AVEC

The eight story building echoes the vibe of the neighborhood in design, amenities and convenience. Avec offers 44,000 SF of street front retail opportunity complemented by 420 stylish residential units above.
420 Residential Units
44,000 SF Street Front Retail
378 Structured Parking Spaces
   (124 Dedicated to Retail)
Recent development projects have transitioned the H Street Corridor into a desirable residential district populated with highly educated, young professionals primarily within the age range of the millennials. Avec is centrally located on this mile-and-a-half corridor where about 60% of housing units are renter-occupied, compared with about 36% metro wide. The influx of new residents has kept vacancy rates low, in the 3% range, and propelled rent growth that ranks in the tops 10% of DC submarkets*. With a 34% forecasted inventory growth adding density to the 6,500 existing households, retailers will benefit from this built-in residential core that desires walkable goods and services.

*Source: CoStar
The newly delivered unit average occupancy of 92.7% complements the density of the existing 6,500 households in the H street corridor.
AN OPEN AIR OASIS ON H
Outdoor Patio Space

Surge social proof and grab the attention of passers.

Increased footprint and visibility

Bring a unique dining experience to the neighborhood

Outdoor dining space can increase revenue by up to 65%*

*2013 Vucurevich Simons Advisory Group
ONSITE PARKING – IN THE CITY

CONVENIENT FOR CUSTOMERS TO VISIT AND STAY

125 GROUND LEVEL DEDICATED RETAIL PARKING SPACES

<table>
<thead>
<tr>
<th>Floor</th>
<th>Accessible*</th>
<th>Standard</th>
<th>Compact</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>G1 Level</td>
<td>5</td>
<td>74</td>
<td>45</td>
<td>124</td>
</tr>
</tbody>
</table>

*Accessible spaces calculated per IBC 2012 - Retail - 5 spaces (101-150 spaces provided) = van + 4 Accessible
TOTAL POPULATION 61,299
EMPLOYEES 45,184
AVERAGE INCOME $118,523

CONSUMER EXPENDITURES

APPAREL $75.5M
ENTERTAINMENT $120M
EATING OUT $298M
LAPTOPS AND LATTES

WHO WE ARE

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work while many work from home.

Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

TRENDSETTERS

WHO WE ARE

Armed with the motto “you’re only young once,” Trendsetters residents live life to its full potential. These educated young singles aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

AVEC CONSUMER SOCIOECONOMIC TRAITS*

- **1,240,000** households
- **1,264,000** households
- **1.85** average household size
- **2.10** average household size
- **36.9** median age
- **35.5** median age
- **$93,000** median household income
- **$51,000** median household income

*ESRI 2017
IN D.C. YOU FEEL THE **POWER** …
ON H STREET YOU FEEL THE **VIBE**

Millennials and artists flock to this vibrant social scene with many restaurants, retailers and performance venues including Whole Foods, We Work Labs, Atlas Performing Arts Center, Rock & Roll Hotel and Maketto and The Argonaut. Avec answers the demand for authentic experiences in residential living, shopping and entertainment.
More than an address, H STREET is a moment, a mood, a memory, a mystery. It’s all of that—in truth, H STREET cannot be described or defined; it must be EXPERIENCED. There’s cuisine to be tasted. Fashions to be acquired. Performances to applaud. Streetcars to ride. Above all, there are CONNECTIONS to be made.