

# CASTLE ROCK PARTNERS

Creative Approach | Bottom Line Orientation | Market Knowledge | Value Enhancement | Results



“We partner with industry leaders to execute mixed-use destination development projects”

## OUR CORPORATE VISION

CastleRock Partners, LLC is a private real estate development and management company that identifies and develops large-scale mixed-use projects. By orchestrating the acquisition, financing and development of multi-use properties CastleRock Partners is a leader in urban revitalization and value creation. Our focus is on opportunities created by aging infrastructure of urban centers. Our vision is to develop innovative destination based multi-use projects, creating value for people, communities, investors and government. Building on a position of leadership in the commercial real estate industry, our team specialists have decades of combined experience as principals and working on behalf of investors, owners and users.

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# LIFESTYLE

## Gallery Place Case Study

Gallery Place, developed and financed by principals of CastleRock Partners while at other firms, was the first and largest tax increment financing (TIF) project completed in the District of Columbia. Since its opening in 2003, this \$300 million mixed-use property has attracted retail tenants such as Ann Taylor Loft, City Sports, Urban Outfitters, Bed Bath & Beyond, Regal Cinemas, Benetton, BB&T, Lucky Strike, and Clyde's Restaurant in addition to others.

In addition to 220,000 SF of entertainment and retail space, Gallery Place features 200,000 SF of office space, 192 residential condominium units, and a 4-level, 750 space underground parking structure. The 1 million SF project sits on 2.3 acres of land and is attached to the 20,000 seat Verizon Center, home of the Washington Wizards (NBA), Capitals (NHL), Mystics (WNBA), and Georgetown Hoyas (NCAA).

Gallery Place has served as a catalyst in revitalizing an area decimated by riots in the late 1960's into Washington's "new" 24/7 downtown core. Since its groundbreaking, over 5,000 residential units have been built and another 3,000 are under construction. New office buildings have been developed on unused or underutilized sites throughout the neighborhood, in a city with the lowest vacancy rate of any nationally. This public/private partnership, including approximately \$82 million in TIF and other assistance, is widely recognized as one of the most successful such projects nationally, and was the recipient of numerous design and development awards.

### Past Representative Projects

Gallery place  
Washington, dc

1201 eye street  
Washington, dc

1225 eye street  
Washington, dc

Magnum gewerbepark  
Mainz, germany

Centrum  
Dallas, texas

Double-tree  
Memphis, tennessee

### Current projects

Howard road at anacostia  
Washington, dc

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