

PROJECT NAME Union Market – Washington DC
PREPARED BY DXU
KICK OFF CALL DATE 08-01-25

PROJECT SUMMARY

Project Address: 1325 5th St NE, Washington DC 20002
Real Estate Type and SF: +/- 2,952 SF
Number of Machines: 18

PROJECT TEAM

Landlord Contact: Edens – Laura Bellantoni
1272 5th Street NE, Suite 200 Washington, DC 20002
703-899-5348
lbellatoni@edens.com

Architect: DXU Architects – Emily Lindsey
412 S Wells St, Chicago, IL
312-955-0334 x 116
elindsey@dxuarch.com

M/E/P Engineer: Case Engineers, Inc.- Luke Wild
796 Merus Court, St Louis, MO 63026
636-349-1600
lwild@caseengineering.com

Structural: -

Expeditor: Pulley – Frank D-Andrea
771-200-3838
frank@withpulley.com

REAL ESTATE SUMMARY

Location Summary: Union Market District is a historical vibrant open plaza with a variety of retail shops, office spaces, and restaurants.

Existing tenant: Vacant (Previously a retail tenant)

Adjacent Tenants:

- Above – Future Office
- Below – N/A
- Adjacent 1 - Cotton Reed (Distillery)

- Adjacent 2 - LaserAway
- Hazardous Material Concerns: N/A

Noise Concerns: NC-35

Tenant Criteria Manual: TBD

Construction Rules & Regulations: TBD

Parking: Retail parking in the EDENS-controlled parking garages within the Union Market District is available on a first come, first serve basis. Tenant will be supplied with the option, but not the obligation, to reserve up to two (2) parking spaces in Eden's controlled garage

Trash: Trash Room: Tenant will be required to construct a cold storage room for the purpose of storing tenant trash.

PLANNING & ZONING SUMMARY

Zoning/Use Compatibility: PDR-1

Site Work Required: TBD

Typical Permit Review Time: TBD

CONSTRUCTION SUMMARY

Construction Type: II-B (Non-Combustible)

Demising Wall Rating: 1 hour rated

Means of Egress: 1 exit at the storefront and 1 exit at the rear

ADA Issues: Multiple grade changes. The slab is not leveled. We could not compare the relationship between the slab to the storefront entry as it was not installed at the time of our survey.

Structural / Seismic Concerns / Requirements: N/A

GC Dumpster & Toilet location: TBD

Construction Work hour restrictions: TBD

Required Building Vendors / Contractors: TBD

SIGNAGE SUMMARY

See Signage.

LANDLORD / LEASE / WORK LETTER ITEMS NEEDING FURTHER DISCUSSION

WORK LETTER SUMMARY

Item	Brief Description	LL	owner
Temp Utilities	Landlord to provide general construction lighting. Tenant to remove after construction.	X	X
Impact Fees			X
Electrical	Landlord to supply one (1) 4" conduit from main electric room for tenant's electrical service, to be stubbed into the premises. New service dedicated to this location shall be 600A, 120/208v/3ph that must be directly metered by the utility provider and paid for by tenant.	X	X
Fire Alarm	Not discussed in workletter.		
Fire Sprinkler	Landlord will install a fire sprinkler system with heads turned up in the premises, if required by code.	X	
Gas	Existing abandoned gas lateral run underground to front of building, delivered in "as-is" condition. Tenant responsible for coordination with Washington gas for any modifications and/or upgrades at needed.		
Water	Landlord to provide (1) 2" capped, valved tee with submeter for tenant's domestic water service to be billed to tenant by landlord, based upon metered usage.	X	
Sanitary Sewer	Existing sanitary waste line below the 1 st floor slab delivered in "as-is" condition. Landlord plumbing plans show sanitary piping located under adjacent tenant space and does not appear to route to tenant space.		
Plumbing Vent	Not discussed in workletter. Landlord plumbing plans do show vent piping stubbed to tenant space.		
Tel/Com	Not discussed in workletter.		
Shafts & Enclosures	Tenant shall construction mechanical shafts for the purpose of installing line set(s) and control wiring for tenant HVAC shafts.		X
Exhaust & Fresh Air	Not discussed in workletter.		
Trash & Waste	Trash Room: Tenant will be required to construct a cold storage room for the purpose of storing tenant trash.		X
Storefront (Type & Fin)	Landlord to install storefront on first floor subject to approval by applicable governmental agencies.	X	
Exterior Signage	Subject to Landlord's approval, Tenant shall have the right to install its customary storefront sign, provided Tenant complies with the lawful requirements of governmental authorities. Signage attached as Exhibit D. Tenant shall maintain visible windows along the storefront and shall not be permitted to place vinyl window graphics. To be further discussed in the Lease. Specific to new developments: Landlord shall deliver storefront able to accept exterior signage with power		X

	brought to the location.		
Rear Door (36" or 42")	Not discussed in workletter. The LL provided drawings call out a for a double door (36" wide for ea. door) at the rear.		
Roof Access & Work	Not discussed in workletter.		
Mech. Equip. Zone	Not discussed in workletter.		
Demising Walls (Provide/Rating)	TBD		
HVAC	Tenant's rooftop equipment shall be placed on the roof per tenant plans. All rooftop equipment must be placed on manufacturer approved curbs and or dunnage to accommodate the weight of the unit, no equipment is permitted to site directly on landlord's roof. Tenant will be responsible for any structural modifications to accommodate tenant's rooftop equipment at tenant expense. Tenant's rooftop equipment shall be placed in designated areas per landlord direction.		X
Floor & Slab Construction	Floor slabs to be delivered in an "As-Is" condition.		
Ceiling Construction & Ceiling Obstructions	TBD		
Roof (Materials)			
Hazardous Materials	N/A		
Demolition	TBD		
Stairs / Ramp	N/A		
Elevator	N/A		

LANDLORD / WORK LETTER ITEMS NEEDING FURTHER DISCUSSION

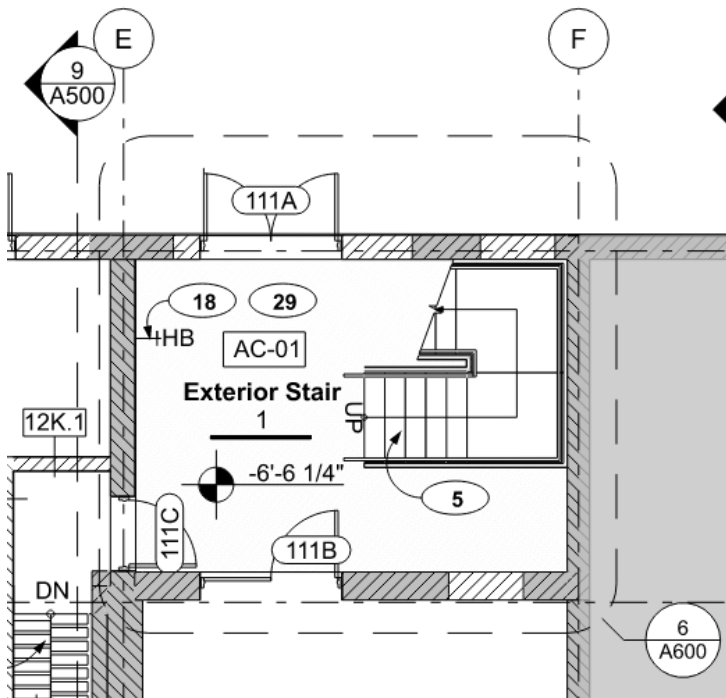
- Workletter calls for 600A 120/208/3ph service, however, this is much more than typical Solidcore requirements. Typical requirements for a Solidcore is only 200A at 120/208v/3ph. Need confirmation if we can instead bring this service to the space.
- Landlord plumbing plans show existing sanitary lines under adjacent tenant spaces and not within our tenant space. Need confirmation from landlord that existing sanitary lines will have sufficient invert elevation for our connection and whether we will be allowed to route through adjacent spaces for connection.
- Shaft from upper level to tenant space will need to be coordinated with landlord for refrigerant lineset runs.
- The workletter calls for the floor slabs to be delivered in an "As-Is" condition. The slab is currently not leveled from what our team saw on site during the survey and it is sloped at multiple areas within the space (FOH and BOH outside our lease line where the exterior egress stairs are to be located). The minimum standard is a 2% slope location of the exterior stairs outside our lease which we are proposing to egress out of for our second exit is not code compliant. With the storefront not installed at the time of our survey and discrepancies noted

from our VIF's while comparing with the LL's drawings it is not clear what the LL's intent on delivering the slab. We will need more information and clear direction from the LL's team on what they will be providing. Our recommendation is for the LL to provide a smooth flat surface that is level with the storefront door entry location.

- In the drawings the LL's architect calls out door number 111A and 111B to not have a fire rating. If these "exterior" stairs are to be treated as "egress" stairs within an enclosed area then per code they must be rated with rated doors per code. The doors shown in the door schedule connected to this room are not compliant. The LL will need to upgrade the doors.

DOOR SCHEDULE

Door #	Location	Width	Height	Type	Matl	Finish	Leaf Thickness	Frame						Fire Rating	Hardware Set
								Type	Matl	Fin	Jamb				
											H	J	S		
C100	Electric Room	3'-0"	7'-0"	A	HM	PT	1 3/4"	F1	HM	PT	H1	J1		Zero	5
C101A	Electric Room	3'-0"	7'-0"	A	HM	PT	1 3/4"	F1	HM	PT	H1	J1		45 min.	4
C101B	Electric Room	3'-0"	7'-0"	A	HM	PT	1 3/4"	F1	HM	PT	H1	J1		45 min.	4
C102	Water Room	3'-0"	7'-0"	A	HM	PT	1 3/4"	F1	HM	PT	H1	J1		Zero	5
100	Tenant 100	6'-0"	8'-9"	D	AL/GL	PT	1 3/4"	--	AL	--	H2	J5		Zero	1
101A	Tenant 100	6'-0"	7'-0"	B	HM	PT	1 3/4"	F1	HM	PT	H4	J4		Zero	6
101B	Tenant 100	6'-0"	7'-0"	B	HM	PT	1 3/4"	--	HM	PT	H4	J4		Zero	7
110A	Tenant 110	6'-0"	8'-0"	D	AL/GL	PT	1 3/4"	--	AL	--	H2	J5		Zero	1
110B	Tenant 110	3'-0"	7'-0"	C	SC WD	PT	1 3/4"	--	WD	--	H3	J3		Zero	2
111A	Exterior Stair 1	6'-0"	7'-0"	B	HM	PT	1 3/4"	F1	HM	PT	H4	J4		Zero	6
111B	Exterior Stair 1	6'-0"	7'-0"	B	HM	PT	1 3/4"	F1	HM	PT	H4	J4		Zero	8



SITE INVESTIGATION

Files available: CAD Architectural MEP Structural
 PDF Architectural MEP Structural

Auto Sprinkler System Yes No **TBD** Fire Alarm System Yes No **TBD**

Building Construction Type: **II-B (Non-Combustible)**

Evidence of tenant damage? Yes No Notes

Evidence of water damage? Yes No Notes

Any unusual conditions? Yes No Notes

Roof Flat Sloped Material

Leaks Pooling Notes

Condition of roof Excellent Good Fair Poor

Condition of flashing Excellent Good Fair Poor

Existing mechanical units Space for additional mechanical units

Storefront **TBD** New Existing Material : **TBD**

TBD Main entrance on grade existing stairs existing ramp

Condition of door(s) Excellent Good Fair Poor

Condition of storefront Excellent Good Fair Poor

Exterior facade Material: **Masonry** Color: **White**

TBD. The information provided was what was captured on site currently

Existing sign band **N/A** Material..... Color.....

Is there a signage area in the rear? Yes No

Interior Floor Construction on grade elevated tensioned

Condition of slab Excellent Good Fair Poor

What is below our space? **N/A**

Interior Ceiling Construction open to deck ACT GWB

Any building pipes coming through our space? **Not at time of survey**

Height to deck: **13'4" to 14'1"** Height to lowest obstruction: **11'11' Beam**

Interior Walls Construction interior demising exterior side wall/s

Toilet Rooms **N/A** Qty ADA Qty non-ADA Shared with building

Condition Excellent Good Fair Poor

Existing mop sink Existing floor drains

