

EXHIBIT G

ZONING COMMISSION
District of Columbia

CASE NO. 02-38E

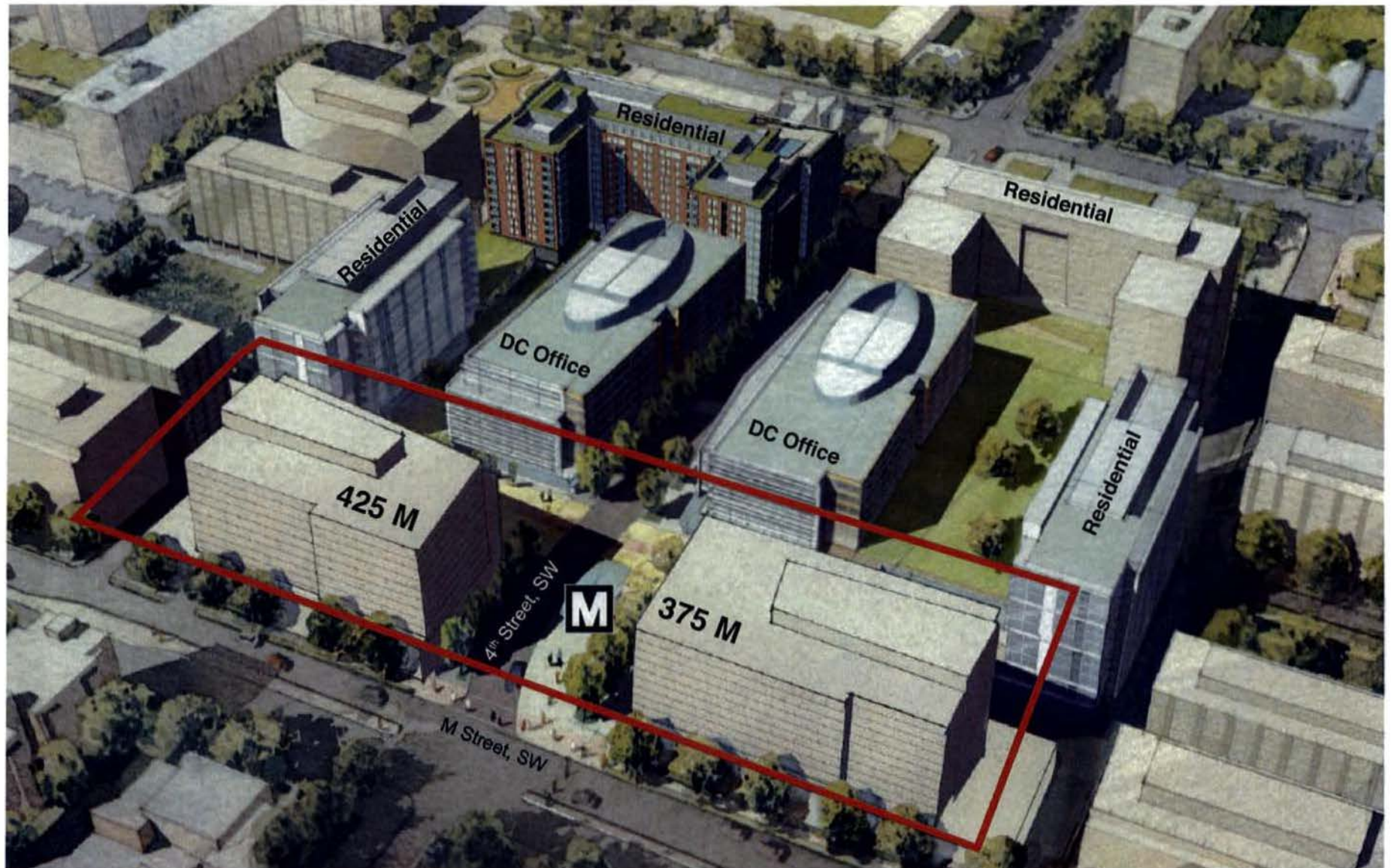
EXHIBIT NO. 9



375 and 425 M Street at Waterfront Station

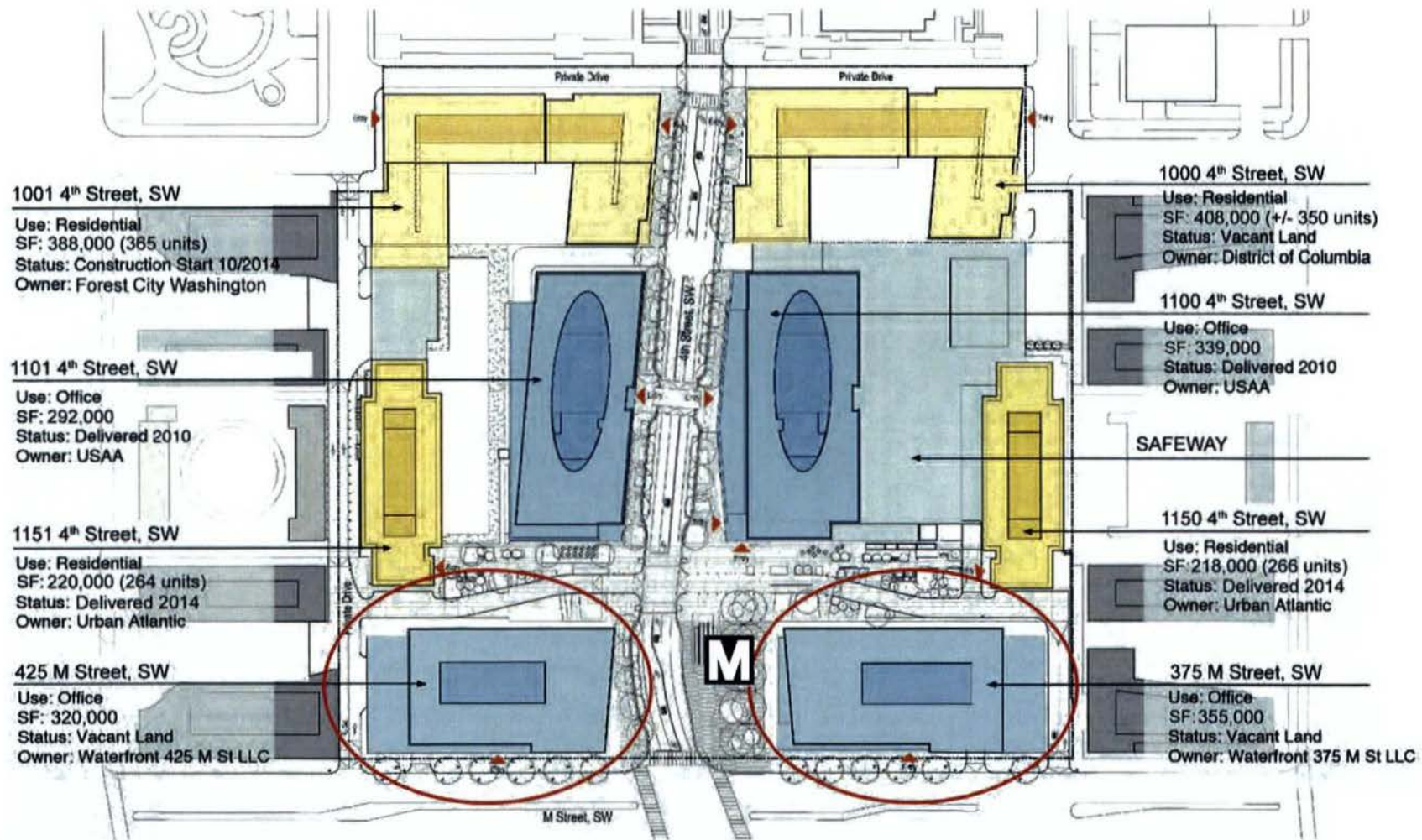
OVERVIEW

375 M Street with 355,000 SF and 425 M Street with 320,000 SF at Waterfront Station will be brand new, 11-story Class A office buildings ideally located at the corner of 4th and M Street, SW.



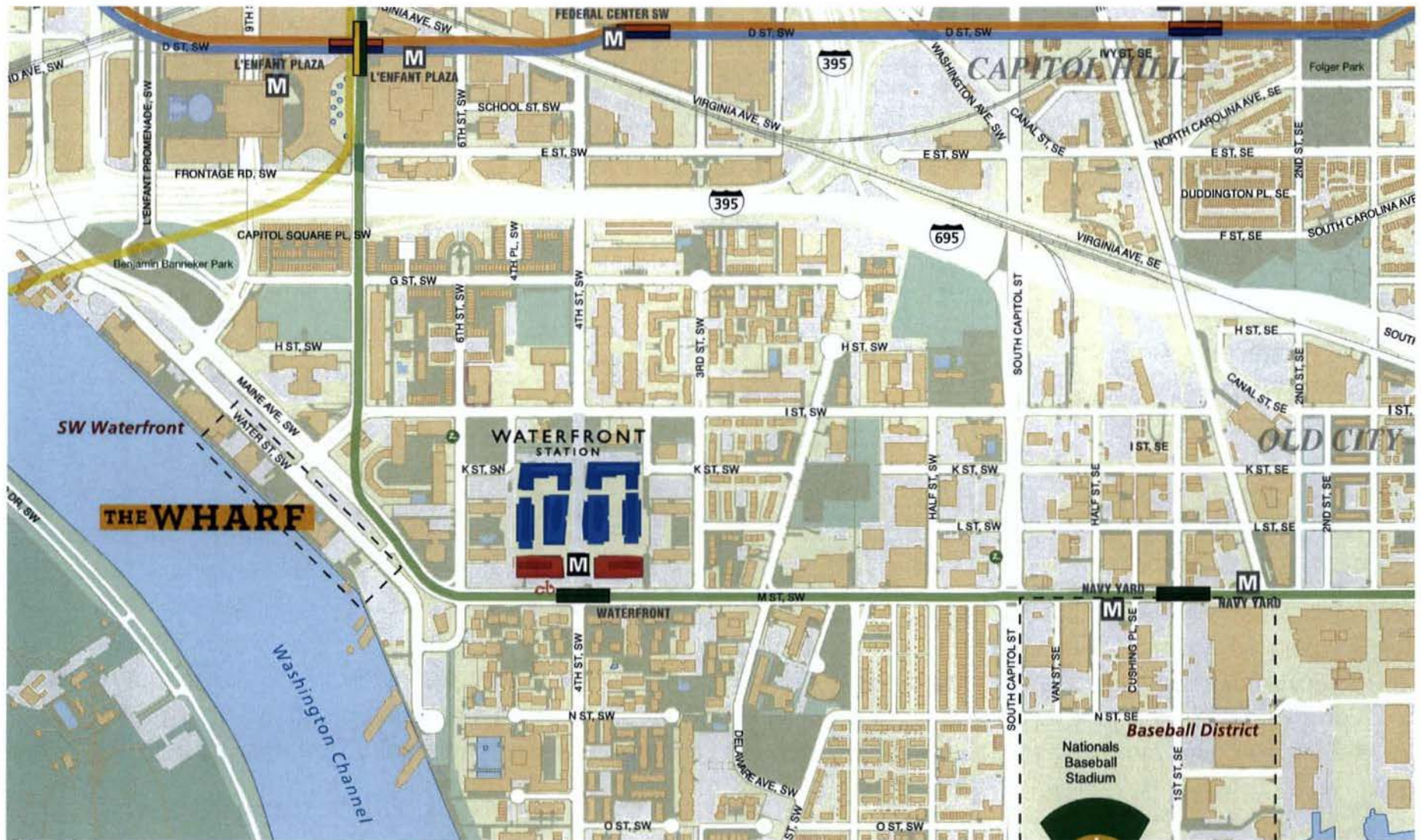
Ideally Sized Buildings

The 2.5 million SF Waterfront Station is already a success and includes two new LEED-Gold office buildings of 630,000 SF, the flagship home to DC Government agencies, a new Safeway, Starbucks, CVS, cafes and restaurants plus two new residential towers that have recently been completed. When finished, Waterfront Station will include over 1.1 million SF of office, over 1,200 residential units and over 110,000 SF of retail.



Excellent Location

Right at the Waterfront Metro — Waterfront Station is surrounded by existing shops, restaurants, hotels, and amenities. The buildings are centrally located between the National Mall and emerging new neighborhoods at the SW Waterfront and the Capitol Riverfront District.



On-Site Amenities

Restaurants: Station 4, Masala Art, Subway, Z-Burger,

Retail: Safeway, CVS, Waterfront Cleaners



★ Proposed Retail Merchandising:

Bank	Dry Cleaner
Coffee Shop	Electronics Store
Fast Casual Restaurant	Bakery
Sit-Down Restaurant	Hardware Store
Book Store	

Red	Retail
Blue	Office
Yellow	Residential

Additional Neighborhood Amenities

Restaurants

- 1 Cantina Marina

Hotels

- 1 Best Western Capitol Skyline
- 2 Residence Inn Capitol
- 3 Loews L'Enfant Plaza
- 4 Holiday Inn Capitol At Smithsonian
- 5 Mandarin Oriental Washington

Amenities and Services

- 1 Arena Stage
- 2 DC Public Library Southwest Branch
- 3 Odyssey Cruises
- 4 Spirit of Washington & Potomac
- 5 Capital Elite Cruises
- 6 Dept. of Motor Vehicles
- 7 Fire House (Pier 5)
- 8 King Greenleaf Recreation Center
- 9 Waterside Fitness Swim Club
- 10 Fire Department
- 11 US Post Office
- 12 Gold's Gym

Emerging New Neighborhoods

- 1 The Wharf
- 2 Capitol Riverfront -
over 60 restaurants, shops and services

Schools

- 1 Amidon Bowen Elementary
- 2 Jefferson Junior High



Conceptual Rendering Aerial View - 375 M & 425 M

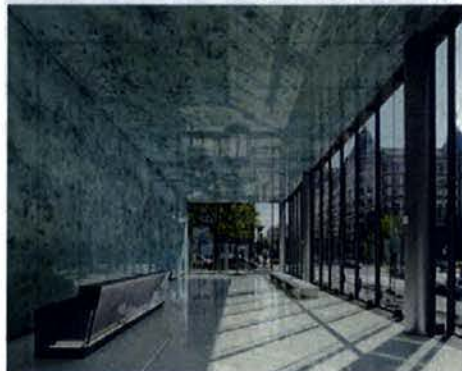


A Highly Experienced Development, Construction, and Property Management Team: Vornado and Forest City

With significant financial strength, expertise and a proven track record in delivering and operating innovative workplaces for high-caliber tenants — no other team offers more experience. Our track record includes the award winning headquarters for 800 17th Street/PNC Place, 1999 K Street and The Yards in Washington, DC.



The Yards Park



1999 K Street



800 17th Street/PNC Place