion transformation of the waterfront.



The Neighborhood's Newest Additions

A collection of exciting new places—and new mix of uses—is about to make waves at the waterfront.

Parcel 6
/ 275,049 square feet of office space
/ 16,866 square feet of retail
/ Anchored by Williams & Connolly LLP

Parcel 7
/ 212,312 square feet of office space
/ 19,543 square feet of retail
/ Anchored by Williams & Connolly LLP

Parcel 8
/ 255 apartments
/ 26,316 square feet of retail
/ 131 rooms at the Pendry Hotel

Parcel 9
/ 95 condominium residences at Amaris
/ 16,080 square feet of retail

Parcel 10
/ 60,143 square feet of office space
/ 16,171 square feet of retail
/ Anchored by The Atlantic

Water Building 1
/ 11,033 square feet of retail
/ 853 square feet of maritime support services

Water Building 2
/ 13,050 square feet of retail
/ 3,100 square feet of maritime support services

Wharf Marina
/ 250 boat slips
/ Live-aboard marina services



@rebeccaventura

#TheWharfDC



@allisonflansverk



@ally.nesmith



@angelinabennabe



@angietang101



@to_roxy



@austinnutland



@insta_lgann



@sfrieheliman



@dagphotography



@kailynmcgillcuddy

The Locals

The Washington area's population continues to surge. Whether they're trendsters, socialites, or water enthusiasts, they're looking for the most happening place to spend their time and money—and finding it at The Wharf.



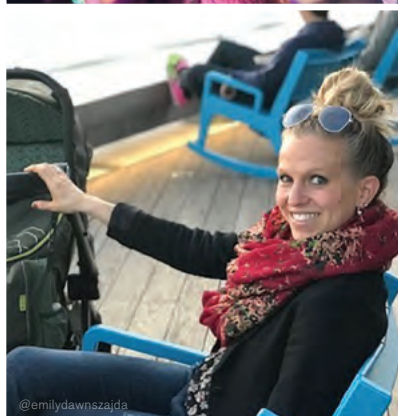
@gigipearl



@coconixandcocktails



@sumontita



@emilydawnszajda



@say_sara



@caitiedoesit



@lucanandjen



@stefanyio



@ben.from.usa



@elagance

The Foodies

Food is America's new pastime. The Wharf's one-of-a-kind menu of restaurants appeals to social media foodies, business gourmets, "ladies who lunch," and more.



@aradiadaweddings



@asicophoto



@philipfrancine

The Visitors

24.6 million visitors, of which 22.8 million were domestic, came to DC in 2019, adding up to more than \$8.2 billion in spending for accommodations, food, gifts, experiences, and business expenses.



@julia_jli



12 / THE WHARF



@gnafalconephotos



@champagne_coty



@jeanlucot



@thepburn



@imvictoriabrown



@tommy



From Everywhere to Here

Easily reachable by every imaginable mode of transportation, The Wharf gives you unrivaled access to customers from the District, Virginia, and Maryland, as well as international tourists.



walk

- / 10-minute walk from the National Mall
- / 15-minute walk from the Jefferson Memorial
- / 20-minute walk from Nationals Park



bike

- / 3 Capital Bikeshare stations
- / 1,750 bike parking spaces
- / Access to Riverwalk Trail System



ride

- / 5-minute walk from Waterfront Metro (Green line)
- / 8-minute walk from L'Enfant Plaza Metro (Green, Yellow, Blue, Orange, Silver lines and VRE)



drive

- / 2,500 parking spaces in an underground garages
- / Easy access from Maine Ave SW, 7th and 9th streets SW, as well as I-396/I-695
- / 10-minute drive from Reagan National Airport and Union Station



shuttle

- / Free roundtrip transportation from The Wharf to L'Enfant Plaza Metro, the National Mall, L'Enfant Plaza Retail, and back to the waterfront



bus

- / WMATA buses 52, 74, P6, V1, W9
- / DC Circulator



jitney

- / Free ferry service from Recreation Pier to East Potomac Park
- / 1 mile of waterfront
- / 10 acres of parks, open spaces, and civic areas



water taxi

- / 4 stops on the new regional water taxi service, including Georgetown in DC, Old Town Alexandria in Virginia, and National Harbor in Maryland



boat

- / From the Potomac River, travel north on the Washington Channel
- / Coordinates: N 38° 52.600' / W 077° 01.334'

A Well-Crafted Mix of the Real DC

Arts & Entertainment ›

Our unique programming and spectacular festivals attract the crowds to The Wharf’s piers and parks year-round—not to mention The Anthem and our other live music venues that draw fans from near and far on a regular basis.



Waterfront Living

With the condos and apartments in Phase 1 full of new residents, Phase 2 brings additional residents with 96 new condo units in the Amaris and 255 new apartments. Talk about a built-in consumer base for your business.

All About the Water ›

The Wharf’s piers, parks, and promenades form a magnificent connection to water recreation and transportation. With the new marina and services coming in Phase 2, there’ll be even more access to boating in addition to the kayaking, paddleboarding, water taxis, and jitney that make The Wharf a playground for all water enthusiasts.



World-Class Hotels

Local, business, and international travelers already enjoy our one-of-a-kind selection of hotels, including the District’s first Canopy by Hilton, an extended-stay Hyatt House, as well as luxury lodgings by InterContinental Hotels & Resorts—and we’re adding another boutique hotel, *The Pendry*, in Phase 2.



Shopping & Dining

From iconic shops and boutiques to our collection of eateries that can only be found here, The Wharf is a must-go destination for residents and visitors alike. Phase 2 will round out this experience with an exciting selection of spaces for retailers and restaurants.

Trophy Business ›

Our offices provide companies with prominent visibility in a standout location and a prestigious list of business neighbors. Meanwhile, employees enjoy a lively food, shopping, and entertainment scene, and the best views in the city.





33,800,000
annual visitors to National
Mall and historic monuments

30,000,000
annual visits to Smithsonian
museums

14,500,000
annual passengers at
L'Enfant Plaza Metrorail

65,000
office workers in
Federal Triangle South

11,000,000
annual vehicles on Maine
Avenue SW—30,000 per day

300,000
annual audience at
Arena Stage

1,750,000
annual passengers at
Waterfront Metrorail

32,000,000
annual passengers
at Union Station, only
10 minutes away

millions and millions
year-round

24,000,000
annual passengers at
Reagan National Airport,
only 10 minutes away

67,000,000
annual vehicles on
14th St/395 Bridge—
183,000 per day

1,000,000
annual patrons at the
Municipal Fish Market

600,000
annual visitors at the
International Spy Museum

325,000
annual ridership of the
water taxi

500,000
annual passengers on
Hornblower Cruises

2,500,000
annual baseball fans at
Nationals Ballpark, only
12 minutes away

360,000
annual patrons at the
new Buzzard Point soccer
stadium, Audi Field

The Washington area is
one of the country's most
popular destinations—and
it features half of the
nation's richest counties
for a population with
the highest per capita
incomes in the US.

daily buying
power

At completion of The Wharf, more than 30,000 people a day are expected to be onsite. Here's a look at some daily averages that are anything but average.

30,308

visitors, 11 million annually
16,427 visitors in Phase 1,
13,881 visitors in Phase 2



1,208
Anthem attendees
440,000 annually

4,950

office workers
2,560 in Phase 1, 2,390 in
Phase 2, including a workforce
of highly compensated lawyers
at Williams & Connolly



540

**visitors to office
buildings and office
building event space**
68,000 annually in Phase 1,
129,000 annually in Phase 2



3,798

residents
2,680 in Phase 1,
1,118 in Phase 2 including
Wharf Marina live-aboards

1,232

new hotel guests
1,036 in Phase 1,
196 in Phase 2

822

patrons at Arena Stage
300,000 annually



885

water taxi riders
323,000 annually

1,128

riders on Wharf Shuttle
412,000 annually



1,164

**Hornblower Cruises
guests**
425,000 annually

77

**day-boaters at docks
and piers**
28,140 annually



A Snapshot of Who's Already Here

Find yourself in the District's best company at the water's edge.

Restaurants, Pubs & Eateries

12 Stories	Falafel Inc	Pearl Street Warehouse
Ben & Jerry's Ice Cream	Grazie Grazie	Praline Bakery
Bistro du Jour	Hank's Oyster Bar	Rappahannock Oyster Bar
Blue Bottle	H Bar at Hyatt House	Shake Shack
Boardwalk Bar	ilili	Southwest Soda Pop Shop
Brighton SW1	Kaliwa	Surfside
Camp Wharf at the Firepit	Kirwan's Irish Pub	The Grill
Canopy Central Bar & Café	La Vie	Tiki TNT
Cantina Bambina	Lupo Marino	Toastique
Chopsmith	MI VIDA	Twisted Pretzels
Colada Shop	Moon Rabbit	Union Pie
Del Mar de Fabio Trabocchi	NaRa-Ya	Union Stage
District Doughnut	Officina by Nicholas Stefanelli	Whiskey Charlie

Hotels

Canopy by Hilton Washington, DC – The Wharf
Hyatt House Washington, DC – The Wharf
InterContinental Washington, DC – The Wharf
Pendry Washington, DC – The Wharf

Retail Shops & Services

A Beautiful Closet	Orangetheory Fitness
Array Floral Design Studio	Patrick's Fine Linens & Home Décor
Bailiwick/Shea Yeleen	Politics and Prose Bookstore
Bella Moda Salon & Spa	Potomac Distilling Company (Thrasher's Rum)
Cordial Craft Wine, Beer & Spirits	Shop Made in DC
CVS Health	The Britleys for Toddlers
Diament Jewelry	The Press
District Flow Yoga	The UPS Store
GLO30	The Wharf Spa by L'OCCITANE
InStyle Nail Bar	
Maggie O'Neill	
Maisons	
Martha Spak Gallery	

Office Tenants

American Psychiatric Association	Madison Marquette
Anybill	Michael Best & Friedrich LLP
Business Roundtable	Socially Determined
Capital Guidance	The Atlantic
Cornerstone Government Affairs	The Pitch at The Wharf
Daimler North America	Van Scoyoc Associates
Fish & Richardson	Washington Gas
Hoffman & Associates	Wharf Community Association
Lumark Technologies	Williams & Connolly LLP

The Wharf Will Be Completed by December 2022

Come join us at the waterfront to experience everything this neighborhood offers—and find the perfect space for your business.

About the Team

The Wharf is led by Hoffman & Associates and Madison Marquette, two accomplished mixed-use developers with national stature, unparalleled reputations, and stellar financial results. Hoffman-Madison Waterfront includes development partners with deep local roots, including ER Bacon Development, City Partners, Paramount Development, and Triden Development. District-headquartered Perkins Eastman DC, the master planner and architect, will continue to guide the collective vision and ensure that The Wharf is a beloved waterfront neighborhood for generations to come.

HOFFMAN





THE
WHARF
wharfdc.com

where DC meets new retail

opportunities

For retail leasing and questions, please contact:

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@TheWharfDC