



THE STACKS

ALTOGETHER DIFFERENT

Three distinct places to call home

Everly



Colette





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



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TheStacks.com



INSPIRED BY D.C. YET ALTOGETHER DIFFERENT

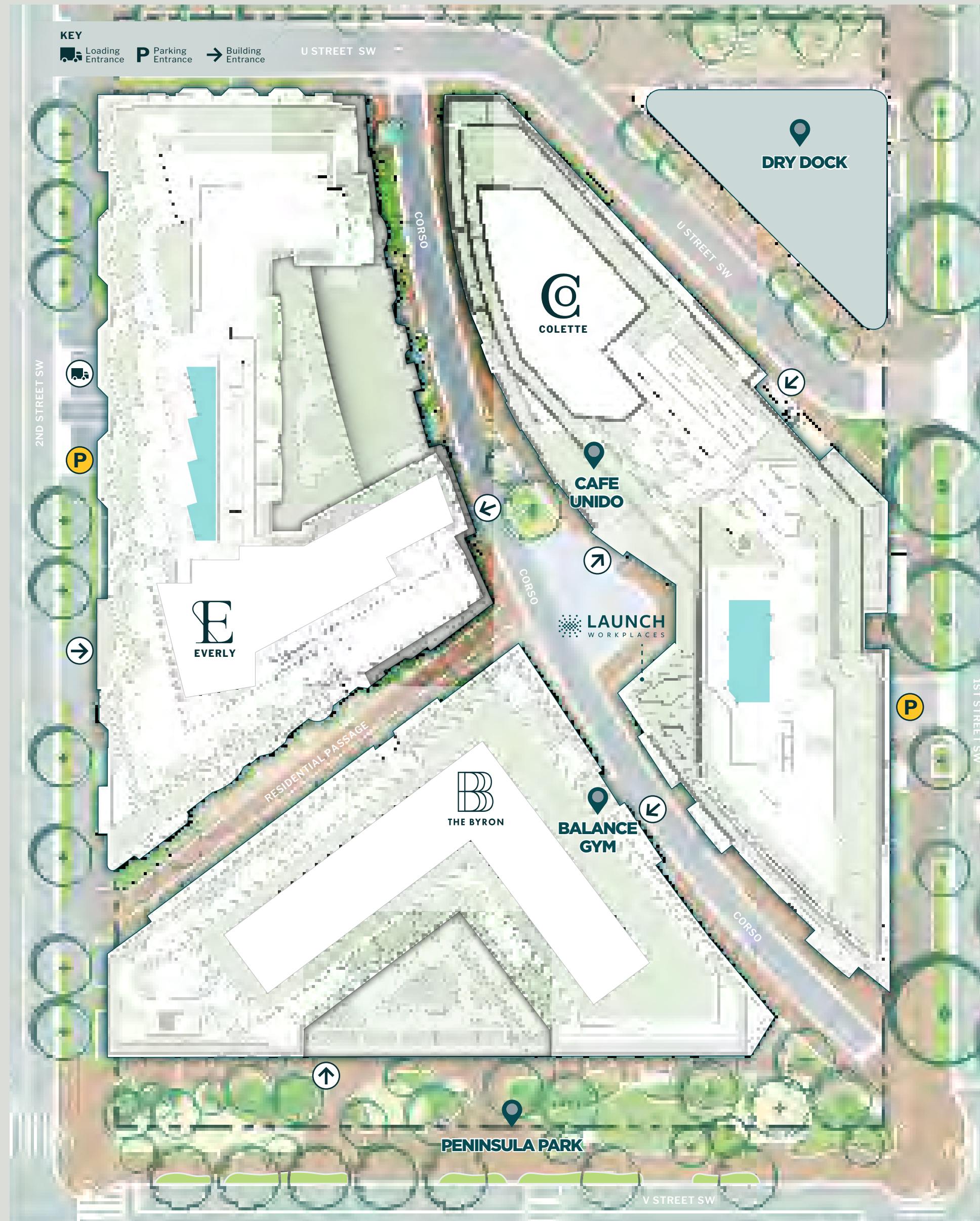
Each residence within the neighborhood showcases its unique character and offers an array of amenities, including rooftop pools with stunning views of D.C. and the waterfront, high-end coworking lounges, pet-friendly areas, and picturesque ground-level maisonettes.

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 with shared access between the three buildings
- Unobstructed views of D.C., Maryland, Virginia, and the confluence of two rivers
- 30,000 square feet of neighborhood-serving retail coming soon

ADDITIONAL PAID SERVICES

- Launch Workplaces coworking space offering water views
- Café Unido serving up delicious eats and drinks for purchase
- Full-service Balance Gym with free memberships for residents

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 intertwine to bring serenity to your daily life. Take a morning venture 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.



EVERLY
AT THE STACKS

LiveEverlyDC.com

THE STACKS . DC
EVERLY
MAKE YOUR HOME A HAVEN





EVERLY
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Spaces for Serenity

THE STACKS
EVERLY
AT THE STACKS

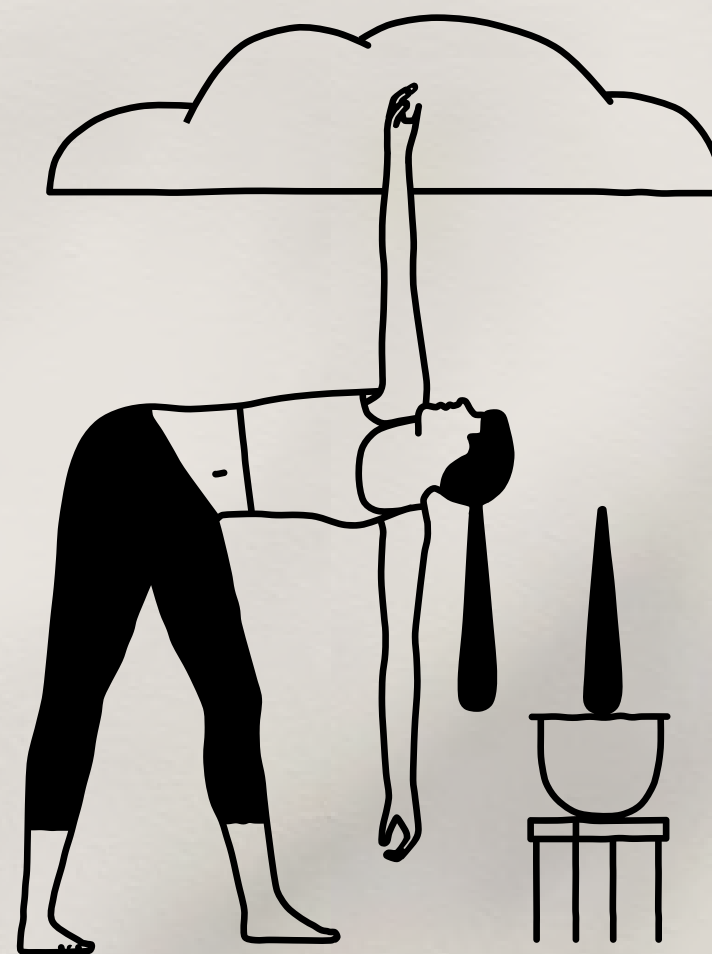
Let Comfort Come Naturally

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
- Personal 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
- Onsite parking with dedicated EV charging stations



EVERLY
AT THE STACKS

LiveEverlyDC.com

The Epitome of Elegance

Attention to detail is our mantra.

Find your perfect flow at Everly, where bright, open layouts meet floor-to-ceiling glass and sweeping views of the Potomac River and Washington Monument. Scandinavian-inspired interiors set the tone with white quartz countertops, soapstone quartz kitchen islands, and sleek modular closets. White oak wood laminate floors keep things fresh, while natural light pours in to create an effortlessly uplifting space.

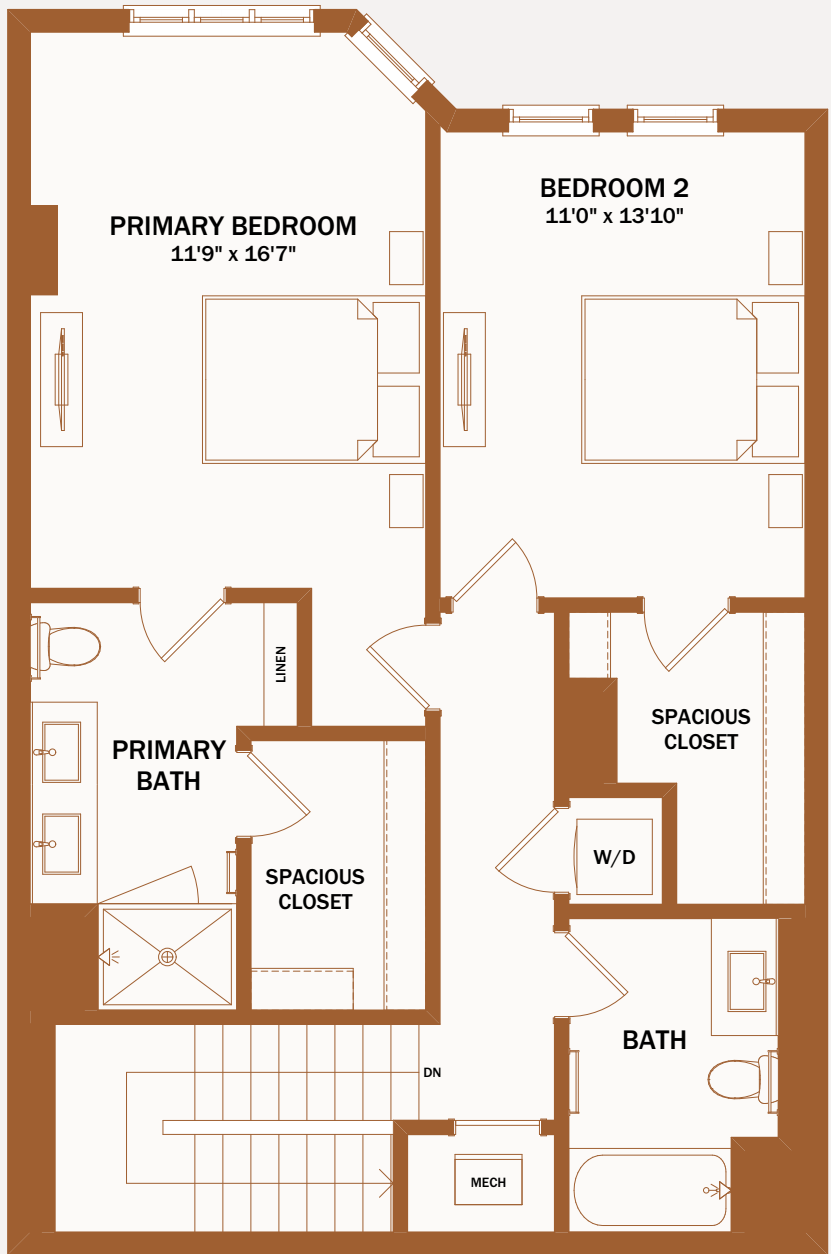
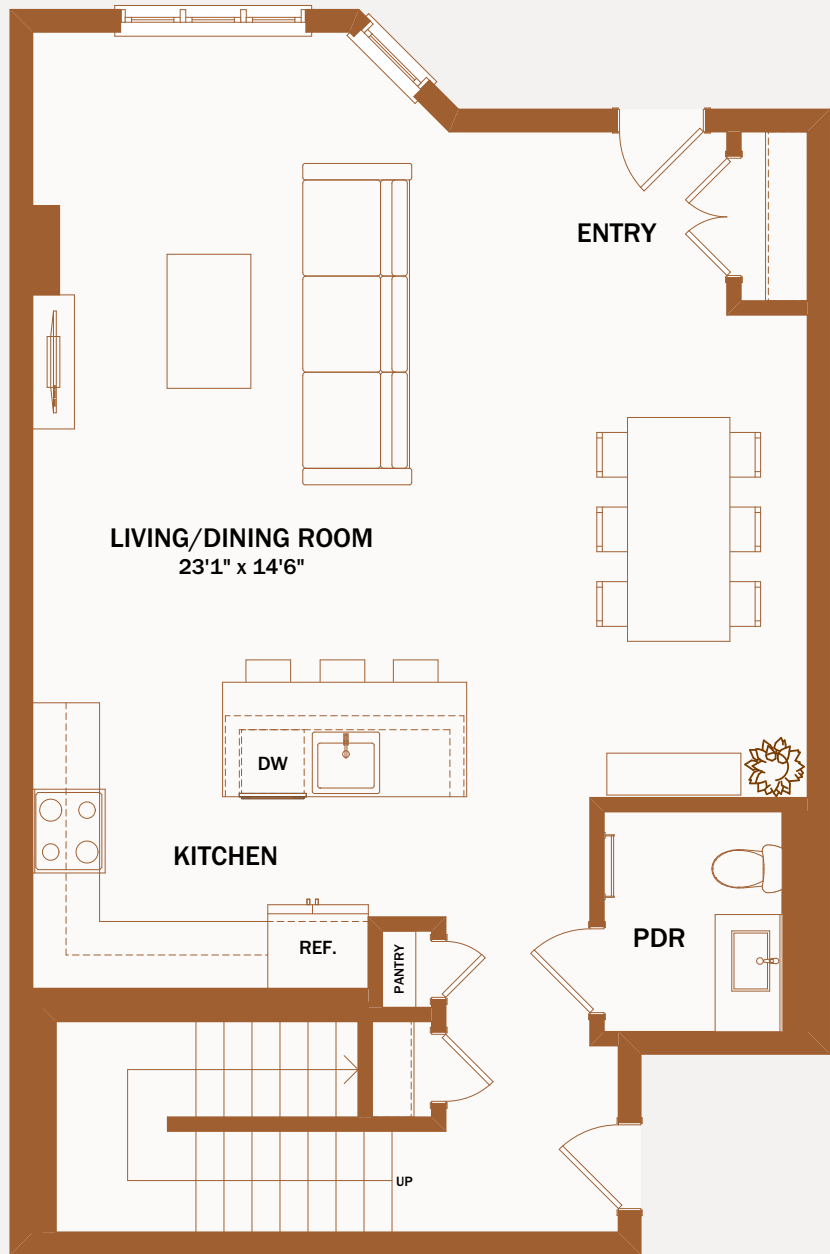


EVERLY
AT THE STACKS

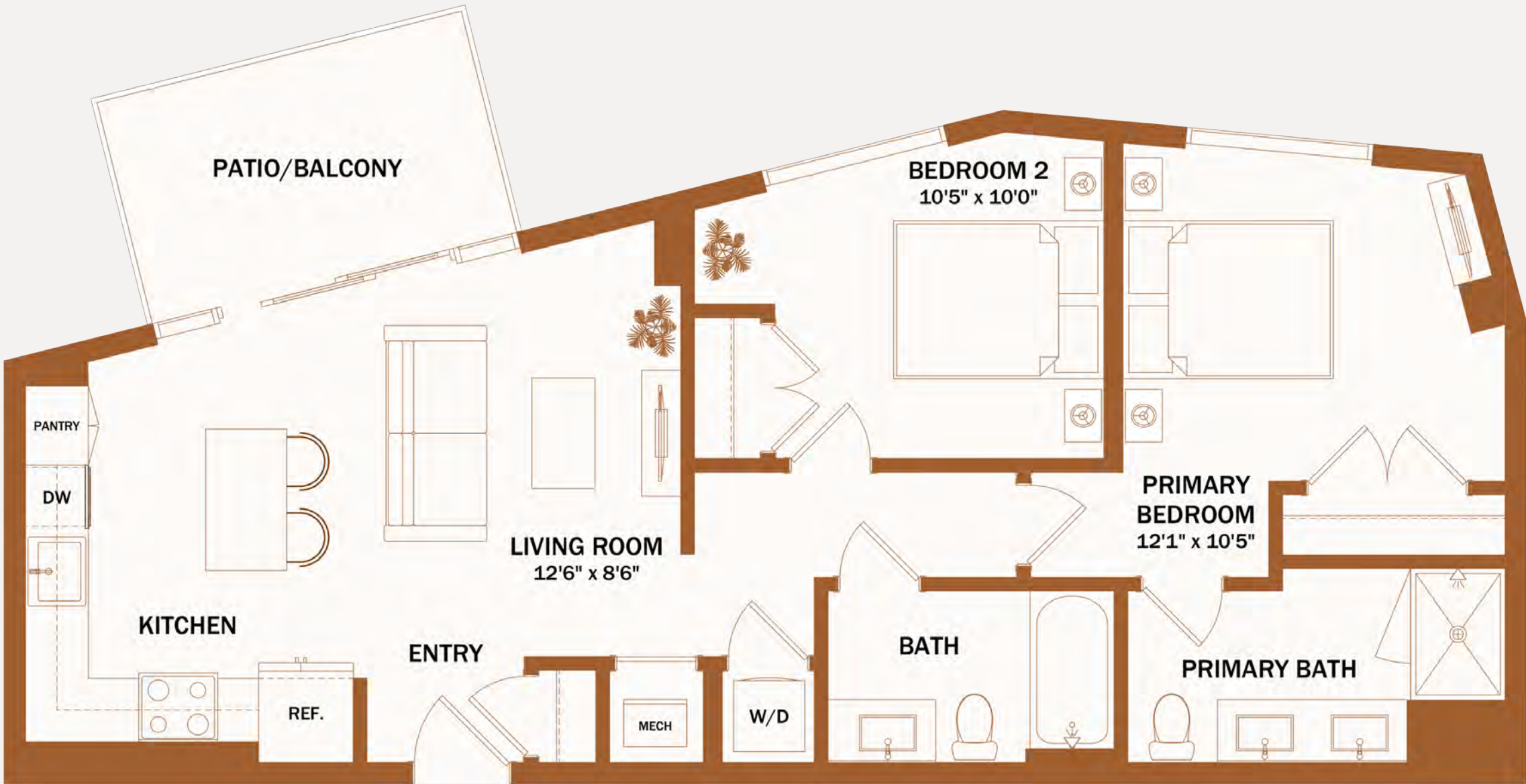
LiveEverlyDC.com

Premium Floor Plans

Enter a world of refined elegance, where every moment is framed by grace and ease.
Here, luxury is understated yet undeniable, offering a lifestyle that feels both effortless and exquisite.



MAISONETTE – F1
2 bed | 2.5 bath
1,637–1,704 sq. ft. across 2 levels



PENTHOUSE – PH2
2 bed | 2 bath
900 sq. ft.



EVERLY
AT THE STACKS

LiveEverlyDC.com





EVERLY
AT THE STACKS

LiveEverlyDC.com

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

LiveTheByronDC.com





THE BYRON
AT THE STACKS

LiveTheByronDC.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
- Personal balconies and terraces (select units)
- Keyless entry system
- Built-in trash and recycling receptacles
- Pet-friendly

Community Amenities

- 10,000 SF Balance Gym with recovery room
- Penthouse multisport simulator
- Coworking and lounge spaces
- Indoor/outdoor amenity terraces
- Indoor fireplaces and outdoor firepits
- Billiards and yard game areas
- 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
- Onsite parking with dedicated EV charging stations



THE BYRON
AT THE STACKS

[LiveTheByronDC.com](https://www.livethebyrondc.com)



Bold & Breathtaking

Handcrafted spaces built just for you.

A striking take on modern living, The Byron blends rich textures with refined details. Expansive windows illuminate interiors grounded by dark or light oak-inspired flooring and statement stone countertops. Islands with pendant lighting create a striking focal point, while a seamless keyless entry system offers a touch of innovation. Designed for presence and ease, this is where atmosphere meets attitude.



THE BYRON
AT THE STACKS

LiveTheByronDC.com

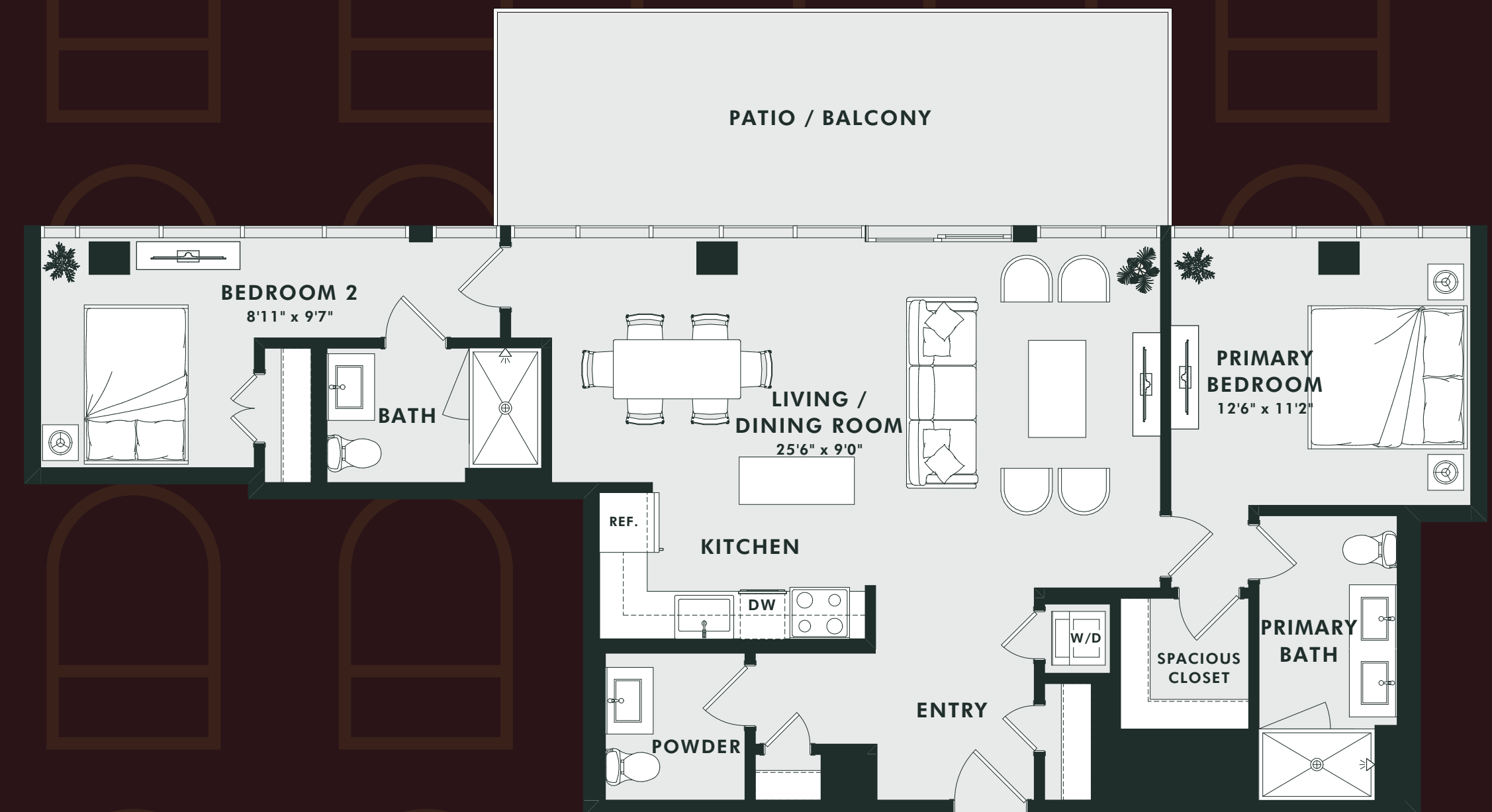
Premium Floor Plans

Bold living with an unmistakable edge—our high-end layouts are where confidence meets comfort and every space is designed to make a statement. This is luxury without limits, tailored for those who move through life with intention.



PENTHOUSE – D13

2 bed | 2 bath
1,332 sq. ft.



PENTHOUSE – D15

2 bed | 2.5 bath
1,138 sq. ft.



THE BYRON
AT THE STACKS

LiveTheByronDC.com

A Black man is shown from the chest up, wearing a light green short-sleeved button-down shirt with a black palm tree pattern. He has his mouth wide open in a shout or yell, with his tongue visible. His right hand is raised to his forehead, and his left hand is pointing directly at the viewer. The background is a solid blue color with faint, stylized white lines radiating from the bottom left corner, suggesting a sunburst or architectural structure.

Colette

BUILT FOR EXPRESSION



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.



COLETTE COLIVING
AT THE STACKS

LiveColetteDC.com/Coliving



The Stacks offers DC renters more housing options with our shared living at Colette Co-Living, where convenience and value intersect.

Enjoy the many perks included in your rent, such as:

- Personal bedroom in fully furnished residences
- Shared + fully equipped kitchens and living spaces
- Flexible living in the heart of The Stacks, starting at 3-month terms
- Access to community amenities for Everly, The Byron, and Colette
- Wi-Fi and utilities included*
- In-suite cleanings (to support shared living with 2+ residents)
- Monthly supply drops (to support shared living with 2+ residents)
- Resident events

*Restrictions apply. Please see a leasing professional for more details.





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

Our options range from 3 to 6 bedroom suites, plus furnished studios, providing Stacks residents a variety of options for flexible and hassle-free living.



CO-LIVING – F6

Studio | 1 bath
503–512 sq. ft.



CO-LIVING – M1

6 bed | 3 bath
1,725 sq. ft.



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)
- Personal 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
- 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
- Onsite parking with dedicated EV charging stations



COLETTE
AT THE STACKS

LiveColetteDC.com

Your New Canvas

Light up your life and create a home all your own.

Graceful design meets timeless sophistication at Colette. Light-filled spaces are accented by striking black fixtures and hardware, while quartz countertops and artful tilework add a polished finish. Kitchen islands feature wood shelving and built-in wine racks, blending practicality with elegance. Every detail is considered, creating an effortlessly refined retreat.



COLETTE
AT THE STACKS

LiveColetteDC.com

Premium Floor Plans

Our penthouses and maisonettes showcase a vibrant expression of modern luxury.

This is where style, culture, and creativity converge, shaping a life as colorful as the city itself.



MAISONETTE – E4

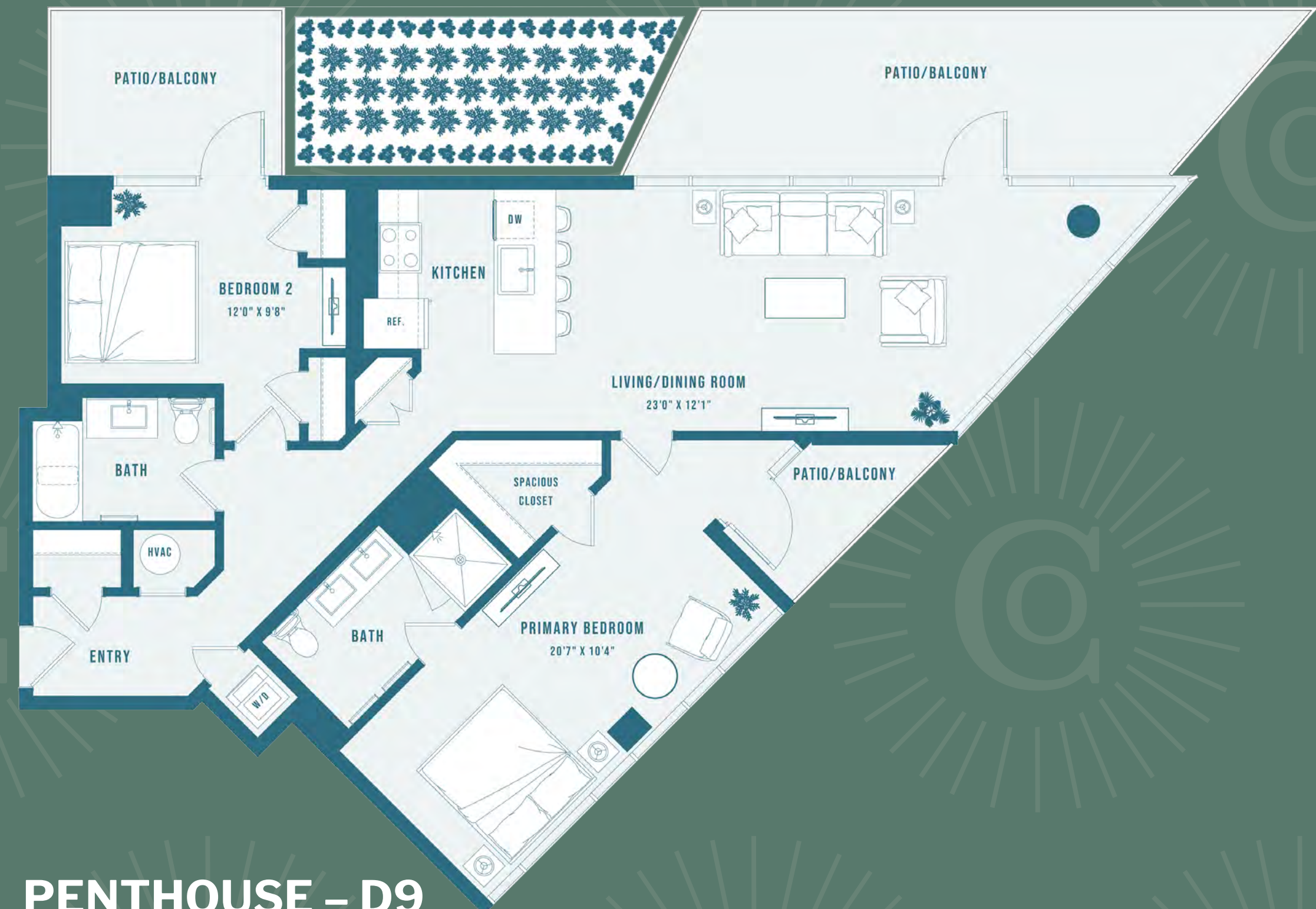
2 bed | 2 bath

1,524 sq. ft. across 2 levels



COLETTE
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PENTHOUSE – D9

2 bed | 2 bath

1,276 sq. ft.

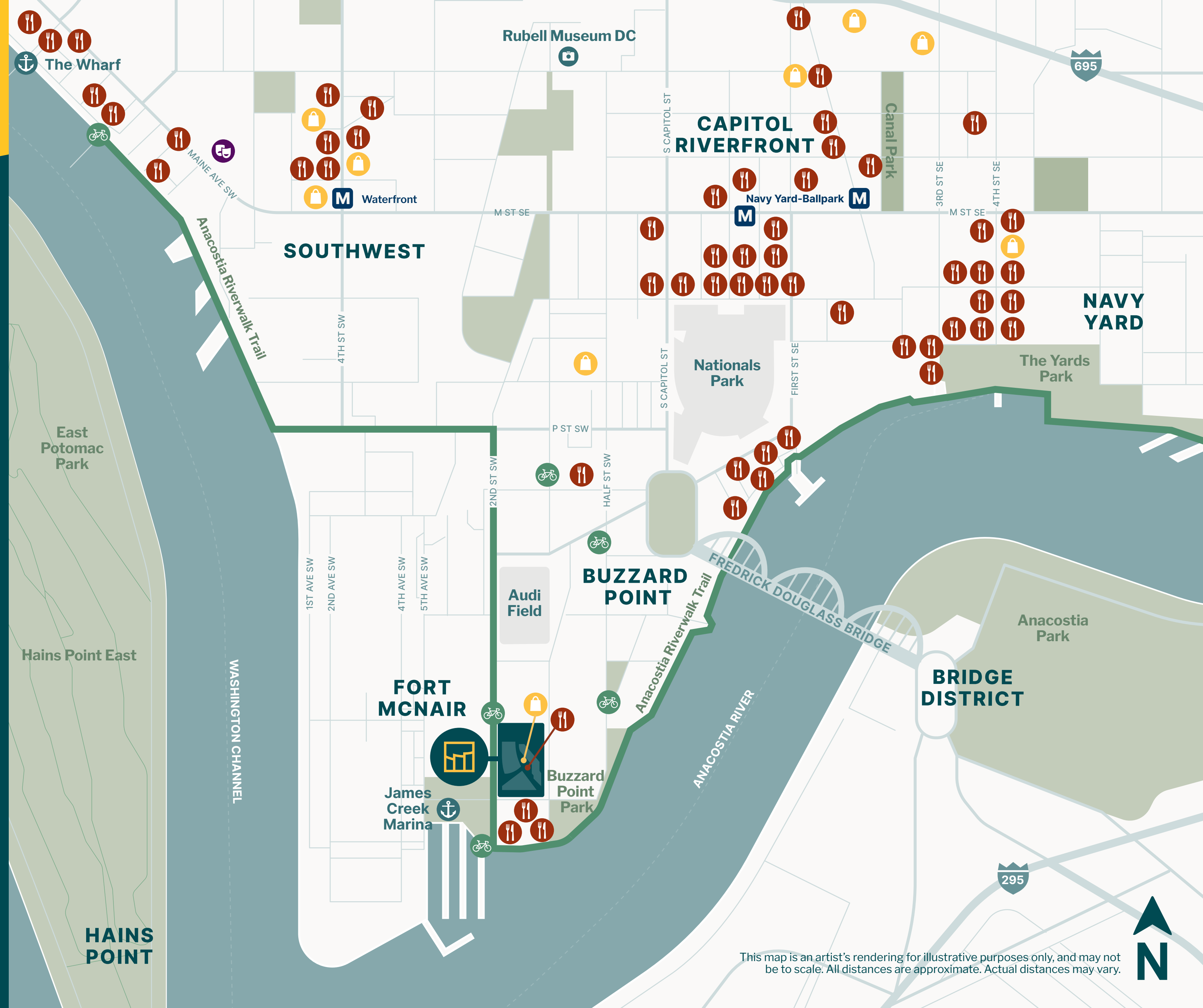
WHAT'S THE BUZZ ABOUT?

- **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 stone's throw 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 restaurants, 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
- **Navigate our neighborhood with ease:** Access multiple Capital Bikeshare locations in Buzzard Point, jump on a scooter to explore, or take advantage of our Resident Shuttle



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TheStacks.com



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THE STACKS

ALTOGETHER DIFFERENT

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