



THE STACKS

ALTOGETHER DIFFERENT

Three distinct residential buildings

Everly



Colette





Craft Roast

BARGA MARKET

BARGA MARKET

BARGA MARKET

THE STACKS



THE STACKS
AT BUZZARD POINT

TheStacks.com



THE STACKS
AT BUZZARD POINT

TheStacks.com

The Stacks is a unique neighborhood in Buzzard Point, set along the confluence of the Potomac and Anacostia Rivers. Here you'll find everything from local cafés and shops to parks and riverside trails, in an area anchored by three residential buildings.

Everly



Colette



INSPIRED BY D.C. YET ALTOGETHER DIFFERENT

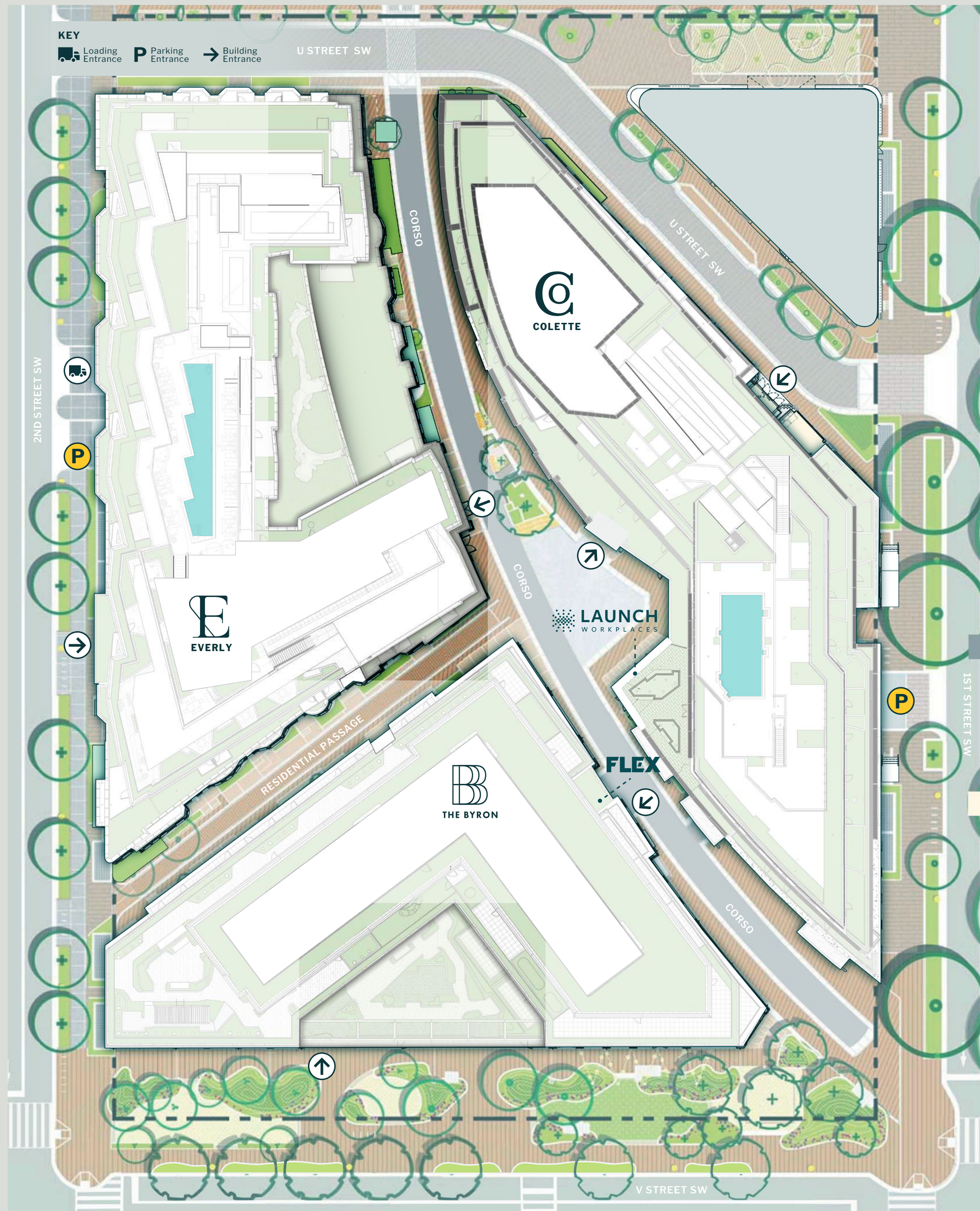
Each residence within the neighborhood showcases its unique character and offers an array of amenities, including rooftop pools with stunning views of D.C. and the waterfront, high-end coworking lounges, pet-friendly areas, and picturesque walk-up maisonettes.

Make The Stacks your home and explore the charming Corso, a walkway that connects you to convenience, community, and the surrounding areas. This vibrant living experience allows you to discover something new every day.



THE STACKS
AT BUZZARD POINT

TheStacks.com



A PLACE WITH ALL THE PERKS

- **Three distinct residential buildings** with traditional and coliving units available
- **Best-in-class amenities** shared between the three buildings
- **Full-service Balance Gym** with free memberships for residents
- **Launch Workplaces coworking space** offering water views
- **Unobstructed views** of D.C., Maryland, Virginia, and the confluence of two rivers
- **30K SF of neighborhood-serving retail** coming soon

Disclaimer: This map is an artist's rendering for illustrative purposes only, and may not be to scale. All distances are approximate. Actual distances may vary.



Everly

MAKE YOUR
HOME A HAVEN

STACKS . DC
A HAVEN

**Transcend the hurried pace of city life at Everly,
a high-end haven rooted at The Stacks.**

Here, natural materials and clean design entwine to bring serenity to your daily life. Take a morning walk from your ground-level maisonette to the nearby artisan market. Savor a sunrise from the rooftop, and enjoy your coffee before a waterfront window in the library lounge. If time is to be prized above all else, Everly's singular environment makes every moment one to relish.



THE STACKS . DC
EVERLY
MAKE YOUR HOME A HAVEN



EVERLY
AT THE STACKS

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Spaces for Serenity



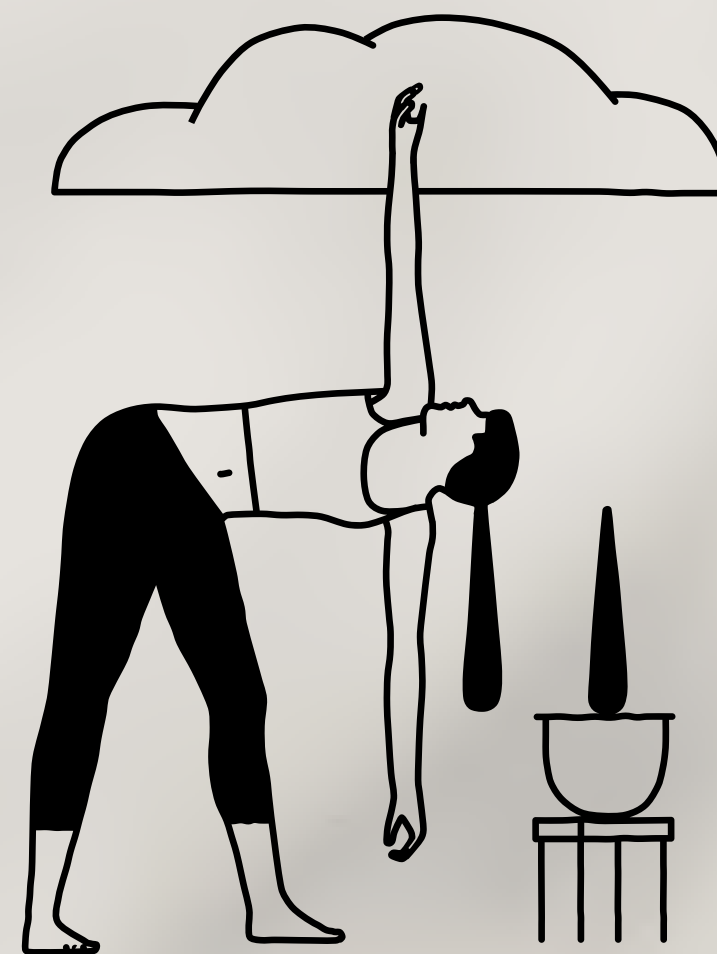
Let Comfort Come Naturally

Apartment Features

- Breathtaking water and monument views
- Light and airy Scandinavian-inspired design
- Floor-to-ceiling glass
- Custom kitchen cabinets with under-cabinet lighting and two color palette options
- White Quartz kitchen and bathroom countertops
- Soapstone Quartz kitchen islands
- Backlit bathroom mirrors
- Stainless Steel GE appliances and fixtures
- Bosch washer and dryer in each unit
- White oak floors
- Spacious closets with modular shelving systems
- Private balconies and terraces (select units)
- Keyless entry system
- Built-in trash and recycling receptacles
- Pet-friendly

Community Amenities

- Panoramic water and monument views
- Multistory Library Lounge and coworking space with window seating nooks
- Rooftop lounge with resort-style lap-length pool
- Landscaped Penthouse terraces with grilling stations
- Chef's catering kitchen
- Penthouse lounge with indoor/outdoor fireplace
- Penthouse fitness center with outdoor terrace
- Rooftop outdoor dog run
- Landscaped community serenity garden
- Overlook Bridge with stunning sunset views
- Bike room and resident storage
- Concierge desk with 24/7 service
- Automated secured package lockers
- LEED Gold Certified
- On-site parking with dedicated EV-charging stations



EVERLY
AT THE STACKS

LiveEverlyDC.com



EVERLY
AT THE STACKS

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Indoors; Meet Outdoors





WELL-CRAFTED
LIVING





Create the life you envision in the heart of The Stacks, with an array of modern apartments available.

Arrive from charming neighborhood cafés and retail, or winding urban passages. At The Byron, cocktails taste far better on the terrace overlooking the lights of D.C., as a daytime coworking space transitions into a hospitality-inspired lounge. And that's just your average evening.



THE BYRON
AT THE STACKS

LiveByronDC.com





THE BYRON
AT THE STACKS

LiveByronDC.com

An Address That Inspires



Forge a Life You Love



Apartment Features

- Expansive water and bridge views with an abundance of natural light
- Sleek, urban-inspired interior design
- Custom kitchen cabinets with under-cabinet lighting
- Multifunctional kitchen islands with pendant lighting
- Stone countertops
- White or dark oak-inspired flooring
- Stainless steel Blomberg appliances and plumbing fixtures
- Bosch washers and dryers
- Spacious closets with modular shelving systems
- Private balconies and terraces (select units)
- Keyless entry system
- Built-in trash and recycling receptacles
- Pet-friendly

Community Amenities

- 10KSF Balance Gym with recovery room
- Penthouse multisport simulator
- Coworking and lounge spaces
- Indoor/ outdoor amenity terraces
- Indoor fireplaces and outdoor firepits
- Entertainment areas with yard games, billiards, virtual sports simulator (including golf), board games, and more
- Onsite dog run and dog wash
- Hospitality-infused services, such as dry cleaning, package, and food pickup
- Overlook Bridge with stunning sunset views
- Bike room and resident storage
- Concierge desk with 24/7 service
- Automated secured package lockers
- LEED Gold Certified
- On-site parking with dedicated EV-charging stations



THE BYRON
AT THE STACKS

LiveByronDC.com





Colette

BUILT FOR EXPRESSION



COLETTE
AT THE STACKS

LiveColetteDC.com



Welcome to Colette, where bold individuality and dynamic community converge. Let textured finishes, unique amenities, and citywide views inspire the everyday.

Here, there's always a new league to join, or a new experience to make your own. Call Colette home, and create a vibrant life.



COLETTE
AT THE STACKS

LiveColetteDC.com



COLETTE
AT THE STACKS

LiveColetteDC.com

Life's Better Poolside



Live a Vibrant Lifestyle

Apartment Features

- Spectacular water and bridge views
- Modern, light materials paired with striking black fixtures and hardware
- Kitchen islands with open wood shelving and wine rack (select units)
- Quartz countertops and Kohler fixtures
- Artful backsplash and tiles in kitchens and bathrooms
- Laminate wood-paneled kitchen cabinets
- Stainless steel GE fridges, stoves, and ranges
- Stainless steel Blomberg dishwashers
- Bosch washers & dryers
- Spacious closets with modular shelving systems (select units)
- Private balconies and terraces (select units)
- Keyless entry system
- Built-in trash and recycling receptacles
- Pet-friendly

Community Amenities

- Rooftop pool and grilling / outdoor dining areas
- Coworking / social lounges with distinct personalities
- Penthouse fitness center with outdoor terrace
- Penthouse-level rentable kitchen and TV lounge area with outdoor terrace
- TV lounge, with private rentals available
- Fireplace lounge with full demo kitchen, indoor/outdoor bar, and banquettes
- Penthouse-level terrace with grill areas and firepits
- Pet wash and spa
- Bike room and resident storage
- Concierge desk with 24/7 service
- Automated secured package lockers
- LEED Gold Certified
- On-site parking with dedicated EV-charging stations



COLETTE
AT THE STACKS

LiveColetteDC.com

Colette
Coliving

Build a Vibrant Community

For those who believe life's better together, Colette Coliving offers spaces centered around shared amenities and experiences. Here, connection is a given and creativity thrives, in residences that set a (really, really good) vibe.

- Private bedrooms in fully furnished residences
- Shared kitchens, bathrooms (private in select units), and living spaces
- Flexible living in the heart of The Stacks
- Access to all community amenities for Everly, The Byron, and Colette



COLETTE COLIVING
AT THE STACKS

LiveColetteDC.com/Coliving



WHAT'S THE BUZZ ABOUT?

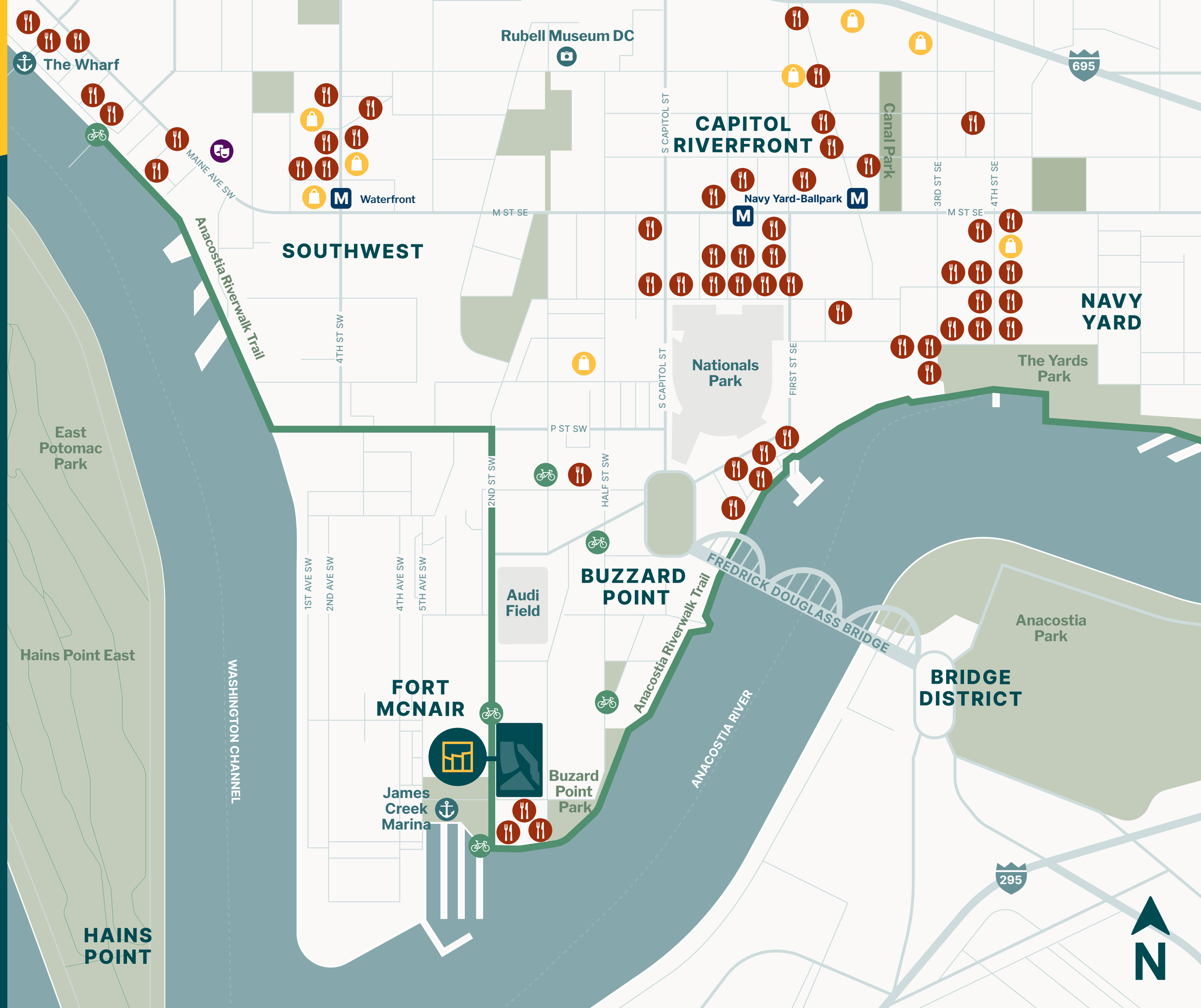
- **Access to the Rivers:** Get out on the water at James Creek Marina, The Wharf Marina, or The Yards Marina, or experience majestic views from the soft shoreline at the urban estuary
- **Adjacent neighborhoods only a hop, jump, or skip away:** Access our neighboring communities or commute into DC in minutes via the Anacostia Riverwalk Trail, a 28-mile multi-modal path spanning from Maryland to the National Mall
- **Eat, drink, and shop:** Enjoy many neighborhood restaurant cafés and retailers, and experience a nationally acclaimed food scene in your own backyard
- **Connect to DC and the region in minutes:** Use public transit, with two Green Line Metro stops and Bus 74 servicing Buzzard Point
- **Activate your playful side:** Relax in the many neighborhood parks and greenspace, or bond with your pet right in your backyard
- **Take in games at either of the region's premier event venues:** Audi Field and Nationals Park
- **Embrace our cultural and civil hubs:** Pearl Street Warehouse, The Anthem, Arena Stage, Artechouse DC, the Rubell Museum, and more
- **Transit our neighborhood with ease:** Access multiple Capital Bikeshare locations in Buzzard Point, or jump on a scooter to explore or commute to work



THE STACKS
AT BUZZARD POINT

TheStacks.com

HAINS
POINT





THE STACKS

ALTOGETHER DIFFERENT

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