



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

The Avenue (Square 54)

2200 Pennsylvania Avenue

Located on the site of the old GW Hospital, **Square 54** is a world-class, mixed-use town center.

Following the May 2008 groundbreaking, construction efforts have included excavation, hauling of dirt, drilling of piles and controlled blasting activities. Construction activities during winter 2009 included completion of final excavation and beginning below grade structural work. The project reached ground level during fall 2009 and topped out in Spring 2010.

Remaining interior work was completed early/ mid 2011. This 2.6 acre smart growth, transit-oriented development is located at **2200 Pennsylvania Avenue**, adjacent to the Foggy Bottom-GWU Metro. The Avenue is a gateway to the Foggy Bottom and West End neighborhoods and The George Washington University's Foggy Bottom Campus. **Boston Properties**, one of the nation's largest developers of first-class commercial properties will complete construction in 2011.



For More Information

- Visit www.neighborhood.gwu.edu for more details on the Square 54 project and other GW campus development efforts, including project construction updates, community meeting notices, zoning filings and more.
- Participate in upcoming community meetings on this topic by contacting talktogw@gwu.edu or 202-994-3128.

CONSTRUCTION OVERVIEW

May 2008:
Site work commenced

June 2008 to spring/
summer 2009:

Spring/summer 2009
to fall/winter 2009:
Below grade structure work

Fall/winter 2009 to early/mid
2010: Above grade office
& residential construction

Early/mid 2011:
Project completion. Landscaping
& streetscape installation

Quick Facts

One of the most important aspects of Square 54 is the integration of the project with the surrounding neighborhood. The development offers a variety of amenities and shared benefits for the community, the District of Columbia, and the University. These include:

- Approximately 84,000 square feet of retail space

Confirmed retail leases in the residential component of The Avenue include:

- Circa at Foggy Bottom (local, American style bistro, anticipated opening in June/July);
- Citibank (financial institution, anticipated opening in June);
- Roti (Mediterranean-themed eatery, anticipated opening in June/July);
- Sweetgreen (fast-casual salad and frozen yogurt restaurant, anticipated opening in June/July);
- Whole Foods Market (grocery store, anticipated opening in September).

Confirmed retail leases in the commercial component of The Avenue include:

- CCLC (day care operator, anticipated summer opening);
- Devon & Blakely (gourmet deli, opened in April);
- NIH Federal Credit Union (financial institution, opened in May);
- District Commons and Burger, Tap & Shake (two new concepts from the Passon Foods group, anticipated opening in August/September).

Confirmed leases in the commercial component of The Avenue include:

- Ares Capital (financial institution);
- Bergeson & Campbell (law firm);
- Danaher Corporation (manufacturing/technology firm);
- Hunton & Williams (law firm);
- Regus (shared office space);
- Vinson & Elkins (law firm).

- A pedestrian retail plaza along Eye Street and an open central courtyard that will create a unique neighborhood gathering place

- Environmentally conscious design and construction, including over 26,000 square feet of green roof elements

- 335 rental apartment units, 13% of which will be designated as workforce and affordable housing

- Below grade parking and loading solutions that work in an active, urban street grid

- Commercial office space located at 2200 Pennsylvania Avenue, adjacent to Washington Circle

- Estimated \$11.5 million in DC tax revenue annually

- World-class design and architecture that enriches the character of the local community

- A source of non-enrollment-driven income for the University to further its academic and research mission



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November 2009



January 2009



Summer 2008

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