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From the Washington Business Journal:

<https://www.bizjournals.com/washington/news/2025/01/15/childrens-law-center-capitol-crossing-lease.html>

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D.C. nonprofit Children's Law Center moving headquarters to Capitol Crossing



250 Massachusetts Ave. NW is part of Capitol Crossing.

DAVID MADISON PHOTOGRAPHY



By **Michael Neibauer** – Managing Editor, Washington Business Journal
Jan 15, 2025

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A local nonprofit will relocate its D.C. headquarters to Capitol Crossing in a classic flight-to-quality move.

The Children's Law Center, a 501(c)(3) founded in 1996 to support D.C. children and their families, will leave 20,807 square feet at 501 Third St. NW for 15,592 square feet at 250 Massachusetts Ave. NW.

Avison Young's Jonathan Danziger brokered the deal on behalf of the nonprofit, along with Tyler Marshall of [Transwestern](#). [JLL](#) leases Capitol Crossing, a mixed-use development consisting currently of two office towers – 200 and 250 Mass – built atop a platform spanning I-395.

The move will keep CLC, which employs 100 lawyers, social workers, investigators and other professionals, close to the D.C. courthouse but in a much newer property. While the space is 25% smaller than its existing headquarters, Danziger told me the new office is a blank slate and being designed to support the organization "in a more creative and efficient way" – for example, taking advantage of Capitol Crossing's multiple conference facilities.

Judith Sandalow, CLC's executive director, said in a statement the new space "better meets the needs of our clients and staff."

Terms of the deal were not disclosed, though Danziger said the landlord, Capitol Crossing Advisors LLC, provided a relocation allowance to offset the nonprofit's relocation, buildout and moving costs. In its most recent Form 990, Children's Law Center reported \$12.7 million in total revenue, including \$5.4 million from contributions and grants, and \$12.56 million in expenses, leaving \$179,300 in net revenue.

“It was a win-win for all,” Danziger said in an email.

Capitol Crossing's first two offices were developed by Property Group Partners, which transitioned out of its role as developer and manager in 2022. Capitol Crossing Advisors, a subsidiary of W.R. Berkley Corp., the development's financial backer since the beginning, now runs the show, with George Cantrell serving as president.

The 12-story Capitol Crossing I, 200 Mass, spans 410,136 square feet, while Capitol Crossing II, at 250 Mass, totals 554,384 square feet. The former is home to restaurants [L'Ardente](#) and Love, Makoto, while the latter boasts Bar Spero and an outpost of Tatte Bakery & Cafe. Capitol Crossing III, IV and V are all listed as future development properties.