

For Immediate Release

Media Contact:
Pam Zandy
202.777.2013
pzandy@monumentrealty.com

Monument Submits Plans for 10 Van Street

Washington, DC (September 11, 2015) — Monument Realty and its investment partner, New York-based Angelo, Gordon & Company, have filed plans with the Zoning Commission for a 163-unit residential project located at 10 Van Street, SE, one block north of Nationals Park in the Half Street neighborhood of the Capitol Riverfront.

10 Van Street is the sister project to One M Street, the new 130,000 SF headquarters build-to-suit for the National Association of Broadcasters, which Monument announced this past April. The project is planned as a 13-story, 176,485 SF building that will feature a mix of one, two and three bedroom units, as well as a number of two bedroom townhomes. 10 Van Street, which is designed by Gensler, will include a rooftop pool and lounge, fitness center and a number of other high-end community amenities. Residents will have easy access to the Navy Yard-Ballpark Metro Station one block away and will enjoy unobstructed views of the U.S. Capitol and monumental core, as well as views into Nationals Park on upper levels of the 130' tall building.

Gensler has established massing featuring two brick towers that front South Capitol Street and anchor a west-facing courtyard, with a contemporary glass and metal panel façade at the rear. The central section fronting South Capitol Street, and the lower floors along Van Street are multi-level units, with direct access from the street. The brick tower elements and the dark, glazed brick material selected for the townhomes and the Van Street façade are a nod to the neighborhood's industrial past, while the overall design and the glass and metal center section affirm the building's contemporary identity. Construction is scheduled to commence concurrently with One M Street in the spring of 2016 with completion in 2018. Given the growing demand for home ownership in the District, Monument is contemplating the development of 10 Van Street as a condominium, but is keeping all options on the table.

"Monument has had a great deal of success with ground-up condo development in the past," noted Michael Darby, the principal and founder of Monument. "And given the tremendous amount of upside potential in the Capitol Riverfront, for-sale product feels like a good fit at this time," Darby added in reference to the Capital Riverfront's wealth of amenities and continued success in attracting new residents and office tenants.

About Monument Realty

Monument Realty, an award-winning full service real estate firm, has been leading the way by embracing challenges and creating opportunities for clients and investors since 1998. Monument's development portfolio includes more than five million square feet of Class A office space, 3,500 residential units and a number of hotel properties valued at nearly \$5 billion. For more information, visit: www.monumentrealty.com.

About Gensler

[Gensler](http://www.gensler.com) is a multi-disciplinary design firm grounded in the belief that great design optimizes business performance and human potential. Our creative practitioners networked across 46 offices use global perspective and local presence to innovate at every scale. Whether we are refreshing a retailer's brand, planning a new urban district or designing a super tall building, we strive to make the everyday places people occupy more inspiring, more resilient, and more impactful. For more information, visit: www.gensler.com.

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