



NEWS RELEASE

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CAPITOL RIVERFRONT WELCOMES NEW NAB HEADQUARTERS AS PIVOTAL DEVELOPMENT FOR NEIGHBORHOOD GROWTH

(Washington, DC – April 9th, 2015) Celebrating a relocation that cements the Capitol Riverfront’s place as one of Washington’s most vibrant office communities, the Capitol Riverfront Business Improvement District (BID) welcomes the National Association of Broadcasters (NAB) relocation of its headquarters to the gateway of DC’s new neighborhood on the river.

“The NAB relocation from Dupont Circle has established another milestone along the Capitol Riverfront’s development trajectory,” said Michael Stevens, president of the Capitol Riverfront BID. “Not only will one of the most prestigious associations in the nation’s capital call the Riverfront home, but the NAB is committing to our future as a thriving business center with a resounding investment in a headquarters’ purchase. Their move speaks not only to the economic value of our market, but also to the value of proximity to what matters.”

In announcing its agreement with the developer Monument Realty and investment partners Angelo, Gordon & Company, the NAB noted that its plan to build a “showcase venue for radio and television stations across America” is the culmination of a rigorous search that led to “one of Washington, D.C.’s hottest real estate areas.” Built for a 2018 move-in, the new headquarters building will be located at the corner of South Capitol and M Streets, SE, exactly one mile from the U.S. Capitol and two blocks from Nationals Park.

Features of the new ten-story HOK-designed building include a curved facade facing M Street, a rooftop terrace with a breathtaking Capitol view, and a 100-seat theater. NAB has selected Hickok Cole as interiors architect and MGAC as owner’s representative.

NAB joins burgeoning media and nonprofit association clusters in the Capitol Riverfront. In the last twelve months, CBS Radio, Trust for Public Land, Michigan State University, Intelligent Transportation Society, and Congressional Hispanic Caucus Institute have all moved into the neighborhood. Other prominent office tenants in the Capitol Riverfront include U.S. Navy Yard, NAVSEA, U.S. Department of Transportation, WC Smith, Forest City Washington, Alion, General Dynamics, BAE Systems, Computer Science Corporation (CSC), Washington Nationals Baseball Club, Living Classrooms, Earth Conservation Corps, Lockheed Martin, Booz | Allen |

Hamilton, Northrup Grumman, Parsons Engineering, Sayres and Associates, District of Columbia Department of Transportation, and the DC Commission on the Arts and Humanities, among others.

Other new construction in the Capitol Riverfront is expected to double the neighborhood's residential stock over the coming three years. Additional recent metrics include:

- 4,700 residents
- 34,000 employees working in the Capitol Riverfront
- 3 million visitors (2014)
- 4.8 million square feet of private office space
- 28 restaurants now open
- 220,000 square feet of existing retail space
- 1 hotel open, and three more under construction
- 2,868 residential units under construction
- 1 Harris Teeter open (2014)
- 6 CBS radio stations operating from the Capitol Riverfront
- 9,500 riders at Metro's Navy Yard/Ballpark station each day on average
- 90 Capitol Riverfront walk score
- 49,972 Bikeshare trips to the Capitol Riverfront—more than 3 times the 2011 count
- 53 private and public events in Yards Park attracting 75,000+ people (2014)

About The Capitol Riverfront

Located just five blocks south of the U.S. Capitol Building, the Capitol Riverfront is leading the way in urban residential, new parks, and green innovation by pairing the extraordinary advantages of city living with access to what matters: open space and access to the river, sports and entertainment, great restaurants, exceptional value, and proximity to Capitol Hill. See www.CapitolRiverfront.com for more information.