



# Construction Portfolio

Building Landmark Projects Since 1979







## Building Relationships

The key to our success has been a commitment to quality, service, flexibility, and integrity, resulting in a **repeat client rate of 93%**. At Armada Hoffler, we build more than physical structures, **we build trust**.

### Our Mission

Our mission is to serve as a leader in the REIT space by creating long-term value for our shareholders. We are rooted by our values, and our capabilities are enhanced as a result of our experience in multiple asset classes, high-quality construction, and development of real estate.

### Our Vision

Armada Hoffler strives to continuously expand value through the creation and operation of spaces, where people prosper and communities grow.





# About Armada Hoffler

Armada Hoffler (NYSE:AHH) is a vertically integrated, self-managed real estate investment trust with over four decades of experience developing, building, acquiring, and managing high-quality multifamily, office, and retail properties located primarily in the Mid-Atlantic and Southeastern United States. The Company also provides general construction and development services to third-party clients, in addition to developing and building properties to be placed in their stabilized portfolio.

**\$245M** Average  
Annual Volume

**93%** Repeat  
Client Rate

**LEED** Accredited  
Staff

**21.7** Average Years  
of Tenure for  
Executive Leadership



# Our Experience

Armada Hoffler's performance across the broad spectrum of real estate products and development services has fueled our growth and success. As a result, we have a depth of experience in a variety of sectors, which is detailed in this brochure.

- Multifamily/Residential
- Neighborhood retail centers
- Hospitality
- Class A and B office space, built-to-suit
- Industrial/Distribution

## LEED Accreditation

Armada Hoffler has invested significant time and resources to support several employees in receiving their LEED Accredited Professional certification as an additional benefit to clients and tenants.



**65%** of AHCC's volume since 2013 has been for third-party clients, representing a **\$160 million** per year average.

## Portfolio

Throughout the brochure, many of our projects will be highlighted, but this is just a snapshot. To view our portfolio of owned and managed assets, visit [www.armadahoffler.com/portfolio](http://www.armadahoffler.com/portfolio).





## Our Services



### Pre-Construction

- Critical analysis
- Precise planning
- Maximum value



### Construction

- Solution oriented guidance
- Driving schedules
- Exceptional quality



### Development

- Strategic vision
- Creative placemaking



# Armada Hoffler Construction Reach

As an indication of the ongoing commitment to our clients, we are prepared to develop and construct projects throughout the country on their behalf. To date, our relationships have taken us to the following locations:

Alabama  
Florida  
Georgia  
Iowa  
Kentucky  
Maryland

Massachusetts  
Michigan  
New Jersey  
New York  
North Carolina  
Pennsylvania

South Carolina  
Tennessee  
Texas  
Virginia  
Washington D.C.  
West Virginia

## Continually recognized for:

- **Company culture** in publications such as Virginia Best of Business, GlobeSt, Virginia Best Places to Work, and more.
- **Leadership and excellence** by Virginia Best of Business, Globe St, Inside Business Power List, and more.
- **Community impact** by Costar Impact Awards, Best in America Living, and more.





# Our Work

Armada Hoffler continues to expand our construction capabilities to better support our clients and prepare for the future.

## Placemaking Projects

### Harbor Point..... 9

Constellation Headquarters  
Wills Wharf  
1405 Point  
Thames Street Wharf  
Allied Apartments & Garage  
T. Rowe Price Global Headquarters  
Point Park

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Bellyard Hotel

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Baltimore Marriott Waterfront Hotel &  
Conference Center  
Four Seasons Hotel & Private  
Residences  
Spinnaker Bay



**Multifamily Experience ..... 32**

**High-Rise/Wrap/Podium:**

Encore 4505  
Greenside  
Hoffler Place  
Chronicle Mill  
27 Atlantic  
Solis Kennesaw

**Garden Style:**

Adams Hill  
Innsbrook  
Fox Crossing  
Holly Springs

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Market at Mill Creek  
North Pointe Shopping Center  
Sandbridge Shopping Center  
Lidl Harbourview North  
Lidl Norfolk, VA  
Lidl Virginia Beach, VA

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Bellyard Hotel  
Hyatt House Virginia Beach Oceanfront  
Hyatt Place  
Canopy  
Mandarin Oriental

**Office Experience ..... 35**

Suffolk Municipal Center  
The Swedish Embassy  
Virginia Natural Gas  
Williams Mullen Center

**Industrial Experience ..... 36**

Oceaneering International  
Sumitomo North American  
Headquarters  
PepsiCo Distribution

**Medical Experience ..... 37**

CHKD Health Center at Lightfoot  
Hampton University Proton Therapy  
Institute  
Sentara Williamsburg Regional Medical  
Center

**Condo Experience ..... 38**

One City Center  
Studio 56  
The Vue  
Westin Residences





## PLACEMAKING PROJECT

# Harbor Point

Baltimore, MD

Harbor Point is a 27-acre mixed-use development located on Baltimore's waterfront, near the dynamic Fells Point neighborhood and adjacent to the growing Harbor East area. The site was transformed into a vibrant, highly integrated neighborhood.

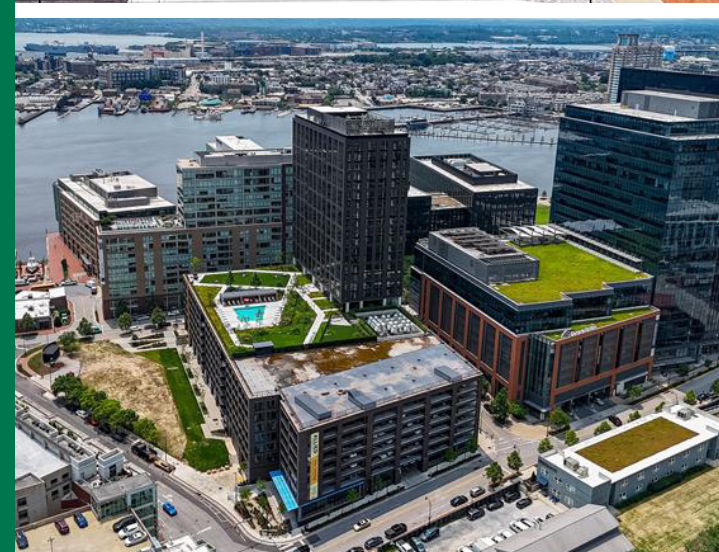
Harbor Point features almost three million square feet of mixed-use space, including thoughtfully designed public space totaling 9.5 acres of waterfront parks. Armada Hoffer partnered with the site's developer to bring this project to life, putting its construction expertise to work to deliver Baltimore's newest contemporary mixed-use neighborhood with a focus on sustainability and innovation.

### PROJECT TYPE

Mixed-Use

### PROJECT COMPONENTS

3M SF Total Development  
1.6M SF Office  
250,000 SF High-End Retail Space  
2,500 Luxury Residential Units  
600+ Room Hotel  
3,300 Parking Spaces





## Constellation Headquarters

Baltimore, MD

### PROJECT TYPE

Office

### COMPLETED

2016

### PROJECT COMPONENTS

444,000 SF Office

39,000 SF Retail

21-Story

103 Apartment Units

750 Parking Spaces

### PROJECT AWARDS/CERTIFICATIONS

2017 Baltimore Business Journal Best  
in Real Estate Inc. Award Winner:  
Best in Show

2017 ENR Mid-Atlantic Best Project  
Award in the Office/Retail/Mixed-  
Use Category LEED Gold Certified  
(2017)

LEED Building Design & Construction  
(LEED BD+C: Core and Shell v3-  
LEED 2009)





## PLACEMAKING PROJECT - HARBOR POINT

### Wills Wharf

Baltimore, MD

#### PROJECT TYPE

Mixed-Use

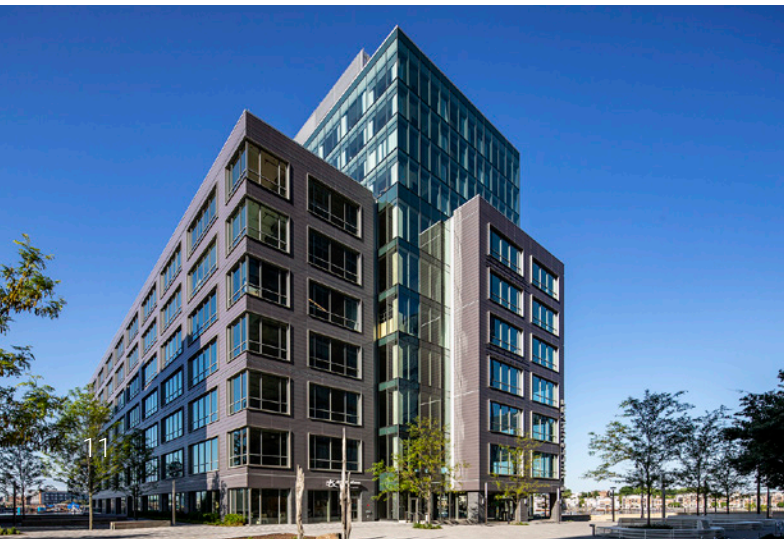
#### COMPLETED

2020

#### PROJECT COMPONENTS

236,000 SF Office

156 Room Hotel





## PLACEMAKING PROJECT - HARBOR POINT

### 1405 Point

Baltimore, MD

#### PROJECT TYPE

Mixed-Use

#### COMPLETED

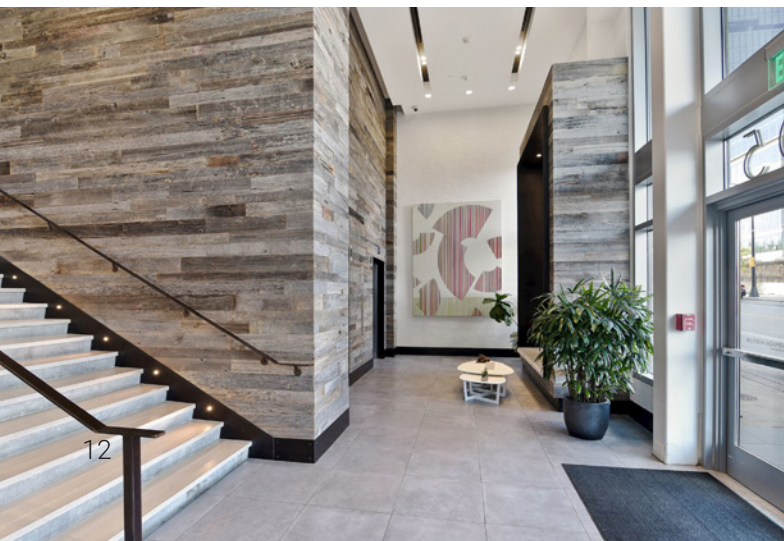
2018

#### PROJECT COMPONENTS

18,000 SF Retail

17-Story

289 Apartment Units





## PLACEMAKING PROJECT - HARBOR POINT

### Thames Street Wharf

Baltimore, MD

#### PROJECT TYPE

Office

#### COMPLETED

2010

#### PROJECT COMPONENTS

275,000 SF Office

1,400 SF Retail

8-Story





## PLACEMAKING PROJECT - HARBOR POINT

### Allied Apartments & Garage

Baltimore, MD

#### PROJECT TYPE

Mixed-Use

#### COMPLETED

2025

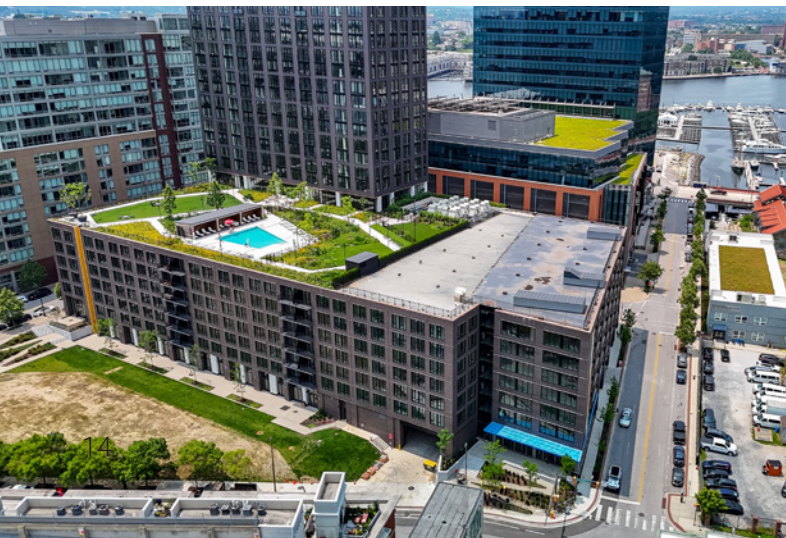
#### PROJECT COMPONENTS

1,250 Space Parking Garage

15 Retail Spaces

312 Apartment Units

26-Story Tower





## PLACEMAKING PROJECT - HARBOR POINT

### T. Rowe Price Global Headquarters

Baltimore, MD

#### PROJECT TYPE

Office

#### COMPLETED

2025

#### PROJECT COMPONENTS

550,000 SF

#### PROJECT AWARDS/CERTIFICATIONS

Shell: LEED GOLD

Fit-Out: LEED Platinum





## Point Park

Baltimore, MD

### PROJECT TYPE

Public Park

### COMPLETED

2025

### PROJECT COMPONENTS

4.5 Acres of waterfront views,  
pathways, and open spaces





## PLACEMAKING PROJECT

# Town Center of Virginia Beach

### Virginia Beach, VA

Town Center of Virginia Beach is an ongoing, multi-phase development that started in 2000 as a public-private partnership between the City of Virginia Beach and Armada Hoffler. The mixed-use project spans 17 pedestrian-friendly blocks and features an eclectic mix of upscale retail, dining options, Class A office space, luxury residences, as well as entertainment and cultural venues.

### PROJECT TYPE

Mixed-Use

### PROJECT COMPONENTS

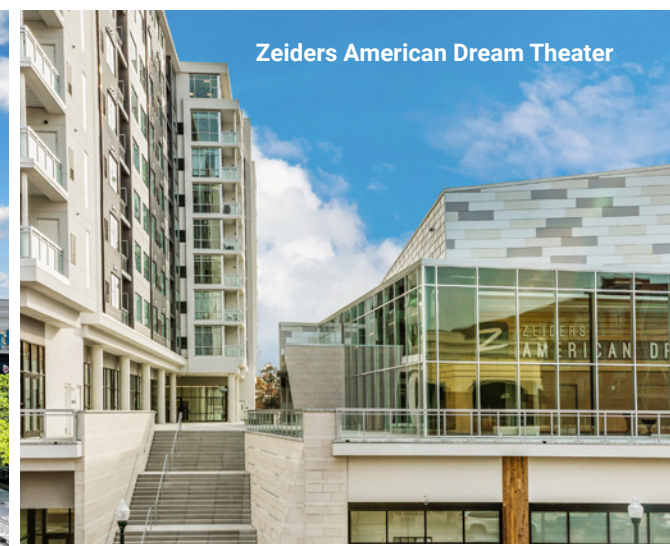
800,000 SF of Class A Office Space  
500,000 SF of High-End Retail Space  
150+ Commercial Tenants  
750+ Luxury Residential Units  
30+ Restaurants and Cafes



Town Center of Virginia Beach



Fountain Plaza



Zeiders American Dream Theater



## PLACEMAKING PROJECT - TOWN CENTER OF VIRGINIA BEACH

# Armada Hoffler Tower

Virginia Beach, VA

### PROJECT TYPE

Office

### COMPLETED

2002

### PROJECT COMPONENTS

324,000 SF Office

38,500 SF Retail

23-Story

9-Story Parking Garage





## PLACEMAKING PROJECT - TOWN CENTER OF VIRGINIA BEACH

# The Cosmopolitan

Virginia Beach, VA

### PROJECT TYPE

Mixed-Use

### COMPLETED

2006

### PROJECT COMPONENTS

41,900 SF Retail

14-Story

342 Apartment Units

850 Parking Spaces





## 4525 Main Street Tower

Virginia Beach, VA

### PROJECT TYPE

Mixed-Use

### COMPLETED

2009

### PROJECT COMPONENTS

238,000 SF Office

23,000 SF Retail

286 Apartment Units

15-Story

950 Parking Spaces

### PROJECT AWARDS/CERTIFICATIONS

LEED Silver Certified Office Tower

LEED Gold Certified within Clark  
Nexsen Space





## PLACEMAKING PROJECT - TOWN CENTER OF VIRGINIA BEACH

### Premier Apartments

Virginia Beach, VA

#### PROJECT TYPE

Mixed-Use

#### COMPLETED

2018

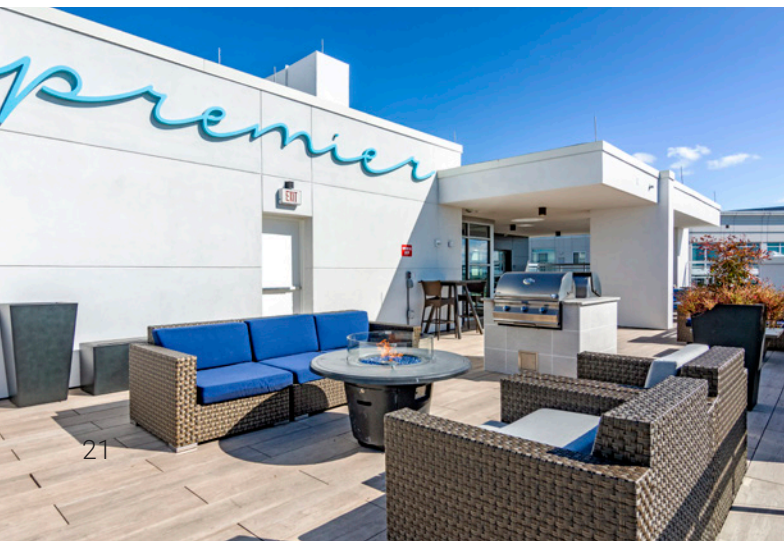
#### PROJECT COMPONENTS

39,000 SF Retail

17,000 SF Performing Arts Theater

10-Story

131 Apartment Units





## Columbus Village at Town Center Redevelopment

Virginia Beach, VA

### PROJECT TYPE

Retail

### COMPLETED

2025

### PROJECT COMPONENTS

Redevelopment of existing single tenant retail to grocery anchored multi-tenant retail center featuring Trader Joe's and Golf Galaxy.





## PLACEMAKING PROJECT

# Southern Post

Roswell, GA

### PROJECT TYPE

Mixed-Use

### PROJECT COMPONENTS

137 Apartment Units  
94,500 SF Office  
42,000 SF Retail  
650 Space Parking Garage

### PROJECT AWARDS

CoStar Impact Award - Commercial  
Development of the Year for the  
Atlanta Market





## PLACEMAKING PROJECT

# The Interlock

Atlanta, GA

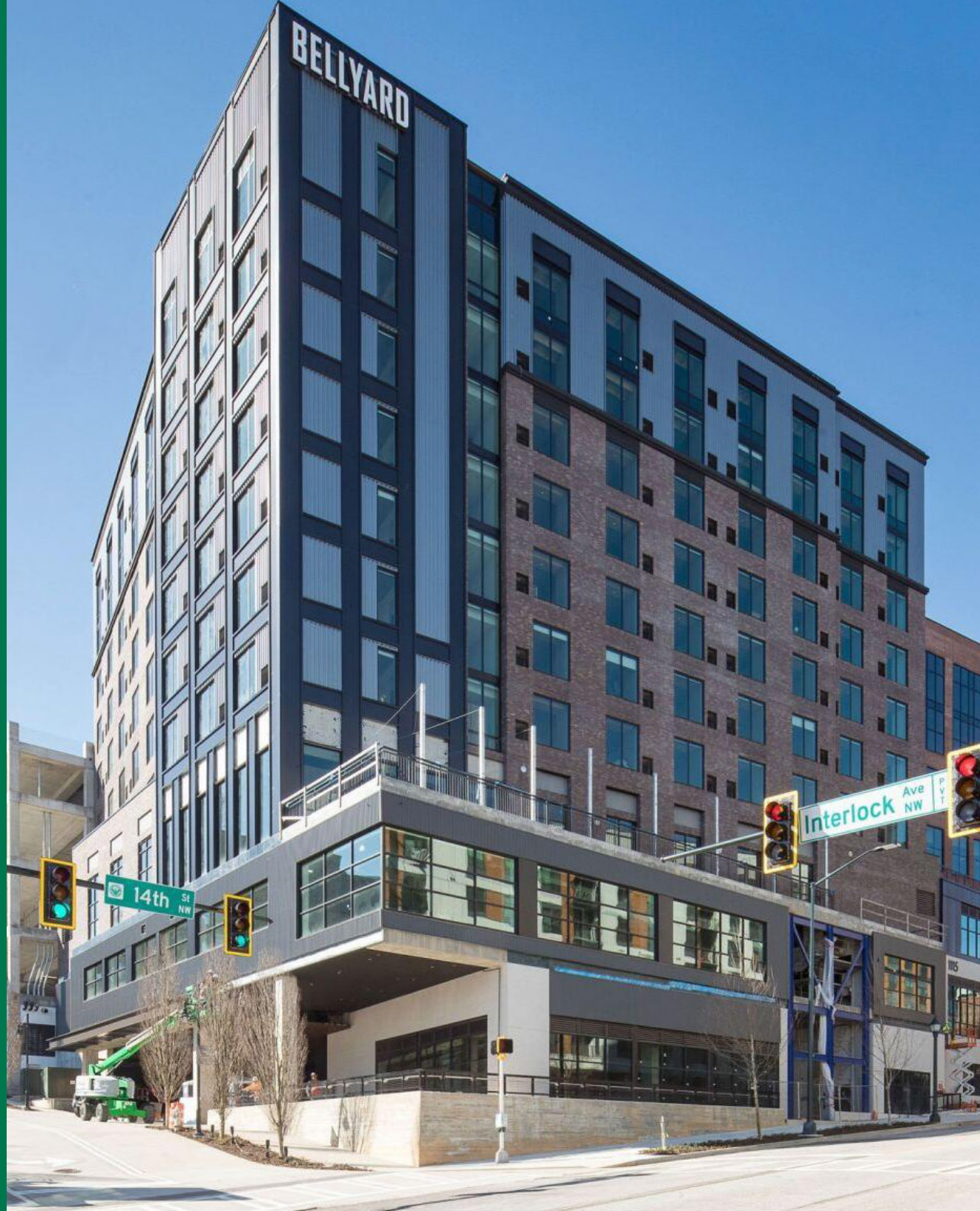
The Interlock is a mixed-use public-private partnership with Georgia Tech in Atlanta's West Midtown. The Interlock offers 203,000 square feet of office space, 108,000 square feet of retail space, 349 apartment units, 41 single-family townhomes, and a 161-key boutique hotel. Developed in collaboration with master developer SJC Ventures, Armada Hoffler was actively involved in the development and served as general contractor.

### PROJECT TYPE

Mixed-Use

### PROJECT COMPONENTS

310,000 SF Total Development  
203,000 SF Office  
108,000 SF Retail  
349 Apartment Units  
161 Room Hotel  
835 Parking Spaces





## Rooftop Restaurant & Pool Sky Lounge

Atlanta, GA

### PROJECT TYPE

Mixed-Use

### COMPLETED

2021

### PROJECT COMPONENTS

38,000 SF

1,200 SF Resort-Style Pool





## PLACEMAKING PROJECT - THE INTERLOCK

### Bellyard Hotel

Atlanta, GA

#### PROJECT TYPE

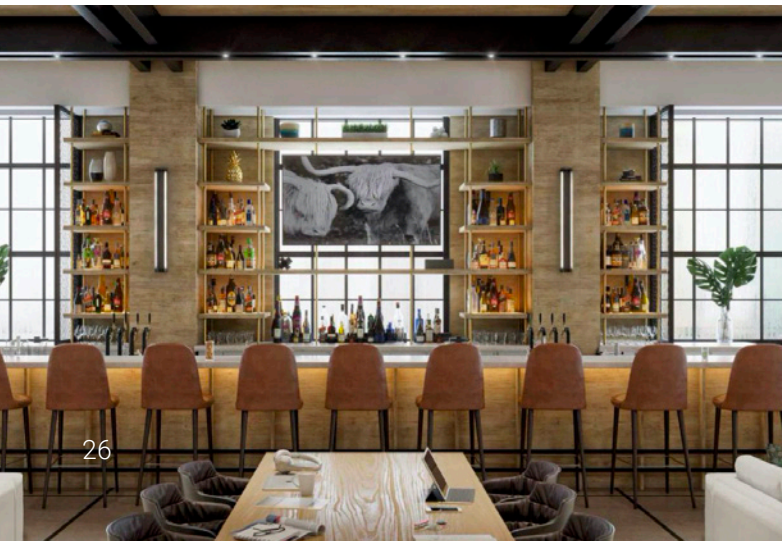
Hospitality

#### COMPLETED

2021

#### PROJECT COMPONENTS

161 Room Hotel





## PLACEMAKING PROJECT

# Harbor East

Baltimore, MD

The Harbor East project consists of 38 acres of premier waterfront property and marinas covering more than eight blocks adjacent to Baltimore's Inner Harbor and Little Italy. The Harbor East project was comprehensively planned for phased, mixed-use, vertical development in a secured "urban streetscape" environment.

The Legg Mason World headquarters project situated on parcel D resulted in the Maryland Occupational Safety and Health Administration (MOSH) selecting Armada Hoffer and this project for a cooperative compliance partnership, which is offered to a select number of general contractors each year.

### PROJECT TYPE

Mixed-Use

### PROJECT COMPONENTS

5.5M SF Total Development





## Legg Mason World Headquarters

Baltimore, MD

### PROJECT TYPE

Office

### COMPLETED

2011

### PROJECT COMPONENTS

522,000 SF Office

68,000 SF Retail

4,800 SF Data Center

### PROJECT AWARDS/CERTIFICATIONS

LEED Gold Certified (2010)

LEED Interior Design & Construction  
(LEED ID+C: Commercial Interiors  
v2-LEED 2.0)

One of six developments nationally  
recognized by the Urban Land  
Institute WaveMaker Award in 2009





## Baltimore Marriott Waterfront Hotel & Conference Center

Baltimore, MD

### PROJECT TYPE

Hospitality

### COMPLETED

2001

### PROJECT COMPONENTS

1.1M SF

35-Story

750 Room Hotel

48,000 SF Meeting Space

1,000 Space Parking Garage





## Four Seasons Hotel & Private Residences

Baltimore, MD

### PROJECT TYPE

Mixed-Use

### COMPLETED

2011

### PROJECT COMPONENTS

455,566 SF

15,000 SF Retail

22-Story

256 Room Hotel

62 Condo Units

508,700 SF Underground Parking  
Garage

### PROJECT AWARDS/CERTIFICATIONS

LEED Gold Certified (2010)

LEED Interior Design & Construction  
(LEED ID+C: Commercial Interiors  
v2-LEED 2.0)

One of six developments nationally  
recognized by the Urban Land  
Institute WaveMaker Award in 2009





## Spinnaker Bay

Baltimore, MD

### PROJECT TYPE

Mixed-Use

### COMPLETED

2005

### PROJECT COMPONENTS

43,000 SF Retail

18-Story

320 Luxury Apartments

32 Condo Units

185,000 SF Parking Garage





# Multifamily Experience

## HIGH-RISE/WRAP/PODIUM

### Encore 4505

Virginia Beach, VA  
23,000 SF Retail, 286 Units

### Greenside

Charlotte, NC  
225 Units

### Hoffler Place

Charleston, SC  
12,000 SF Retail, 74 Units, 258 Beds

### Chronicle Mill

Belmont, NC  
238 Units

### 27 Atlantic

Virginia Beach, VA  
240 Units

### Solis Kennesaw

Marietta, GA  
239 Units

## GARDEN STYLE

### Adams Hill

Greenville, SC  
320 Units, 280,000 SF

### Innsbrook

Glen Allen, VA  
305 Units, 337,000 SF

### Fox Crossing

Raleigh, NC  
240 Units, 255,000 SF

### Holly Springs

Holly Springs, NC  
239 Units, 265,000 SF

Over the Last 10 Years

**6,890** multifamily units

**3,094** garden-style

**3,796** high-rise/wrap/  
podium



Encore 4505



27 Atlantic



Chronicle Mill



# Retail Experience

## Market at Mill Creek

Norfolk, VA  
358,000 SF

## North Pointe Shopping Center

Durham, NC  
490,000 SF

## Sandbridge Shopping Center

Virginia Beach, VA  
122,000 SF

## Lidl Harbourview North

Suffolk, VA  
36,169 SF

## Lidl Norfolk, VA

35,962 SF

## Lidl Virginia Beach, VA

23,307 SF



Sandbridge Shopping Center



North Pointe Shopping Center



# Hospitality Experience

## Bellyard Hotel

Atlanta, GA

161 Room Hotel

## Hyatt House Virginia Beach Oceanfront

Virginia Beach, VA

20-Story

156 Room Hotel

## Hyatt Place

Location: Baltimore, MD

Rooms: 208 Room Hotel

## Canopy

Location: Baltimore, MD

Rooms: 156 Room Hotel

## Mandarin Oriental

Washington, DC

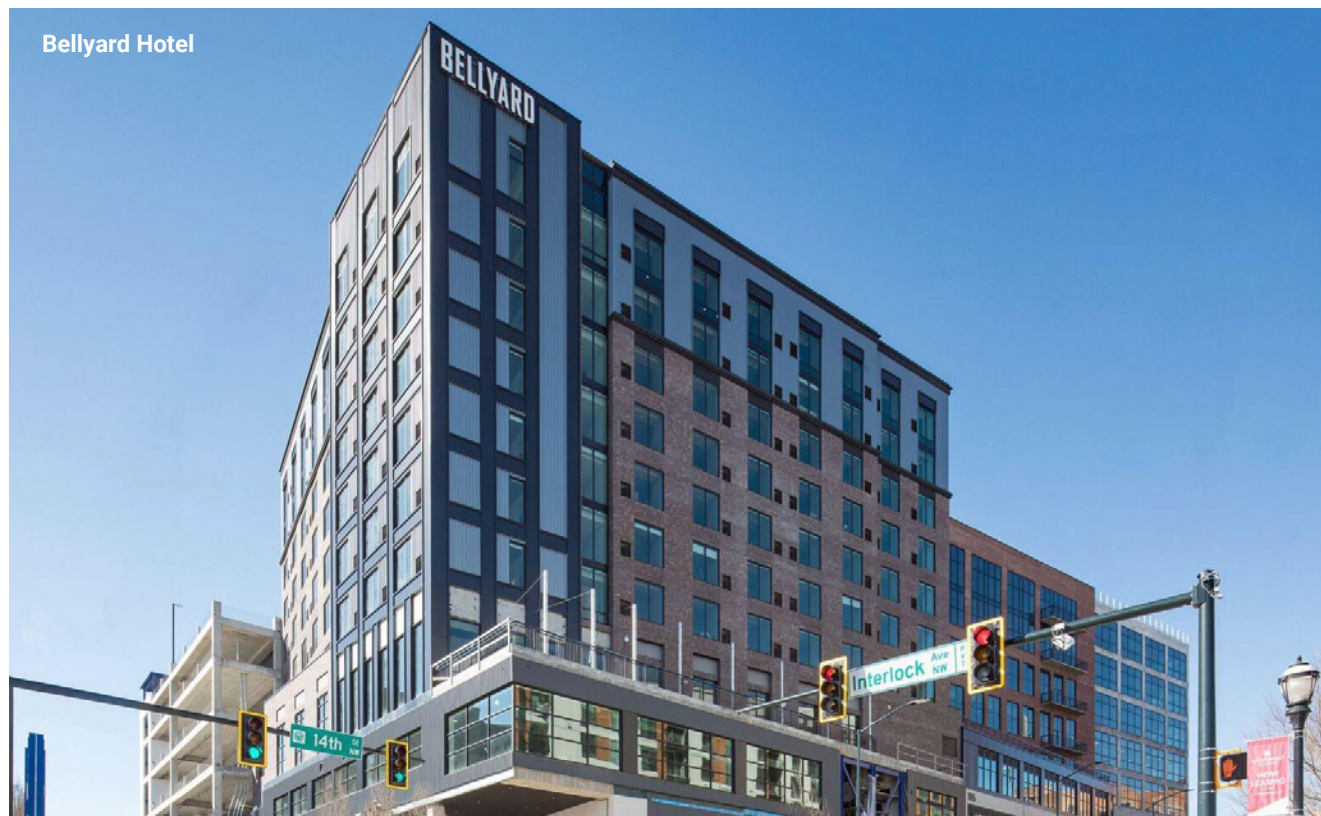
9-Story

400 Room Hotel

Mandarin Oriental Hotel



Bellyard Hotel





# Office Experience

## Suffolk Municipal Center

Suffolk, VA  
115,000 SF  
Municipal Office



## The Swedish Embassy

Washington, D.C.  
72,000 SF  
5-Story Class A Office Building



## Virginia Natural Gas

Virginia Beach, VA  
30,000 SF  
2-Story Class A Office Building

## Williams Mullen Center

Richmond, VA  
200,000 SF Office  
5,500 SF Retail  
49,000 SF Parking Garage





# Industrial Experience

## **Oceaneering International**

Chesapeake, VA  
150,000 SF

## **Sumitomo North American Headquarters**

Chesapeake, VA  
32,000 SF

## **PepsiCo Distribution**

Chesterfield County, VA  
228,000 SF



Oceaneering International



Sumitomo North American Headquarters



# Medical Experience

## CHKD Health Center at Lightfoot

Williamsburg, VA

46,000 SF



CHKD Health Center at Lightfoot

## Hampton University Proton Therapy Institute

Hampton, VA

98,800 SF

State of the Art Cancer Treatment Center



Hampton University Proton Therapy Institute

## Sentara Williamsburg Regional Medical Center

Williamsburg, VA

49,200 SF

Includes six medical suites



Sentara Williamsburg Regional Medical Center



# Condo Experience

## One City Center

Durham, NC  
139 Condo Units

## Studio 56

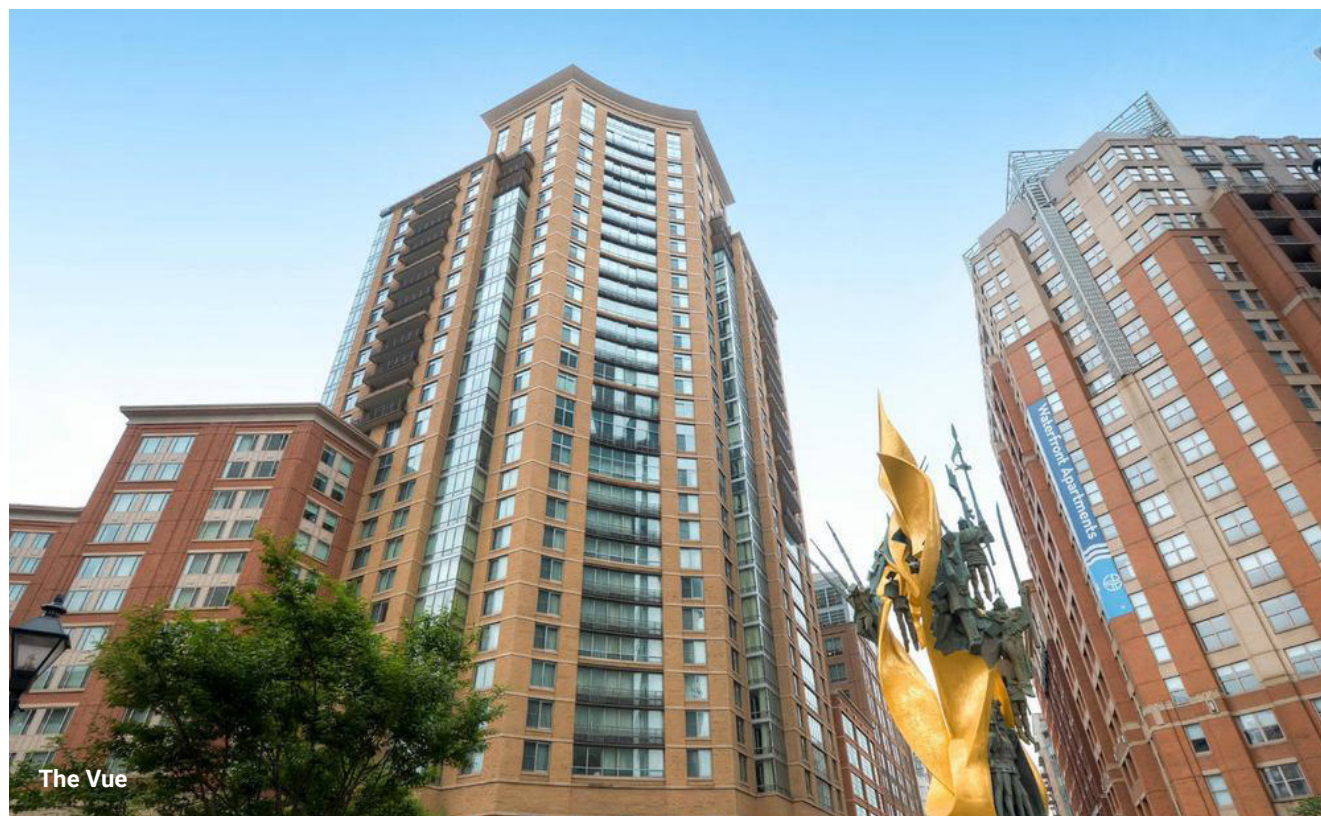
Virginia Beach, VA  
56 Condo Units

## The Vue

Baltimore, MD  
122 Condo Units

## Westin Residences

Virginia Beach, VA  
119 Condo Units  
Known as "Tallest Building in Virginia"  
until 2018





# Building Trust, Delivering Excellence

With extensive experience across commercial, residential, mixed-use, industrial, and more, we pride ourselves on providing more than just construction; we deliver reliability, efficiency, and craftsmanship that stand the test of time. From pre-construction planning to project completion, our team is committed to clear communication, on-time delivery, and cost-effective results.

At Armada Hoffler, our goal is to build long-term relationships by ensuring every project reflects the highest standards of quality and professionalism.

Please feel free to reach out to our Business Development team with any questions. Thank you for considering us. We look forward to the possibility of working together.

Sincerely,

**Alan R. Hunt**

Executive Vice President  
of Construction  
Head of Construction



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