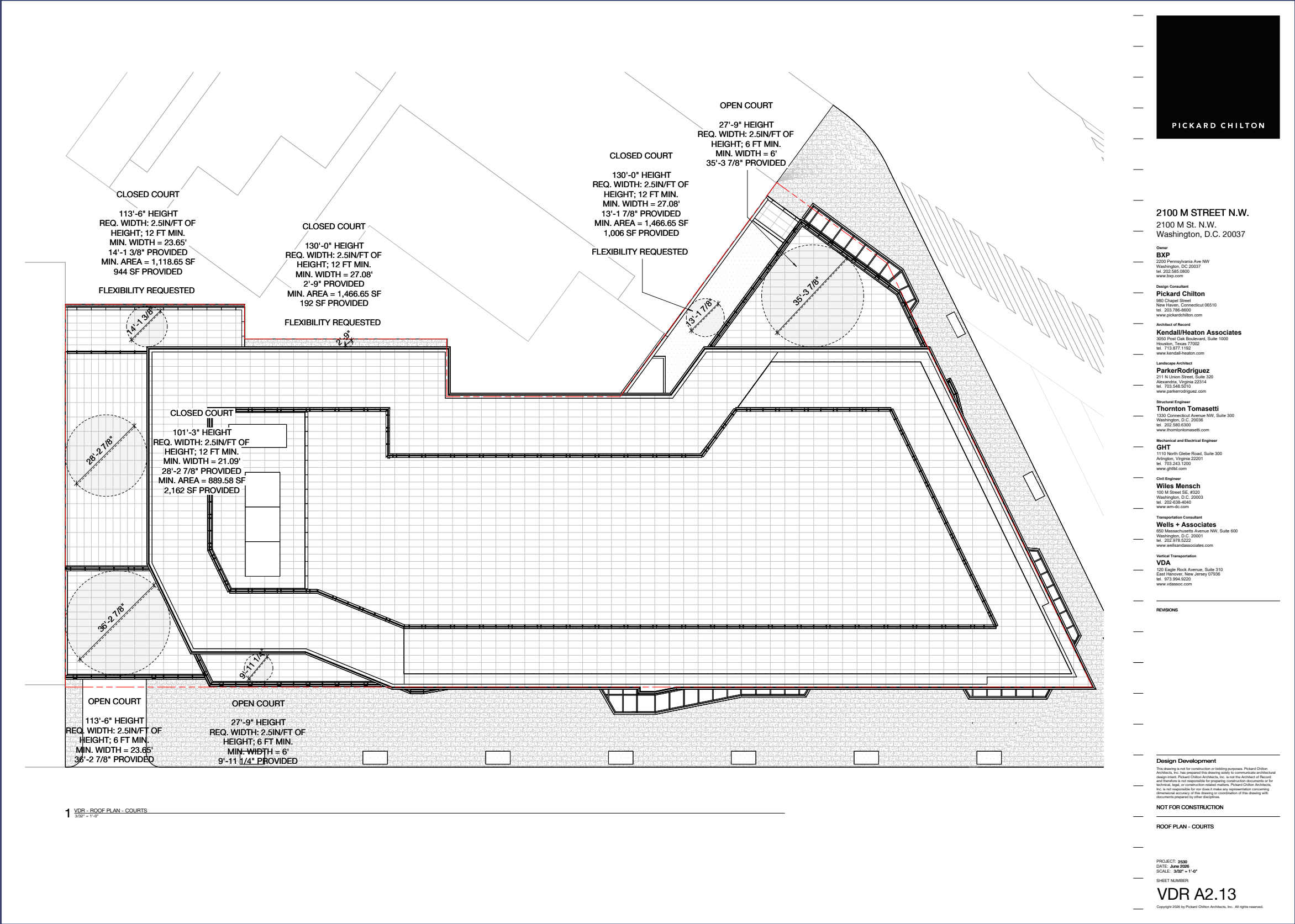
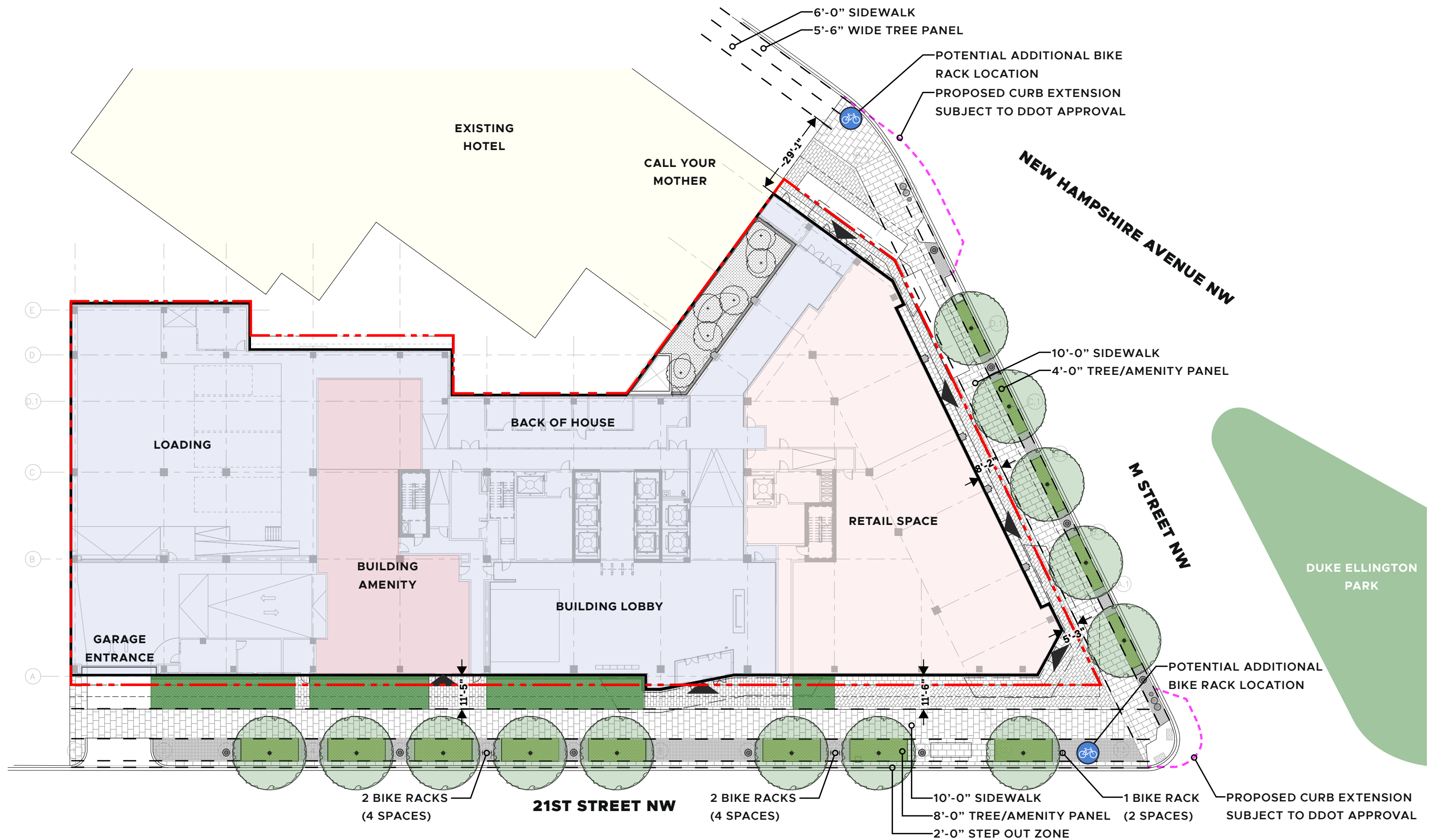


2100 M Street NW

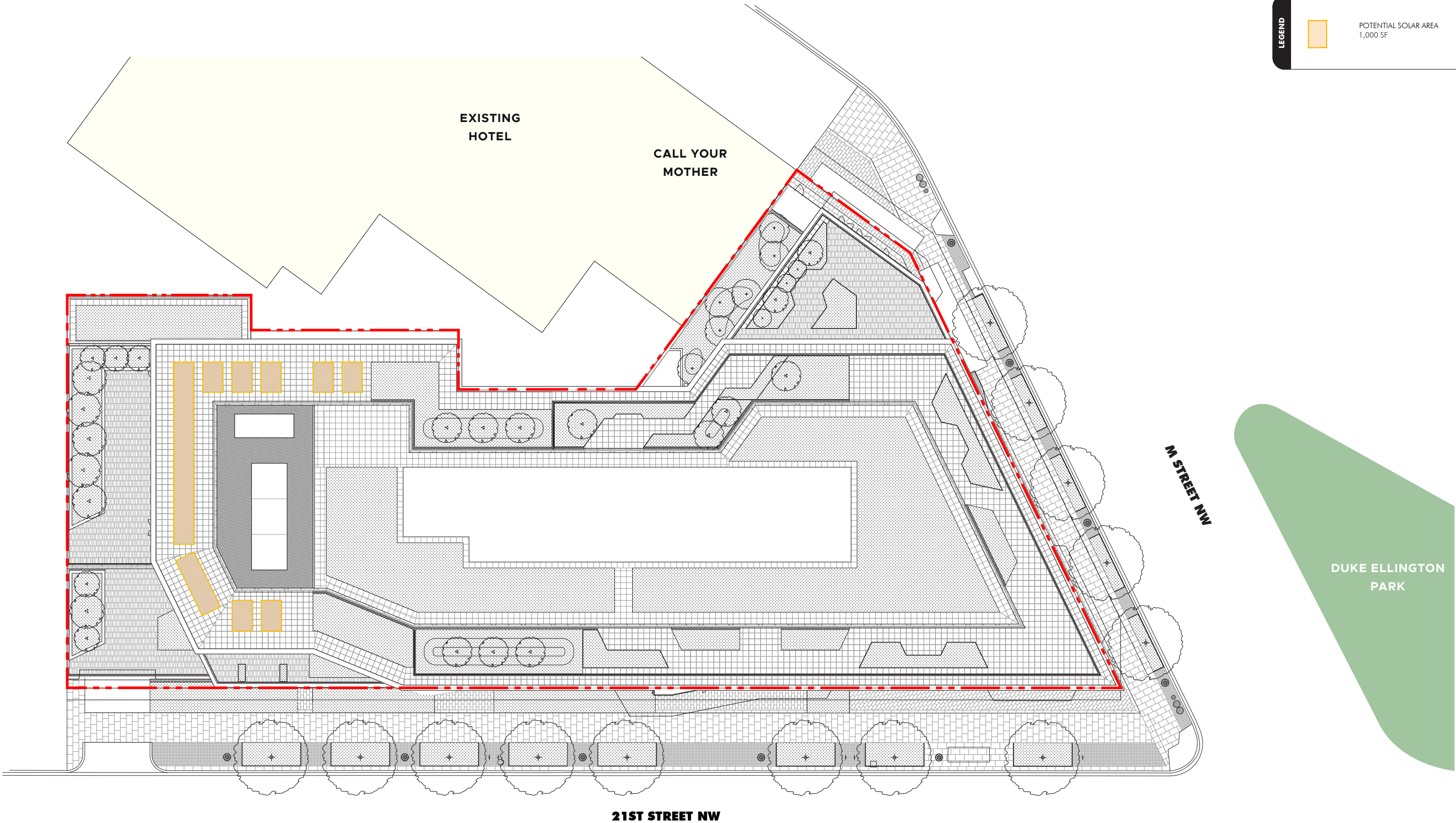
Relief from Courts





LEGEND

POTENTIAL SOLAR AREA
1,000 SF



2100 M Street NW

Conclusion

OP Report – In Support

- *Added 1,000 sq ft of solar panels*
- *Described transition from dead plaza to active retail*
- *Clarified ground floor setbacks, bike parking, and green space*

DDOT Report – In Support

- *Added commitment to remove mid-block crosswalk*
- *Added commitment to curb extensions*

ANC 2A Report – In Support

ANC 2B Report – In Support



Thank you

GRASSES



Molinia caerulea 'Transparent'
Purple Moor Grass



Juncus inflexus 'Blue Dart'
Blue Arrows Rush



Carex vulpinoidea
Fox Sedge



Carex 'Ribbon Falls'
Ribbon Falls Sedge



Panicum virgatum 'Cape Breeze'
- Switchgrass



Schizachyrium scoparium
Little Bluestem

HERBACEOUS PERENNIALS/BULBS



Allium stipitatum 'Mount Everest'
Ornamental Onion



Amsonia 'String Theory'
Bluestar



Camassia leichtlinii
Camas



Rudbeckia 'Little Henry'
Black-Eyed Susan



Penstemon digitalis
Foxglove Beardtongue



Scutellaria incana
Downy Skullcap

SHRUBS



Itea virginica 'Little Henry'
Virginia Sweetspire



Cephalotaxus 'Duke Gardens'
Japanese Plum Yew



Diervilla rivularis 'Ru-Bee Wren'
Bush Honeysuckle



Fothergilla gardenii 'Blue Mist'
Dwarf Fothergilla



Pinus strobus 'Nana'
Dwarf Eastern White Pine



Ilex crenata 'Hoogendorn'
Japanese Holly

TREES



Parrotia persica 'PPCM2'
Contemplation Parrotia



Pistacia chinensis
Chinese Pistache



Ulmus davidiana 'Morton'
Accolade Elm



Ginkgo biloba 'The President'
Presidential Gold Ginkgo



Zelkova serrata
City Sprite Zelcova



Quercus shumardii 'QSSTH'
Prominence Shumard Oak

GRASSES, HERBACEOUS PERENNIALS, BULBS



Festuca arundinacea 'Glow Sticks'
Tall Fescue



Schizachyrium scoparium 'Twilight Zone'
Little Bluestem



Sedum sp.
Sedum species



Amsonia 'Blue Ice'
Bluestar



Artemisia 'Silver Queen'
White Sage



Baptisia 'Pink Truffles'
Pink Truffles Baptisia

CONTINUED



Agapanthus 'Little Galaxy'
Lily of the Nile



Agastache 'Blue Bayou'
Hummingbird Mint



Echinacea 'White Swan'
White Coneflower



Allium 'Medusa'
Ornamental Onion



Eremurus 'Cleopatra'
Foxtail Lily



Rosmarinus 'Arp'
Arp Rosemary

SHRUBS



Itea virginica 'Henry Garnet'
Virginia Sweetspire



Cephalotaxus harringtonia
Plum Yew



Diervilla lonicera
Bush Honeysuckle



Fothergilla gardenii
Witch Alder



Edgeworthia chrysantha
Paperbush



Aronia melanocarpa 'Low Scape Mound'
Black Chokeberry

TREES



Cercis canadensis
Eastern Redbud



Acer palmatum 'Seiryu'
Japanese Maple



Pinus parviflora 'Glaucua'
Japanese White Pine



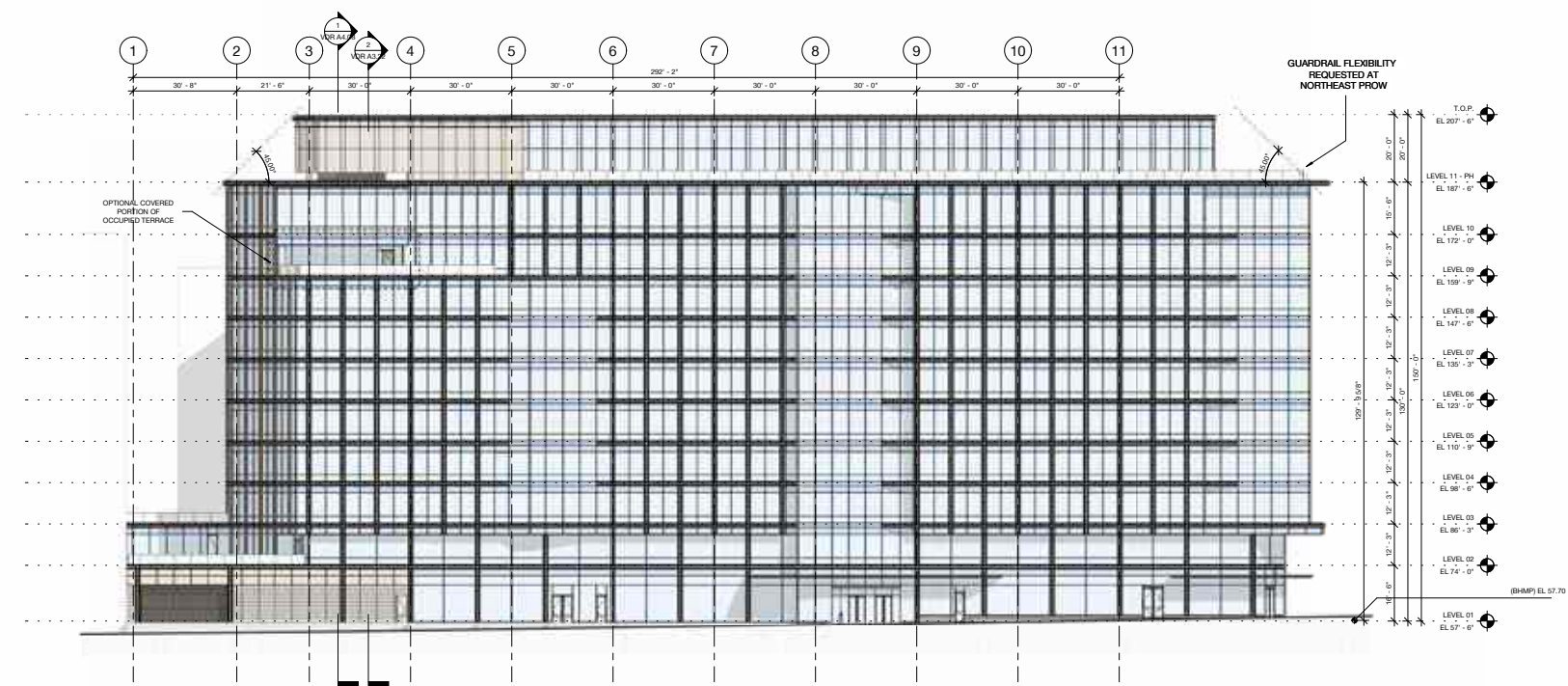
Magnolia stellata 'Waterlily'
Star Magnolia



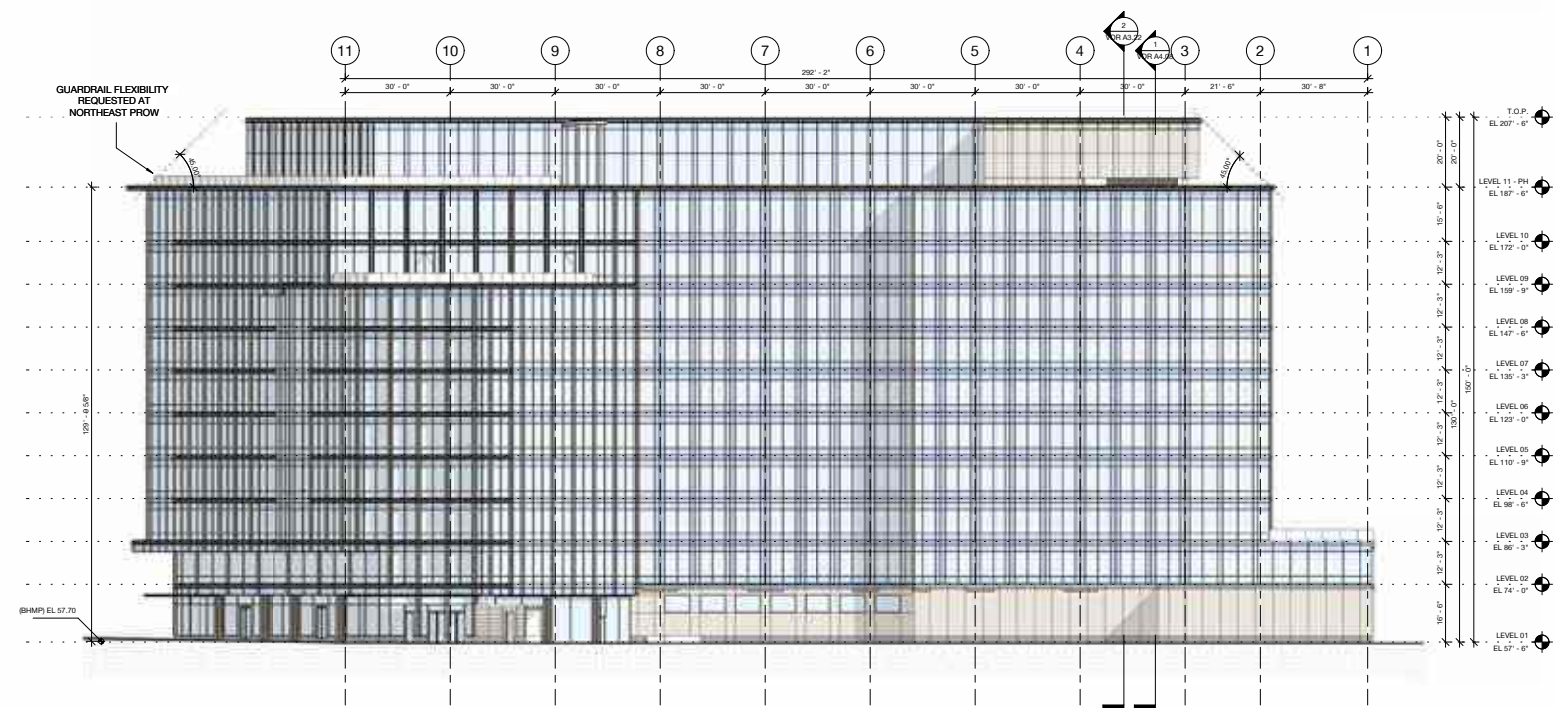
Hamamelis x 'Westerstede'
Witch Hazel

2100 M Street NW

Overall Elevations



1 VDR - OVERALL ELEVATION - EAST
1/8" = 1'-0"

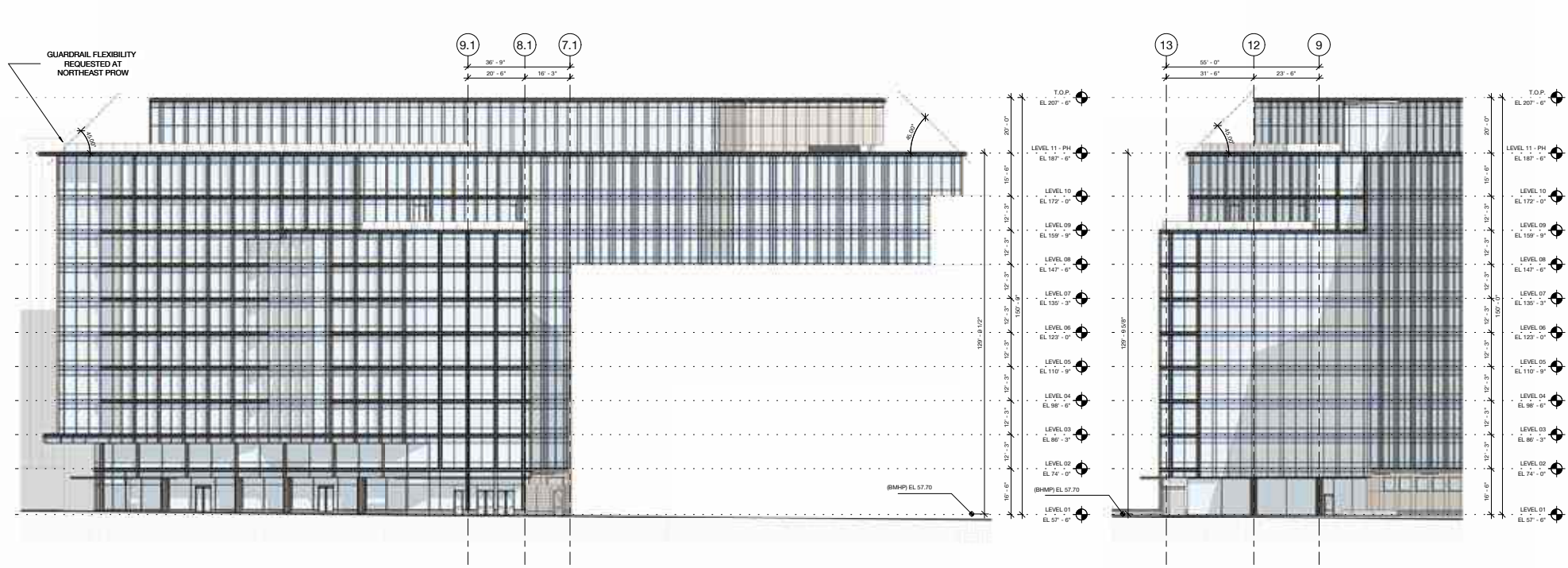


2 VDR - OVERALL ELEVATION - WEST
1/8" = 1'-0"

* LOCATION OF ALL DOORS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON OPERATIONAL AND TENANT NEEDS. FLEXIBILITY REQUESTED TO MODIFY ELEVATIONS TO INCORPORATE SELECT LOUVER PANELS TO ACCOMMODATE MECHANICAL VENTING NEEDS.

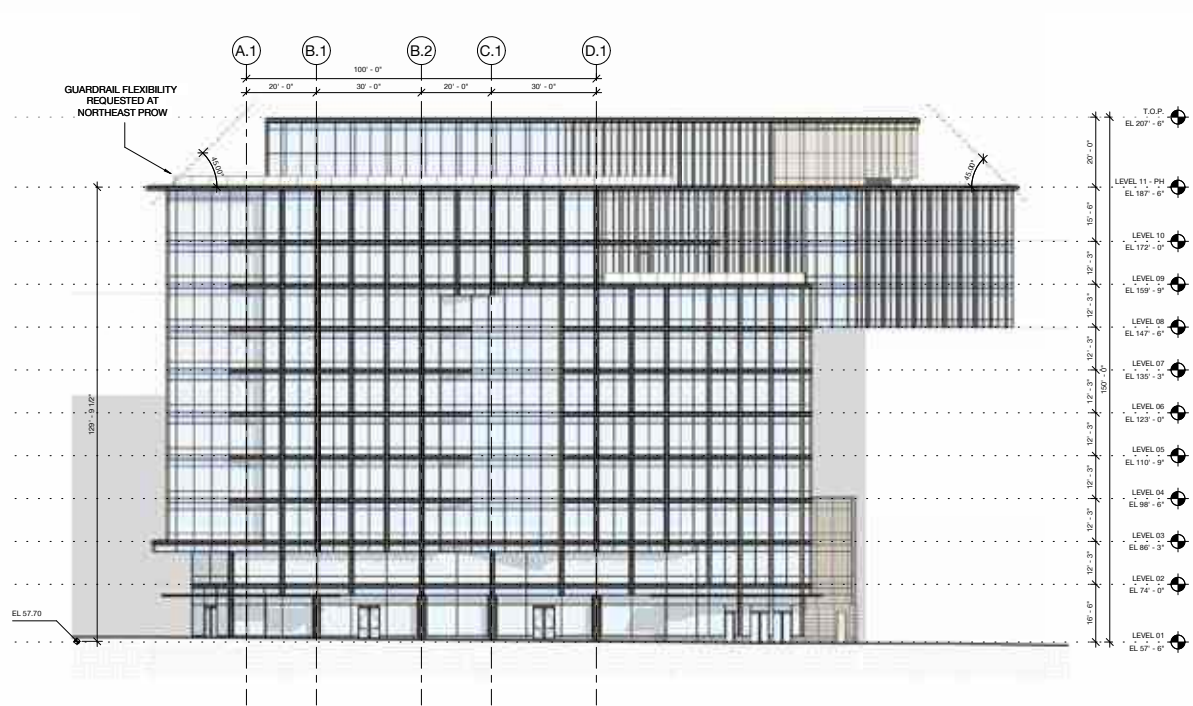
2100 M Street NW

Overall Elevations

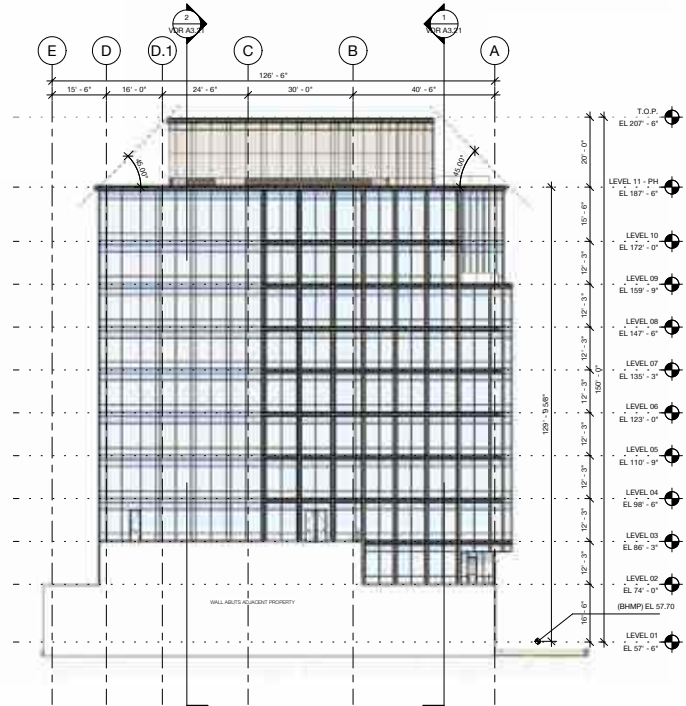


1 VOR - OVERALL ELEVATION - NORTHWEST
1/16" = 1'-0"

3 VOR - OVERALL ELEVATION - SOUTHWEST
1/16" = 1'-0"



2 VOR - OVERALL ELEVATION - NORTH
1/16" = 1'-0"

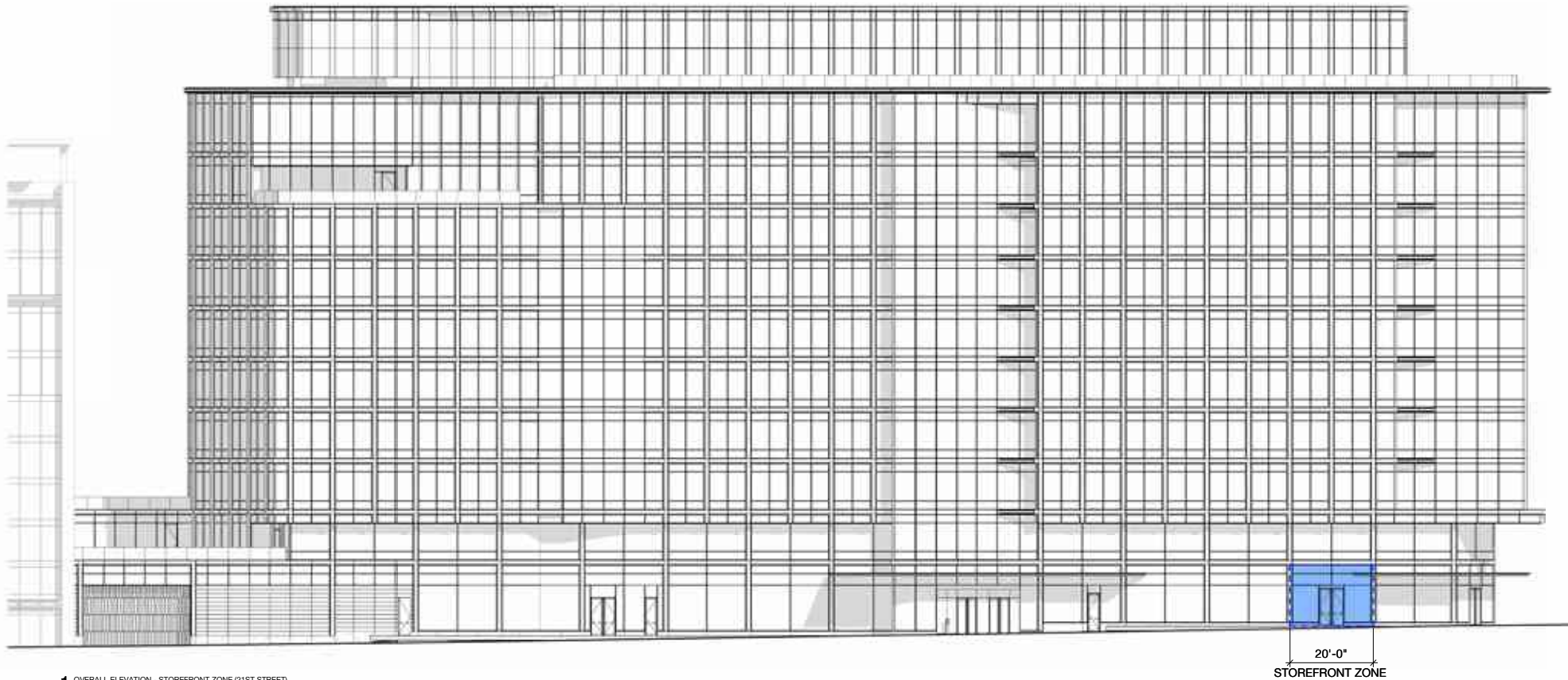


4 VOR - OVERALL ELEVATION - SOUTH
1/16" = 1'-0"

* LOCATION OF ALL DOORS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON OPERATIONAL AND TENANT NEEDS. FLEXIBILITY REQUESTED TO MODIFY ELEVATIONS TO INCORPORATE SELECT LOUVER PANELS TO ACCOMMODATE MECHANICAL VENTING NEEDS.

2100 M Street NW

Storefront Zones



1 OVERALL ELEVATION - STOREFRONT ZONE (21ST STREET)

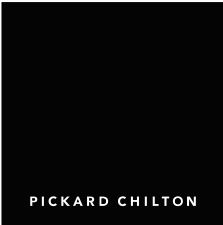
21ST STREET STOREFRONT GUIDELINES:

STOREFRONT ZONES IDENTIFY LOCATIONS WHERE RETAIL TENANTS ARE ENCOURAGED TO INTEGRATE CUSTOM STOREFRONT DESIGN AND IDENTITY GRAPHICS. STOREFRONTS SHOULD BE COMPLIMENTARY TO THE BUILDING ARCHITECTURE AND LIMITED TO THE ENVELOPE IDENTIFIED ABOVE. HIGH-QUALITY AND DURABLE MATERIALS SUCH AS GLASS, WOOD, METAL, STONE, TERRA COTTA, TILE, ETC., ARE ENCOURAGED. ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL AS WELL AS THESE GUIDELINES. DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY THE LANDLORD PRIOR TO APPLICATION FOR BUILDING PERMITS AND OTHER RELATED APPROVALS.

STOREFRONTS MAY INCORPORATE EXTERNAL LIGHTING AS DESIGN ELEMENTS TO ACCOUNT FOR DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING MUST BE CONCEALED FROM VIEW AND ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL CONSISTENT WITH THESE GUIDELINES.

LOCATION OF STOREFRONT ZONES MAY BE ADJUSTED TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS, UP TO A MAXIMUM NUMBER OF ONE (1) STOREFRONT ZONE ON 21ST STREET. WIDTH OF STOREFRONT ZONE MAY VARY BETWEEN 20-30 FEET TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS.

NUMBER AND LOCATION OF DOORS WITHIN STOREFRONT ZONE MAY BE ADJUSTED TO ACCOMMODATE TENANT NEEDS.



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.585.0800
www.bxp.com

Design Consultant
Pickard Chilton
980 Chapel Street
New Haven, Connecticut 06510
tel. 203.786-8600
www.pickarchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77052
tel. 713.877.1152
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 300
Alexandria, Virginia 22314
tel. 703.548.5510
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.580.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghitd.com

Civil Engineer
Wiles Mensch
150 M Street SE, #200
Washington, D.C. 20003
tel. 202.638-4840
www.wm-dc.com

Transportation Consultant
Wells + Associates
600 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Hanover, New Jersey 07936
tel. 973.994.9220
www.vdascc.com

REVISIONS

Design Development
This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for any errors or omissions or for any consequences arising from the use of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

STOREFRONT GUIDELINES - 21ST STREET

PROJECT: 2100
DATE: June 2025
SCALE: 3/32" = 1'-0"

SHEET NUMBER:
VDR A5.01

Copyright 2025 by Pickard Chilton Architects, Inc. All rights reserved.

2100 M Street NW

Storefront Zones



1 OVERALL ELEVATION - STOREFRONT ZONES (M STREET)

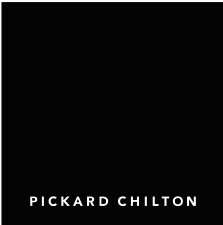
M STREET STOREFRONT GUIDELINES:

STOREFRONT ZONES IDENTIFY LOCATIONS WHERE RETAIL TENANTS ARE ENCOURAGED TO INTEGRATE CUSTOM STOREFRONT DESIGN AND IDENTITY GRAPHICS. STOREFRONTS SHOULD BE COMPLIMENTARY TO THE BUILDING ARCHITECTURE AND LIMITED TO THE ENVELOPE IDENTIFIED ABOVE. HIGH-QUALITY AND DURABLE MATERIALS SUCH AS GLASS, WOOD, METAL, STONE, TERRA COTTA, TILE, ETC., ARE ENCOURAGED. ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL AS WELL AS THESE GUIDELINES. DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY THE LANDLORD PRIOR TO APPLICATION FOR BUILDING PERMITS AND OTHER RELATED APPROVALS.

STOREFRONTS MAY INCORPORATE EXTERNAL LIGHTING AS DESIGN ELEMENTS TO ACCOUNT FOR DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING MUST BE CONCEALED FROM VIEW AND ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL CONSISTENT WITH THESE GUIDELINES.

LOCATION OF STOREFRONT ZONES MAY BE ADJUSTED TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS, UP TO A MAXIMUM NUMBER OF THREE (3) STOREFRONT ZONES ON M STREET. WIDTH OF STOREFRONT ZONES MAY VARY BETWEEN 15-30 FEET TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS.

NUMBER AND LOCATION OF DOORS WITHIN STOREFRONT ZONE MAY BE ADJUSTED TO ACCOMMODATE TENANT NEEDS.



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.585.0800
www.bxp.com

Design Consultant
Pickard Chilton
980 Chapel Street
New Haven, Connecticut 06510
tel. 203.786-8600
www.pickarchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77052
tel. 713.877.1152
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 300
Alexandria, Virginia 22314
tel. 703.548.5510
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.580.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghitd.com

Civil Engineer
Wiles Mensch
150 M Street SE, #203
Washington, D.C. 20003
tel. 202.458-4840
www.wm-dc.com

Transportation Consultant
Wells + Associates
600 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Hanover, New Jersey 07936
tel. 973.994.9220
www.vdascc.com

REVISIONS

Design Development
This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for any errors or omissions or for any consequences arising from the use of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

STOREFRONT GUIDELINES - M STREET

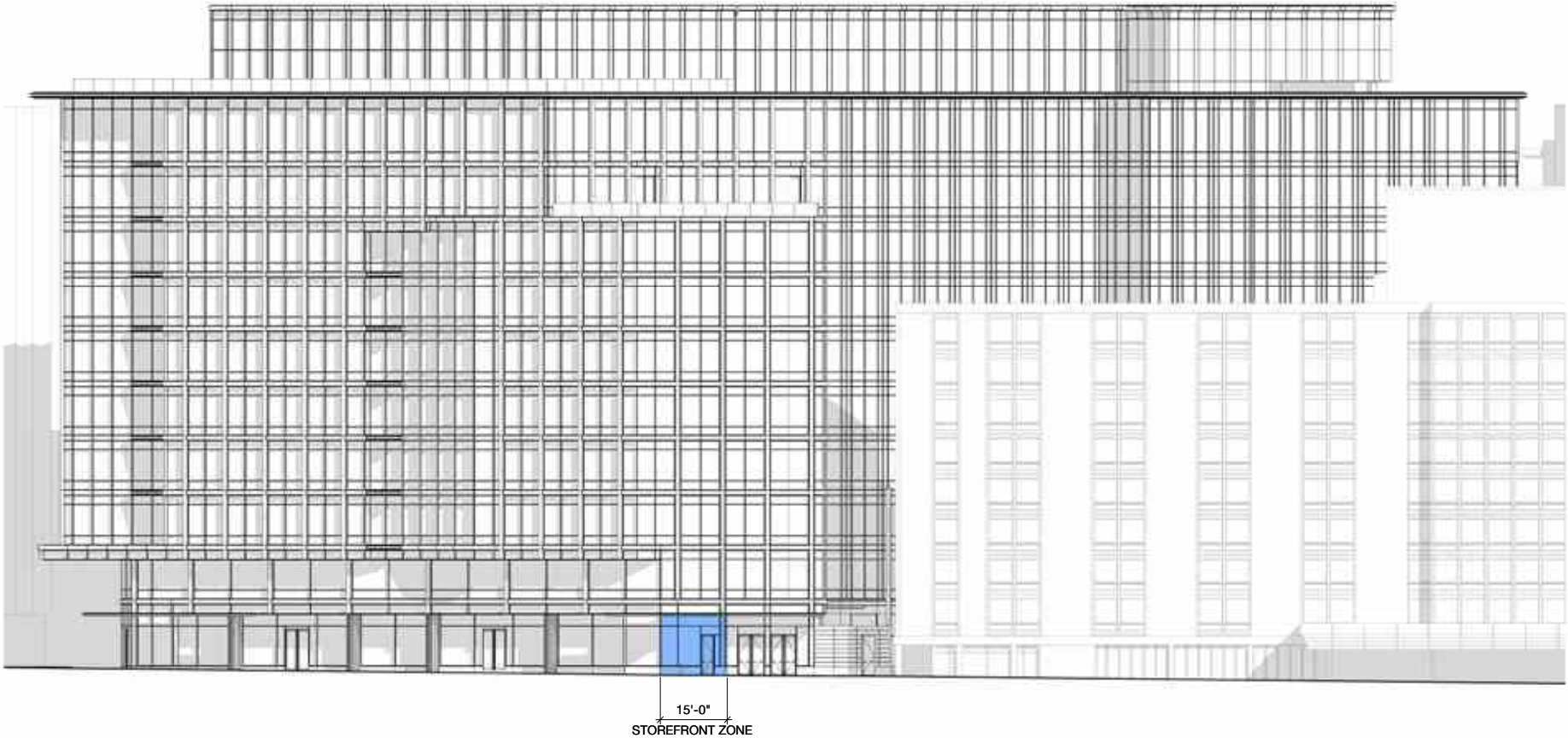
PROJECT: 2100
DATE: June 2025
SCALE: 3/32" = 1'-0"

SHEET NUMBER:
VDR A5.02

Copyright 2025 by Pickard Chilton Architects, Inc. All rights reserved.

2100 M Street NW

Storefront Zones



1 OVERALL ELEVATION - STOREFRONT ZONES (NEW HAMPSHIRE AVENUE)

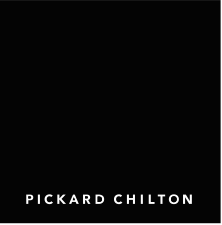
NEW HAMPSHIRE AVENUE STOREFRONT GUIDELINES:

STOREFRONT ZONES IDENTIFY LOCATIONS WHERE RETAIL TENANTS ARE ENCOURAGED TO INTEGRATE CUSTOM STOREFRONT DESIGN AND IDENTITY GRAPHICS. STOREFRONTS SHOULD BE COMPLIMENTARY TO THE BUILDING ARCHITECTURE AND LIMITED TO THE ENVELOPE IDENTIFIED ABOVE. HIGH-QUALITY AND DURABLE MATERIALS SUCH AS GLASS, WOOD, METAL, STONE, TERRA COTTA, TILE, ETC., ARE ENCOURAGED. ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL AS WELL AS THESE GUIDELINES. DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY THE LANDLORD PRIOR TO APPLICATION FOR BUILDING PERMITS AND OTHER RELATED APPROVALS.

STOREFRONTS MAY INCORPORATE EXTERNAL LIGHTING AS DESIGN ELEMENTS TO ACCOUNT FOR DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING MUST BE CONCEALED FROM VIEW AND ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL CONSISTENT WITH THESE GUIDELINES.

LOCATION OF STOREFRONT ZONES MAY BE ADJUSTED TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS, UP TO A MAXIMUM NUMBER OF ONE (1) STOREFRONT ZONE ON NEW HAMPSHIRE AVENUE. WIDTH OF STOREFRONT ZONES MAY VARY BETWEEN 15-20 FEET TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS.

NUMBER AND LOCATION OF DOORS WITHIN STOREFRONT ZONE MAY BE ADJUSTED TO ACCOMMODATE TENANT NEEDS.



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.585.0800
www.bxp.com

Design Consultant
Pickard Chilton
980 Chapel Street
New Haven, Connecticut 06510
tel. 203.786-8600
www.pickarchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77052
tel. 713.877.1162
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 300
Alexandria, Virginia 22314
tel. 703.548.6510
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.580.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghitd.com

Civil Engineer
Wiles Mensch
150 M Street SE, #203
Washington, D.C. 20003
tel. 202.458-4840
www.wm-dc.com

Transportation Consultant
Wells + Associates
600 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Hanover, New Jersey 07936
tel. 973.994.9220
www.vdascc.com

REVISIONS

Design Development
This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for any errors or omissions or for any representation concerning dimensional accuracy of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

STOREFRONT GUIDELINES - NEW HAMPSHIRE AVENUE

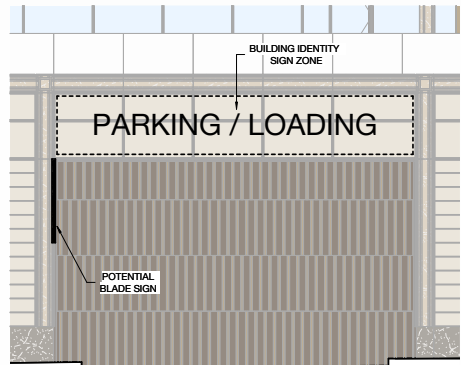
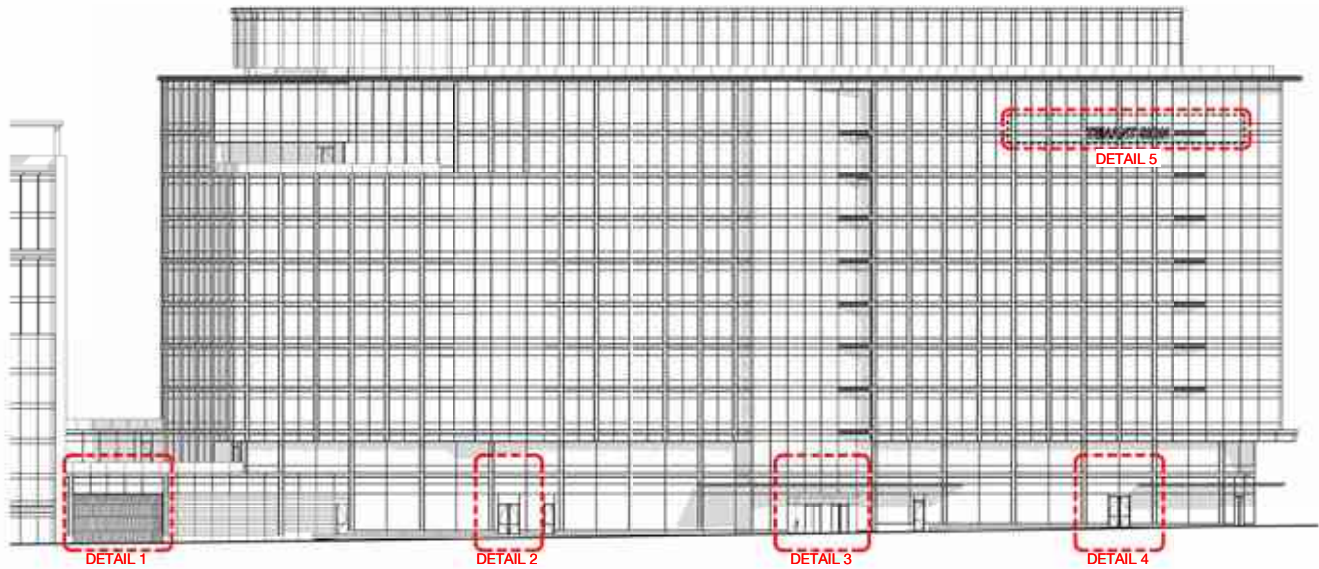
PROJECT: 2530
DATE: June 2025
SCALE: 3/32" = 1'-0"

SHEET NUMBER:
VDR A5.03

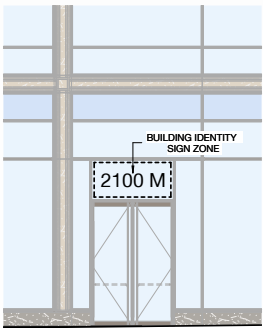
Copyright 2025 by Pickard Chilton Architects, Inc. All rights reserved.

2100 M Street NW

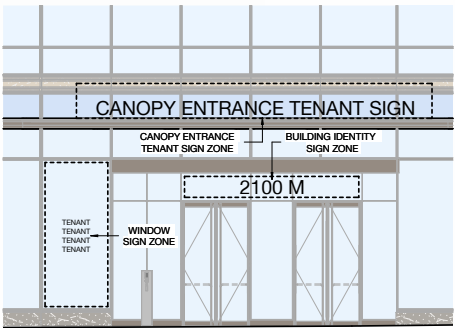
Potential Tenant Signage Locations



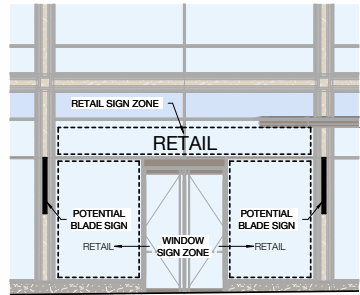
1 21ST STREET - SHARED PARKING / LOADING ENTRANCE
1/4" = 1'-0"



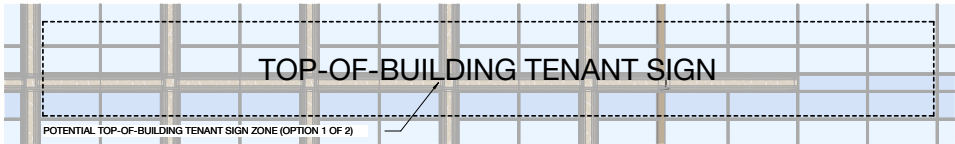
2 21ST STREET - ENTRANCE
1/4" = 1'-0"



3 21ST STREET - BUILDING IDENTITY AND TENANT SIGNS
1/4" = 1'-0"



4 21ST STREET - TYPICAL RETAIL
1/4" = 1'-0"



5 21ST STREET - TENANT SIGN (LOCATION OPTION 1)
1/4" = 1'-0"

SIGNAGE GUIDELINES:

- GENERAL NOTES
- THE SIGNAGE GUIDELINES PERMIT A VARIETY OF SIGNAGE AND STOREFRONT DESIGNS TO CONTRIBUTE TO THE LIVELINESS OF THE URBAN STREETSCAPE AND PROVIDE APPROPRIATE IDENTIFICATION FOR RETAIL AND OFFICE TENANTS.
- BUILDING SIGNS SHALL BE DESIGNED HOLISTICALLY AND COMPLIMENTARY TO THE ARCHITECTURAL STYLE OF THE BUILDING. SIGN LOCATIONS, SIZES, MESSAGES, FONTS, AND COLORS ARE EXPECTED TO BE CUSTOMIZED FOR EACH SPECIFIC TENANT, SUBJECT TO THESE GUIDELINES.
 - ALL SIGNS SUBJECT TO LANDLORD REVIEW AND APPROVAL AS WELL AS ADHERENCE TO THESE GUIDELINES AND APPLICABLE CODE REQUIREMENTS. DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY THE LANDLORD PRIOR TO APPLICATION FOR BUILDING PERMITS AND OTHER RELATED APPROVALS.

BUILDING IDENTIFICATION SIGNS

- BUILDING IDENTIFICATION SIGNAGE CONVEYING INFORMATION SUCH AS BUILDING NAME, ADDRESS, AND LOCATIONS OF PARKING, LOADING, AND OTHER ENTRANCES SHALL BE LOCATED AS SHOWN IN THE GUIDELINES. SIGNS SHALL BE WALL-MOUNTED.
- BUILDING IDENTIFICATION SIGNS MAY INCLUDE ILLUMINATION FOR BOTH DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING COMPONENTS, WIRES, JUNCTION BOXES, ETC. ARE TO BE CONCEALED FROM VIEW.
- MAXIMUM HEIGHT OF BUILDING IDENTIFICATION SIGNS = 18 INCHES.

RETAIL SIGNS

- PRIMARY RETAIL TENANT IDENTIFICATION SIGNAGE SHALL BE LOCATED WITHIN THE UPPER PORTION OF THE STOREFRONT NEAR THE ENTRANCE AS SHOWN IN THE GUIDELINES. SIGNS SHALL BE WALL-MOUNTED OR ON AWNINGS IF INCORPORATED INTO THE STOREFRONT DESIGN.
- MAXIMUM HEIGHT OF PRIMARY RETAIL SIGNS = 30 INCHES.
- RETAIL TENANTS MAY ALSO INCORPORATE BLADE SIGNS AS SHOWN IN THE GUIDELINES. MAXIMUM HEIGHT OF BLADE SIGNS = 28 INCHES.
- RETAIL SIGNS MAY INCLUDE ILLUMINATION FOR BOTH DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING COMPONENTS, WIRES, JUNCTION BOXES, ETC. ARE TO BE CONCEALED FROM VIEW.
- LETTERS AND GRAPHICS MAY INCLUDE DEPTH, TEXTURE, AND DIMENSIONAL QUALITIES TO CREATE A DIVERSE, AUTHENTIC AND CREATIVE ENVIRONMENT.

TENANT SIGNS

- OFFICE TENANT IDENTIFICATION SIGNS SHALL BE LOCATED WITHIN THE AREAS SHOWN IN THE GUIDELINES (PRIMARY TENANT SHALL HAVE THE OPTION TO LOCATE TOP-OF-BUILDING SIGN EITHER ON M STREET OR ON 21ST STREET, BUT NOT BOTH). SIGNS SHALL BE WALL-MOUNTED UNLESS OTHERWISE NOTED IN THE GUIDELINES.
- TENANT IDENTIFICATION SIGNS MAY INCLUDE ILLUMINATION FOR BOTH DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING COMPONENTS, WIRES, JUNCTION BOXES, ETC. ARE TO BE CONCEALED FROM VIEW.
- MAXIMUM HEIGHT OF TENANT IDENTIFICATION SIGNS = 15 INCHES EXCEPT FOR PRIMARY TENANT SIGN, FOR WHICH MAXIMUM HEIGHT = 60 INCHES.

WINDOW SIGNS

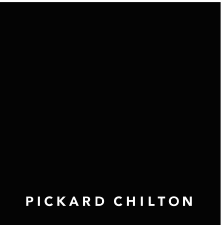
- SECONDARY RETAIL AND OFFICE TENANT IDENTIFICATION AND INFORMATIONAL SIGNS SHALL BE PERMITTED WITHIN THE STOREFRONT AND LOBBY AREAS AS SHOWN IN THE GUIDELINES.
- MAXIMUM HEIGHT OF SECONDARY WINDOW SIGNS = 12 INCHES. MULTIPLE SIGNS SHALL BE PERMITTED WITHIN WINDOWS, SUBJECT TO LANDLORD REVIEW AND APPROVAL. TENANT GRAPHICS AND IDENTIFICATION FEATURES SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.

TENANT SIGNS

- OFFICE TENANT IDENTIFICATION SIGNS SHALL BE LOCATED WITHIN THE AREAS SHOWN IN THE GUIDELINES. SIGNS SHALL BE WALL-MOUNTED UNLESS OTHERWISE NOTED IN THE GUIDELINES.
- TENANT IDENTIFICATION SIGNS MAY INCLUDE ILLUMINATION FOR BOTH DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING COMPONENTS, WIRES, JUNCTION BOXES, ETC. ARE TO BE CONCEALED FROM VIEW.
- MAXIMUM HEIGHT OF TENANT IDENTIFICATION SIGNS = 15 INCHES EXCEPT FOR PRIMARY TENANT SIGN, FOR WHICH MAXIMUM HEIGHT = 60 INCHES.

WINDOW SIGNS

- SECONDARY RETAIL AND OFFICE TENANT IDENTIFICATION AND INFORMATIONAL SIGNS SHALL BE PERMITTED WITHIN THE STOREFRONT AND LOBBY AREAS AS SHOWN IN THE GUIDELINES.
- MAXIMUM HEIGHT OF SECONDARY WINDOW SIGNS = 12 INCHES. MULTIPLE SIGNS SHALL BE PERMITTED WITHIN WINDOWS, SUBJECT TO LANDLORD REVIEW AND APPROVAL. TENANT GRAPHICS AND IDENTIFICATION FEATURES SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.585.0800
www.bxp.com

Design Consultant
Pickard Chilton
980 Chapel Street
New Haven, Connecticut 06510
tel. 203.786-8600
www.pickarchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77052
tel. 713.877.1162
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 300
Alexandria, Virginia 22314
tel. 703.548.6510
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.580.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghtrd.com

Civil Engineer
Wiles Mensch
150 M Street SE, #203
Washington, D.C. 20003
tel. 202.458-4840
www.wm-dc.com

Transportation Consultant
Wells + Associates
600 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Rutherford, New Jersey 07070
tel. 973.994.9220
www.vdascc.com

REVISIONS

Design Development
This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. shall not be held responsible for any errors or omissions, including dimensional accuracy of this drawing or coordination of this drawing with documents prepared by other disciplines.

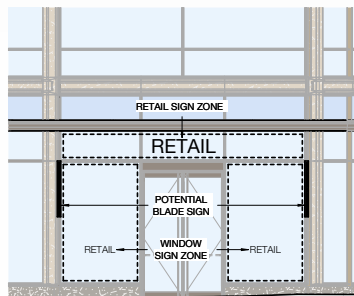
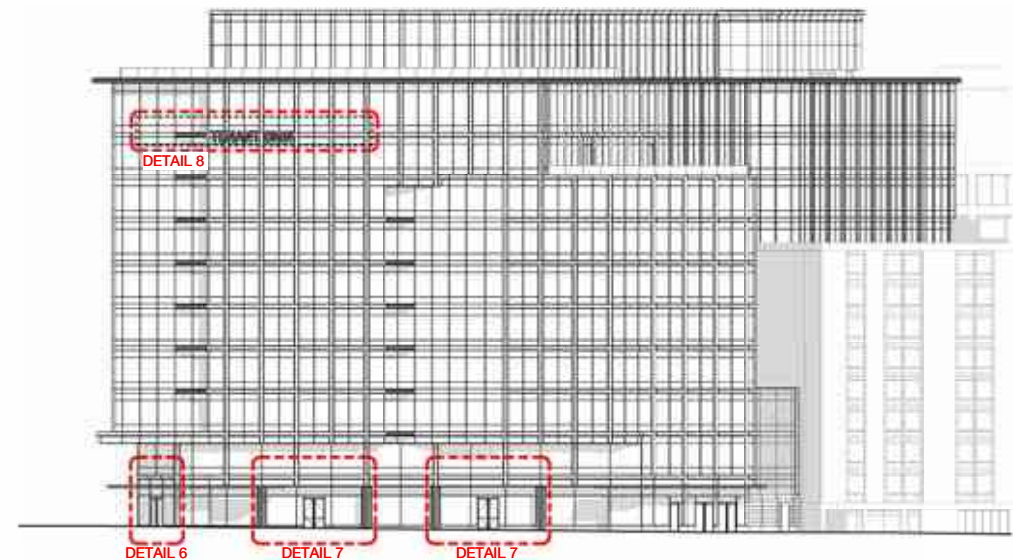
NOT FOR CONSTRUCTION

SIGNAGE GUIDELINES - 21ST STREET

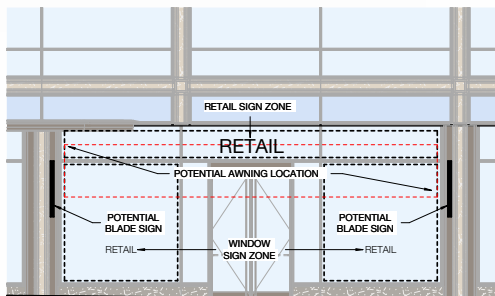
PROJECT: 2030
DATE: June 2026
SCALE: As Indicated
SHEET NUMBER:
VDR A5.04
Copyright 2026 by Pickard Chilton Architects, Inc. All rights reserved.

2100 M Street NW

Potential Tenant Signage Locations



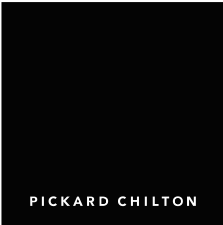
6 M STREET - CORNER RETAIL
1/4" = 1'-0"



7 M STREET - TYPICAL RETAIL
1/4" = 1'-0"



8 M STREET - TENANT SIGN (LOCATION OPTION 2)
1/4" = 1'-0"



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.585.0800
www.bxp.com

Design Consultant
Pickard Chilton
980 Chapel Street
New Haven, Connecticut 06510
tel. 203.786-8600
www.pickarchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77052
tel. 713.877.1152
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 300
Alexandria, Virginia 22314
tel. 703.548.5510
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.580.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghitd.com

Civil Engineer
Wiles Mensch
150 M Street SE, #203
Washington, D.C. 20003
tel. 202.458-4840
www.wm-dc.com

Transportation Consultant
Wells + Associates
650 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Rutherford, New Jersey 07070
tel. 973.994.9220
www.vdascc.com

REVISIONS

Design Development

This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for any errors or omissions or for any consequences arising from the use of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

SIGNAGE GUIDELINES - M STREET

PROJECT: 2530
DATE: June 2026
SCALE: As Indicated

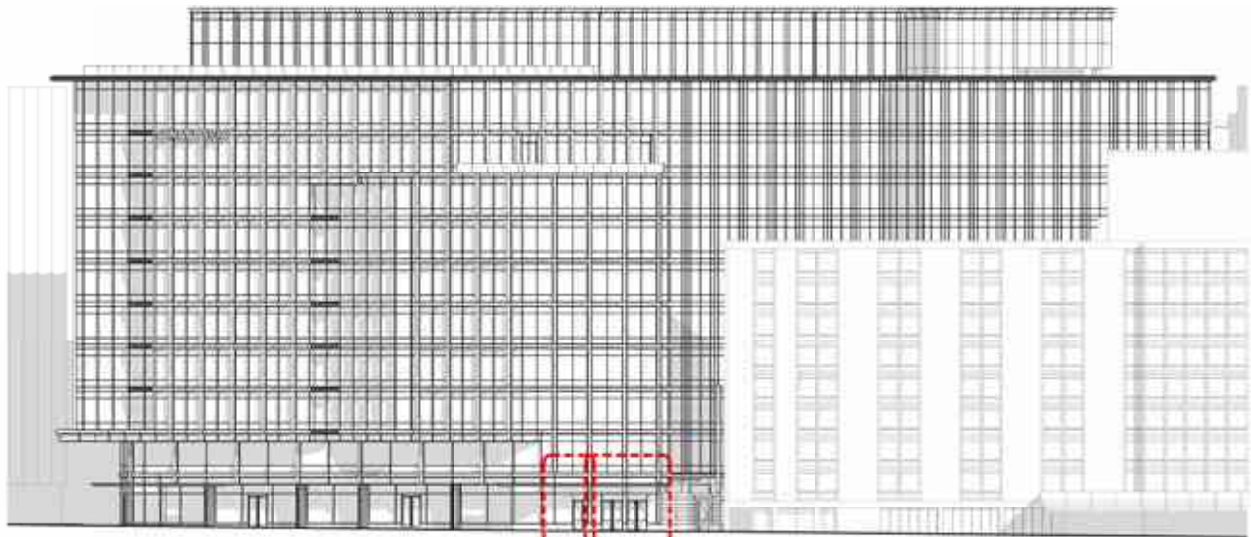
SHEET NUMBER:

VDR A5.05

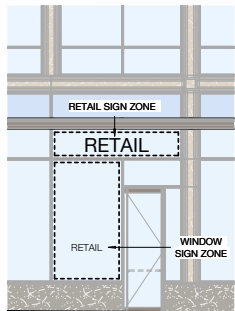
Copyright 2026 by Pickard Chilton Architects, Inc. All rights reserved.

2100 M Street NW

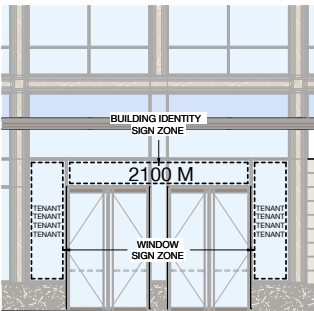
Potential Tenant Signage Locations



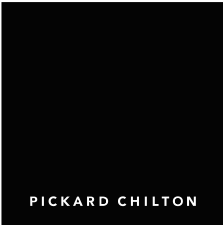
DETAIL 9 DETAIL 10



9 NEW HAMPSHIRE AVENUE - RETAIL
1/4" = 1'-0"



10 NEW HAMPSHIRE AVENUE - ENTRANCE
1/4" = 1'-0"



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.585.0800
www.bxp.com

Design Consultant
Pickard Chilton
980 Chapel Street
New Haven, Connecticut 06510
tel. 203.786-8600
www.pickarchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77052
tel. 713.877.1152
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 320
Alexandria, Virginia 22314
tel. 703.548.5510
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.580.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghitd.com

Civil Engineer
Wiles Mensch
150 M Street SE, #203
Washington, D.C. 20003
tel. 202.458-4840
www.wm-dc.com

Transportation Consultant
Wells + Associates
650 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Hanover, New Jersey 07936
tel. 973.994.9220
www.vdasccc.com

REVISIONS

Design Development

This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for any data it uses or represents concerning dimensional accuracy of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

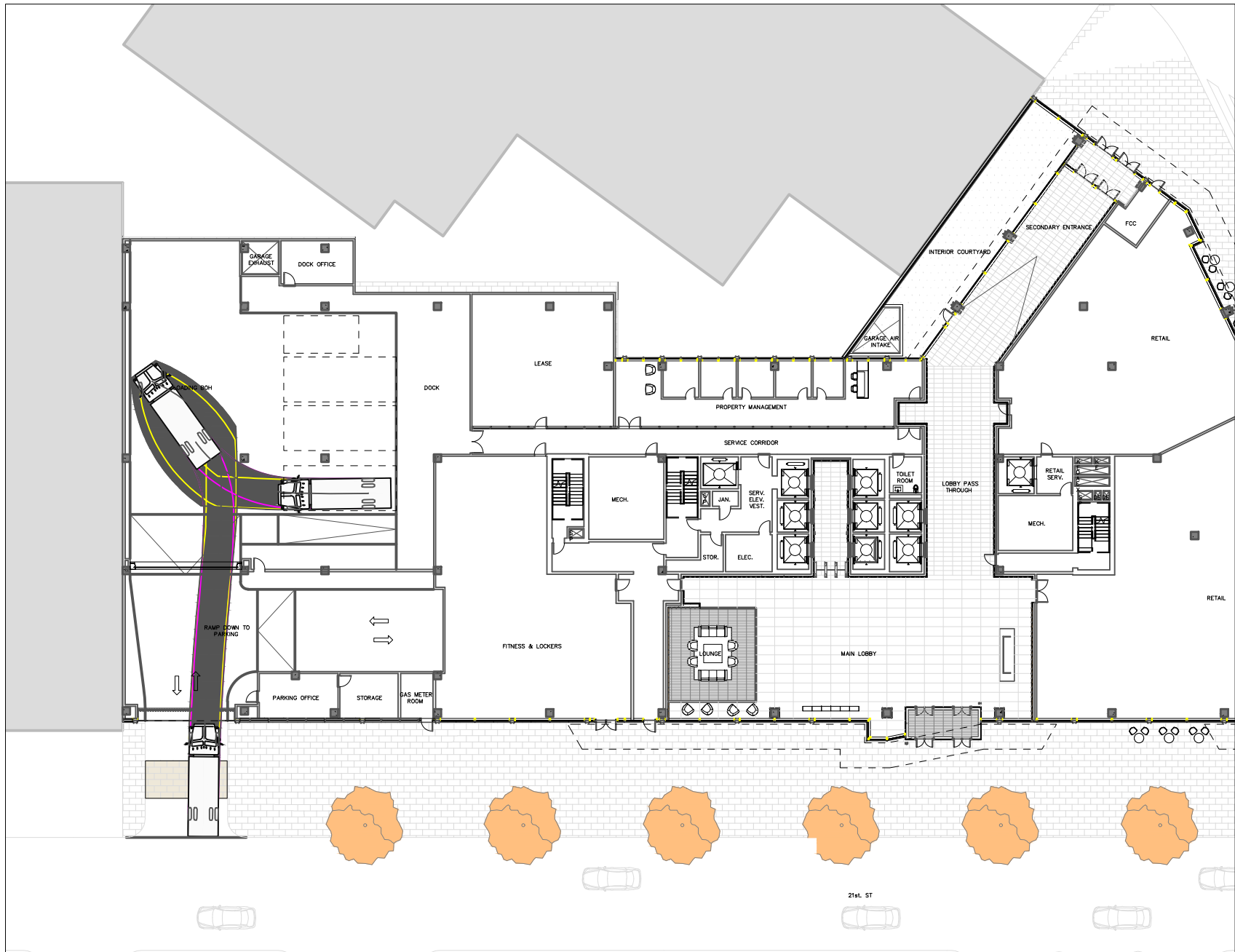
SIGNAGE GUIDELINES - NEW HAMPSHIRE AVENUE

PROJECT: 2100
DATE: June 2026
SCALE: As Indicated

SHEET NUMBER:

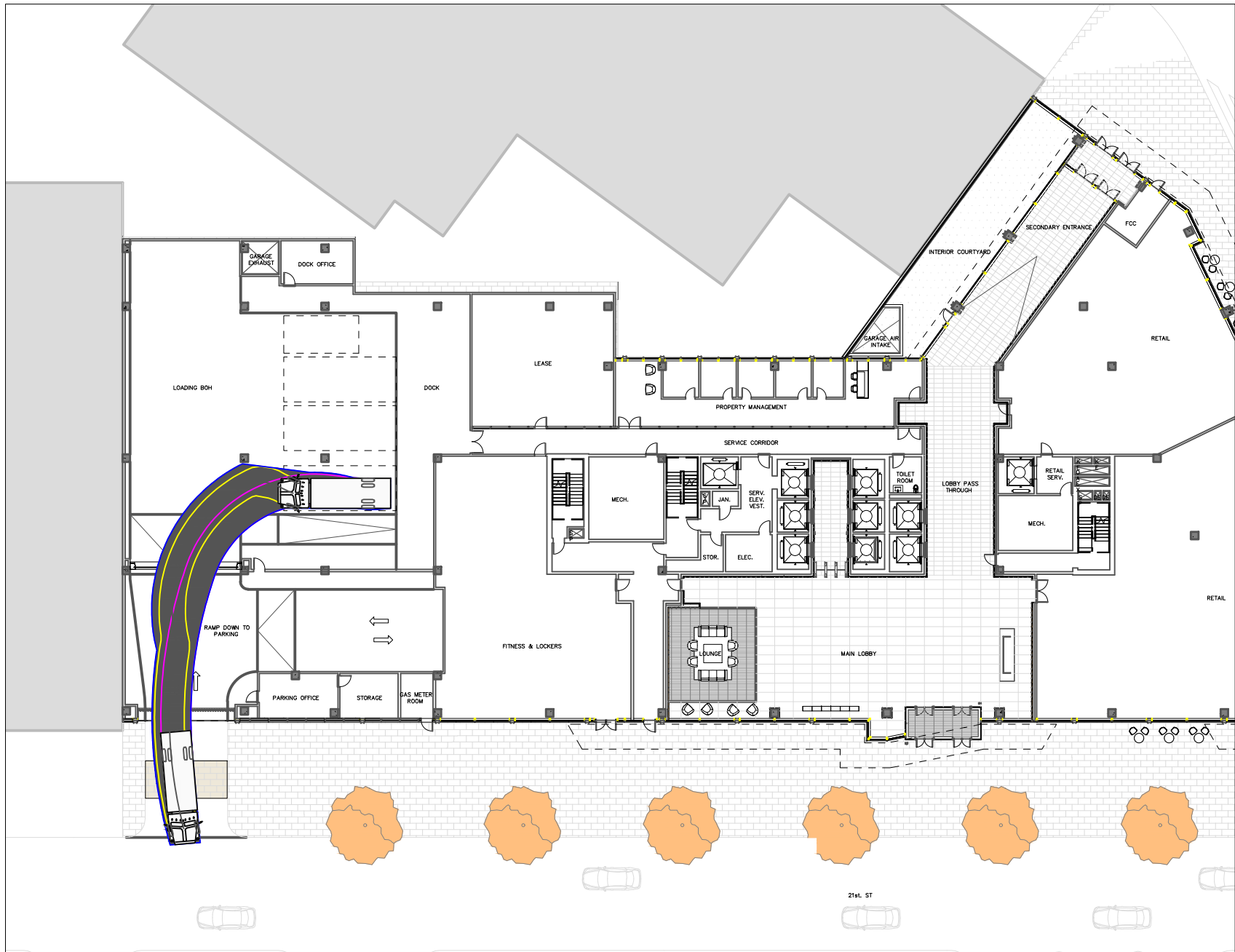
VDR A5.06

Copyright 2026 by Pickard Chilton Architects, Inc. All rights reserved.



SU-30 In Berth 1





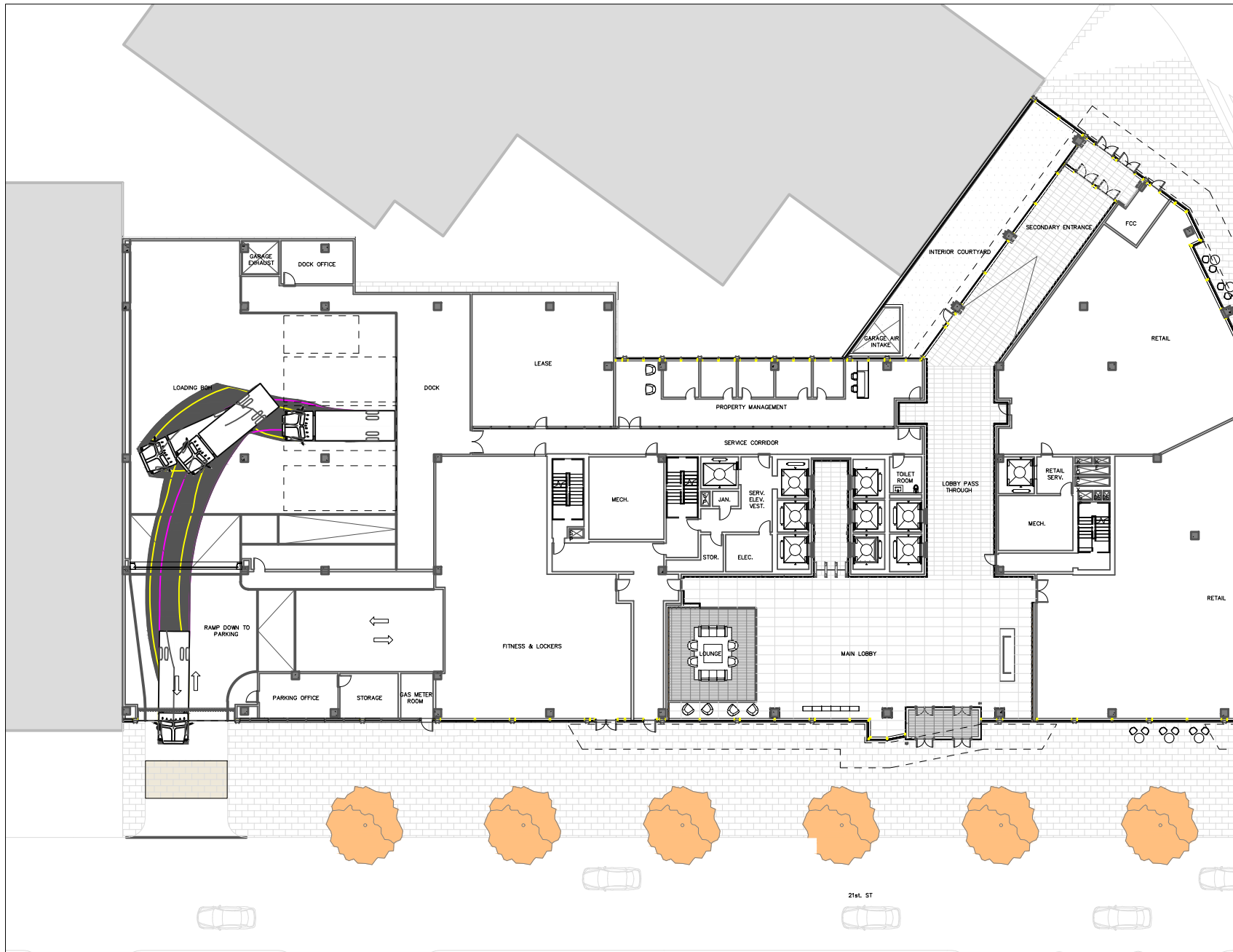
SU-30 Out Berth 1





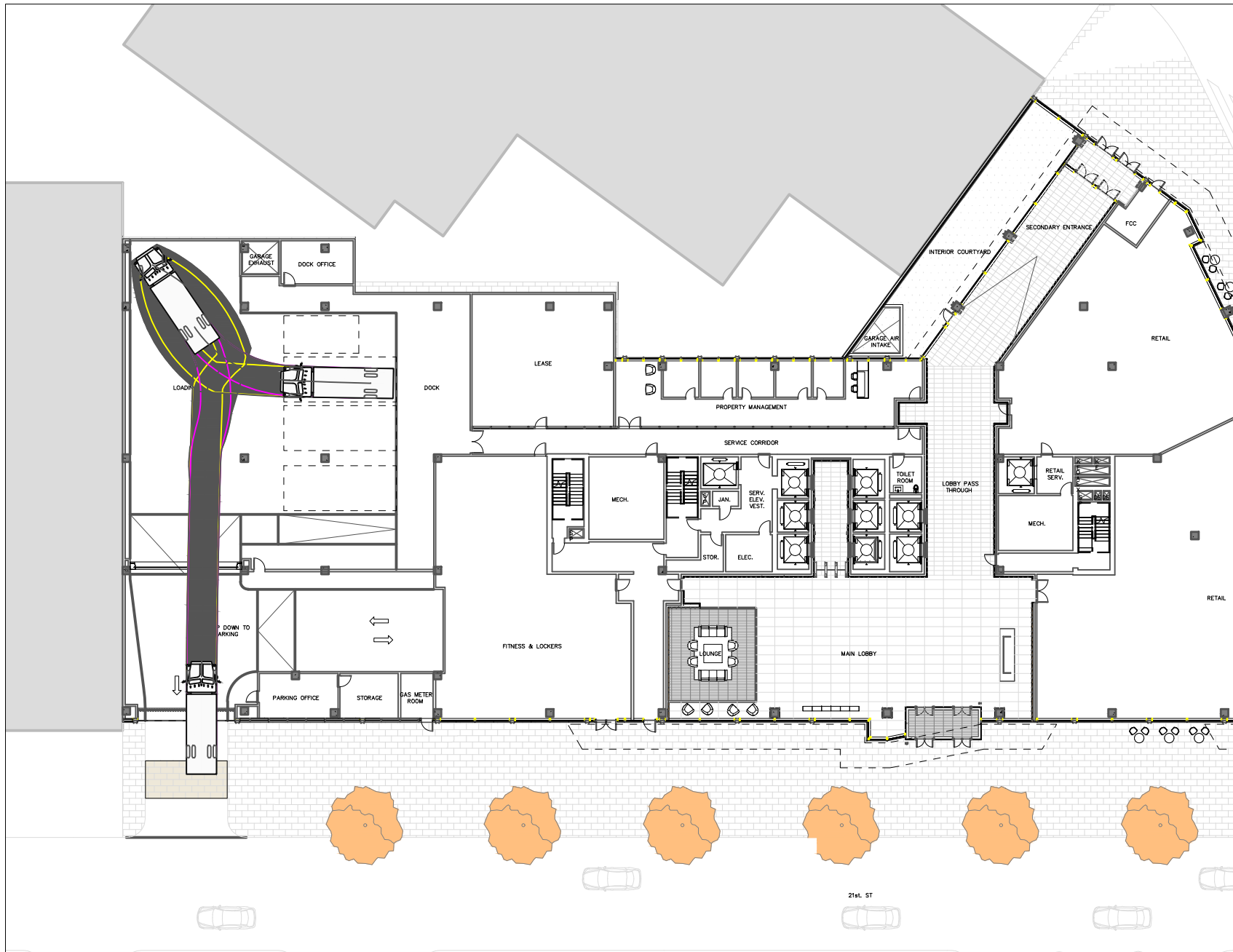
SU-30 In Berth 2





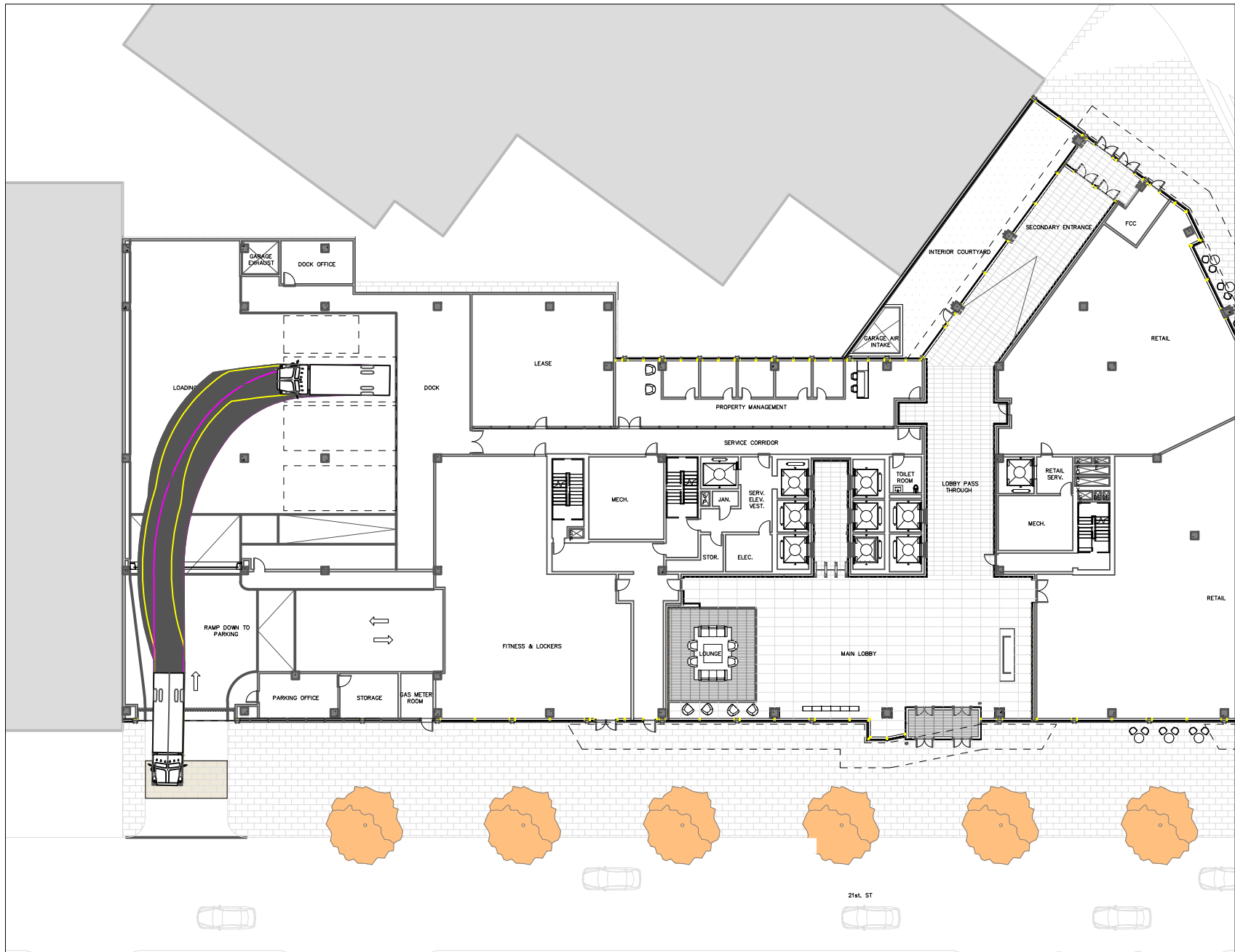
SU-30 Out Berth 2





SU-30 In Berth 3

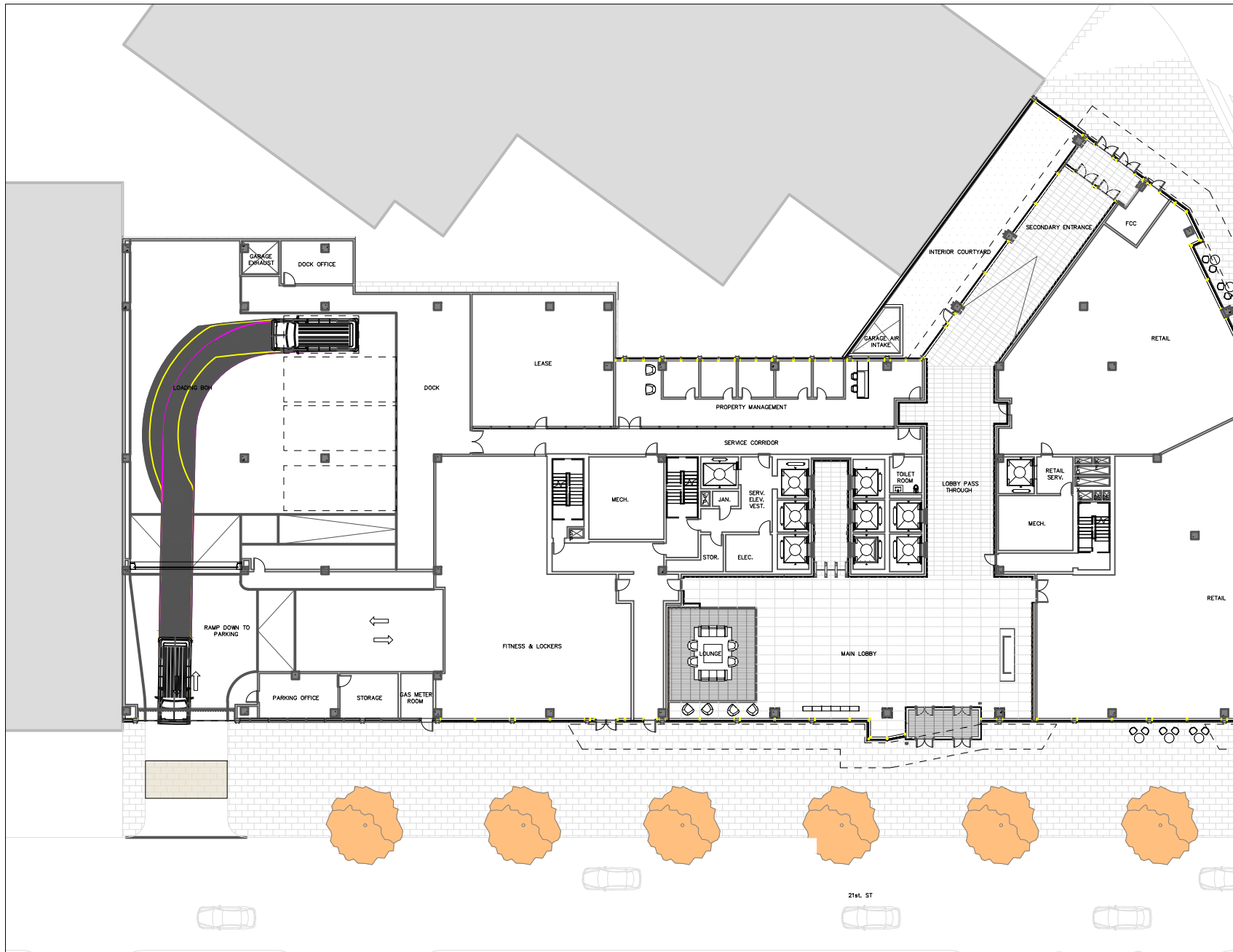




SU-30 Out Berth 3







DL-23 Out



Fidelity National Title Insurance Company
Commitment No. DC2501380

SCHEDULE A

- Commitment Date: August 26, 2025
- Policy to be issued:

- ALTA Owner's Policy 2021 w-DC Mod
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.
The estate or interest to be insured: Fee Simple
- ALTA Loan Policy 2021 w-Mod
Proposed Insured: Lender with contractual obligations under a loan agreement with the proposed insured owner identified in Item 2 above.
The estate or interest to be insured: Fee Simple

- The estate or interest in the Land at the Commitment Date is:

Fee Simple

- The Title is, at the Commitment Date, vested in:

AB 2100M Propco LLC, a Delaware limited liability company, by virtue of the Substitute Trustee's Deed dated August 21, 2025 and recorded on August 27, 2025 as Instrument No. 2025085391.

- The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SCHEDULE B, PART II - Exceptions

Item Nos. 1-8, & 10 Are not survey related or cannot be plotted.

- Not plottable, insufficient information; Terms, covenants, conditions, restrictions, and easements contained in the Agreement Relating to the Occupation of Sub-Surface Public Space (Vaults) recorded October 14, 1989 as Instrument No. 20866 and in Liber 13042 at folio 189; as affected by the Assumption and Assignment of Vault Space Use Agreement dated July 8, 1983 and recorded July 14, 1983 as Instrument No. 21484.
- Affects subject property, blanket in nature; Terms, covenants, conditions, restrictions, and easements contained in the Declaration of Covenants for a Stormwater Management Facility dated November 4, 2021 and recorded November 4, 2021 as Instrument No. 2021146653.
- The following matters shown on the ALTA/NSPS Land Title Survey entitled, "Lot 75 Square 72, 2100 M Street, N.W., Washington, DC", prepared by Wiles Mensch, dated August 28, 2005 and last revised September 17, 2025 (the "Survey"):
 - As shown on plat, *12a*: Columns, Building Overhead, Concrete Planters and Stairs encroach into the Public Right of Way of 21st Street, N.W.;

General Notes:

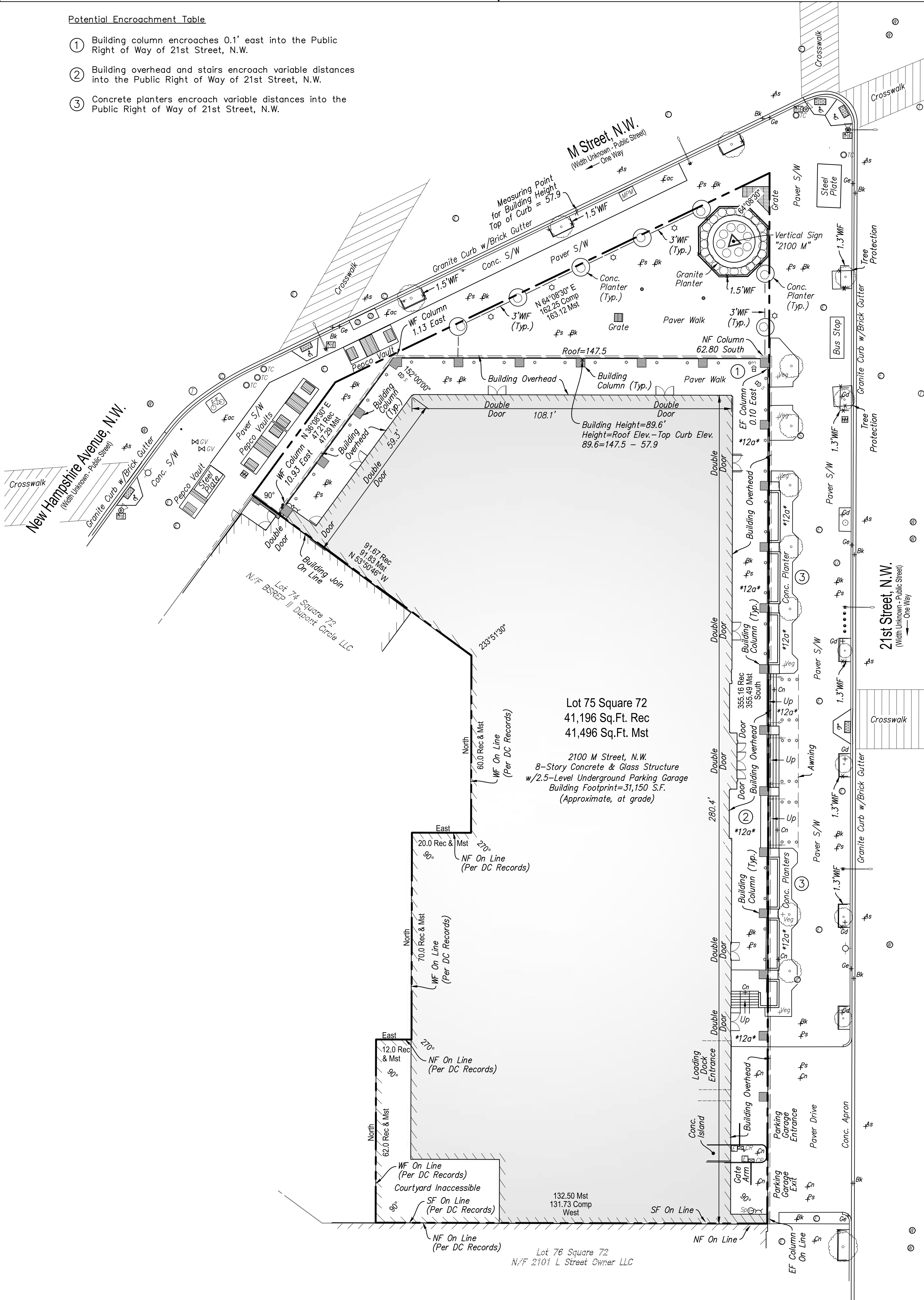
- The information shown results from a field survey by this firm, last date of field survey September 3, 2025.
- As of September 3, 2025, Lot 75 Square 72 is in the name of 2100M Street NW Owner LLC.
- A Survey to Mark has been performed by others and is recorded in Book 1005 Page 45 in the Office of the D.C. Surveyor.
- Meridian referenced to DCSO North.
- As of September 3, 2025, the subject property has vehicular access via 21st Street, N.W. and pedestrian access via 21st Street, N.W., M Street, N.W. and New Hampshire Avenue, N.W.
- The subject property is contiguous to all adjoining properties along their common boundaries without gaps, gores or overlaps.
- The subject property is the same property as described in Fidelity National Title Insurance Company's Title Commitment No. DC2501380, effective date August 26, 2025.

ALTA Table A Items

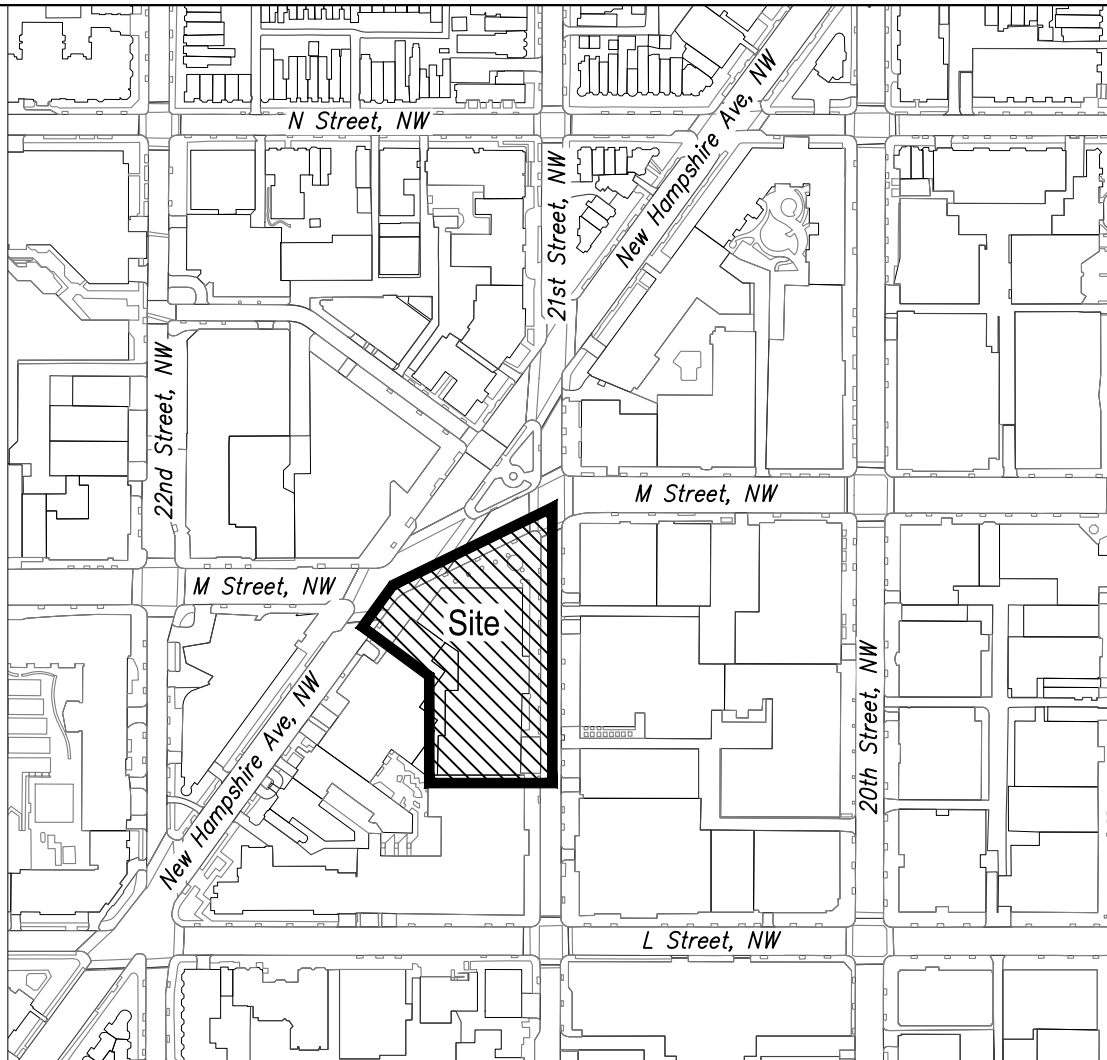
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. Subject property's address is 2100 M Street, N.W., Washington, DC 20037 per DC-OTR on-line site "mytax.dc.gov".
- Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. Subject property is identified as Zone X - Area of Minimal Flood Hazard as identified on FIRM Community Panel 1100010018C, effective date September 27, 2010; revised to reflect LOMR effective September 14, 2016.
- Gross land area (and other areas if specified by the client). The record area for Lot 75 Square 72 is 41,196 square feet. The surveyed area for Lot 75 Square 72 is 41,496 square feet.
- As of September 3, 2025, there was an 8-story concrete and glass building as shown on the subject property. The exterior building dimensions (7(a)), square footage of exterior building footprint at ground level (7(b)(1)) and measured building height above grade (7(c)) as shown on survey.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse.) As shown on survey. There were no areas of refuse observed on the subject property. Projections, such as cornices, spouts, vents, architectural ornamentation, wires, conduits, electrical fixtures, lights, cameras, etc., are attached to the exterior of the existing building and project across the property line/building restriction line, but are too numerous to show.
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. As of September 3, 2025, there were 211 striped parking spaces (45 designated for compact vehicles, 149 designated for regular, 17 designated for disabled use) located below grade within the subject property. The surveyor does not certify that spaces are striped in accordance with required jurisdictional standards. (See parking tabulation on this sheet)
- As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties. No party walls were designated by the client. (unless designated by client or noted in survey papers)
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." The names of the owners per the on-line Real Property Tax Database of the District of Columbia's Office of Tax and Revenue, "mytax.dc.gov", of the adjoining properties are shown on survey.
- As specified by the client, distance to the nearest intersecting street. As shown on survey. Subject property is at the intersection of the southerly line of M Street, N.W. and the southeasterly line of New Hampshire Avenue, N.W. and also the intersection of the southerly line of M Street, N.W. and the west line of 21st Street, N.W.
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. As of September 3, 2025, no information provided and no evidence observed during survey.
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. No Record Documents were provided to the Surveyor and no such improvements were observed.

Potential Encroachment Table

- Building column encroaches 0.1' east into the Public Right of Way of 21st Street, N.W.
- Building overhead and stairs encroach variable distances into the Public Right of Way of 21st Street, N.W.
- Concrete planters encroach variable distances into the Public Right of Way of 21st Street, N.W.



Legend	
As	Asphalt
Bk	Brick
Cn	Concrete
Gr	Granite
Gd	Ground
Ps	Pavers
Veg	Vegetation
Shr	Shrub
DT	Deciduous Tree
TC	Trash Can
CR	Card Reader
CS	Crosswalk Signal
EB	Electric Box
GL	Ground Light
HH	Hand Hole
RD	Round Drain
SC	Security Camera
SH	Fire Hydrant
SH	Siamese Hydrant
DM	Drainage Manhole
SM	Sanitary Manhole
TM	Telephone Manhole
WM	Water Manhole
CLP	Cobra Light Pole
TLP	Traffic Light Pole
GV	Gas Valve
WP	Water Spigot
MP	Multi-Meter Parking
DD	Double Door
D	Door
FL	Fence Line
HR	Hand Rail
PL	Property Line
S/W	Sidewalk
N/F	Now and/or Formerly
C&G	Curb and Gutter
CC	Conc. Concrete
Typ	Typical
CLF	Chain Link Fence
WIF	Wrought-Iron Fence
Rec	Record
Mst	Measurement
NF	North Face
SF	South Face
EF	East Face
WF	West Face



Vicinity Map
Scale: 1" = 300'

Parking Tabulation (2025-09-03)

	LL	G2	G3
Regular	0	73	76
Compact	0	25	20
Disabled	5	5	7
Total	5	103	103 = 211 Parking Spaces

EXHIBIT "A"
Legal Description

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

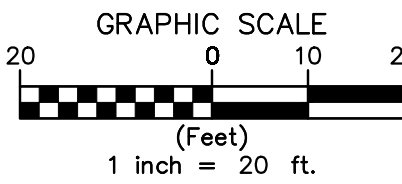
Lot 75 in Square 72 in a subdivision made by American Oil Co., a Maryland Corp., et al., as per plat recorded in Liber No. 153 at folio 48 in the Office of the Surveyor for the District of Columbia.

Surveyor's Certificate

To: Boston Properties Limited Partnership, a Delaware limited partnership; BXP 2100M LLC, a Delaware limited liability company; BXP, Inc., a Delaware corporation; Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 17 and 18 of Table A thereof. The fieldwork was completed on September 3, 2025.

Date of Plat: _____
Daniel T. Caywood
DC Licensed Surveyor No. LS900265
Email Address: survey@wm-dc.com



1	9-26-25	Addressed client comments	jg
WM WILES MENSCH CIVIL LANDSCAPE ARCHITECTURE SURVEY Planning, Engineering, Surveying & Landscape Architecture 510 8th Street, SE, Washington, DC 20003 (T) 202-638-4040 www.WM-DC.com			
CLIENT: BXP, Inc.			
DRAWING TITLE: Review Copy 2025-09-26 ALTA/NSPS Land Title Survey Lot 75 Square 72 2100 M Street, N.W. Washington, DC			
SCALE: 1" = 20'	DATE: 2025-08-28	SHEET 1 OF 1	JOB NO. 9028.10