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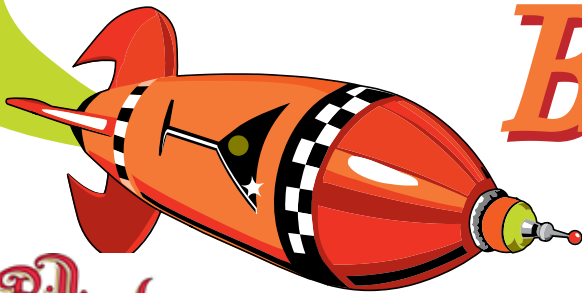
# TENANT PROFILE

202.667.2000  
www.blakedickson.com

## Bedrock Management Company



# ROCKET BAR



Buffalo Billiards



**COMPANY OVERVIEW:** Bedrock Management Company manages the enterprises of Geoffrey Dawson, Mark Handwerger, and Curt Large. Geoff, Mark, and Curt are the cofounders and owners of twelve eating and drinking establishments: Bedrock Billiards (opened 1992), Atomic Billiards (1993), Buffalo Billiards DC (1994), CarPool Ballston (1995), Buffalo Billiards Nashville (1997), Aroma (1998), Mackey's Public House DC (1999), Buffalo Billiards Austin (1999), CarPool Reston (2001), Buffalo Billiards Philadelphia (2002), Continental (2003), Mackey's Public House VA (2004), Bedrock Baltimore (2006), Nanny O'Briens (2007), Rocket Bar (2007), and District Grill (2008).

**THE BUZZ:** Bedrock Management's establishments have quickly become popular locations for neighborhood residents. The unique, intimate setting encourages patrons to sit and relax with friends while waiting for a table or enjoying a meal. The businesses have received extensive praise from local and national print media as well as from local neighborhood groups.

**REALLY HOT SPOTS:** Bedrock Management has won numerous awards for the design of its establishments, including Billiards Digest's coveted Best New Room Architecture/Design award for CarPool in Arlington, VA in 1996; for Buffalo Billiards in Nashville, TN in 1998; for CarPool Reston in 2002; and for Continental in 2003.

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TENANT REPRESENTATION

## LOCATIONS AND DESCRIPTIONS:

• **BEDROCK BILLIARDS**  
ADAMS MORGAN AREA,  
WASHINGTON, DC

April, 1992 • 3,740 SF • Retro-deco theme. Neighborhood club with 7 pool tables, darts and board games. Decorated with kitschy murals and 50s furniture. Awarded Billiards Digest's Best New Tavern Billiard Area for 1992.

• **ATOMIC BILLIARDS**  
CLEVELAND PARK AREA,  
WASHINGTON, DC

March, 1993 • 2,500 ST • 50s atomic theme. Neighborhood room where regulars play pool on 6 pool tables, darts, or board games. Walls have murals of stylized rocket ships and atomic-era symbols.

• **BUFFALO BILLIARDS**  
DUPONT CIRCLE AREA  
WASHINGTON, DC

May, 1994 • 14,343 SF • Western theme. 30 tables and dart boards. Site has 2 private rooms for parties. Decorations include Navaho rugs, exposed log walls, deep couches and chairs of cowhide. Ranked as one of best new pool halls in 1994 by Billiards Digest. Ranked by Business Forward as one of top 5 locations in DC to host a corporate event.

• **CARPOOL**  
BALLSTON AREA  
ARLINGTON, VA

August, 1995 • 9,600 SF • Car dealership converted into a retro-industrial celebration of the automobile. 16 tables and darts. Decorations include license plates, automobile relics, and 50s car advertisements. Ranked as best new pool hall in 1996 by Billiards Digest. Sited by Newsweek and Washingtonian for best bar scene in DC.

• **BUFFALO BILLIARDS TN**  
2ND AVENUE  
NASHVILLE, TN

November, 1997 • 10,500 SF • Western theme, similar to Buffalo Billiards Dupont Circle. 16 tables and darts. Ranked as best new pool hall in 1998 by Billiards Digest. Voted by Nashville residents as the Best All-Around Nightspot and Best New Bar. Declared "The Place to Go" in Nashville by national magazine InStyle.

• **AROMA**  
CLEVELAND PARK AREA  
WASHINGTON, DC

January, 1998 • 2,500 SF • Upscale martini bar. Focus is art, music and cocktails. Declared one of the best bars in DC by the Washington Post. Private room available for parties.

• **BUFFALO BILLIARDS AUSTIN**  
6TH STREET  
AUSTIN, TX

March, 1999 • 22,328 SF • Western theme, similar to Buffalo Billiards Dupont Circle. 30 tables and darts and 2 large private party rooms. Ranked as 2nd best new pool hall in 1999 by Billiards Digest.

• **MACKEY'S**  
1823 L STREET NW  
WASHINGTON, DC

March, 1999 • 5,000 SF • Irish pub decorated in traditional Dublin style. Popular establishment located in downtown Washington.

• **CARPOOL**  
208 ELDEN STREET  
HERNDON, VA

August, 2001 • 7,500 SF • Automobile theme. Large outdoor heated patio and private party room. Decorations include work by local artists, license plates, automobile relics, and 50s car advertisements. Popular destination for Northern Virginia high tech community. Ranked as best new pool hall in 2002 by Billiards Digest.

• **BUFFALO BILLIARDS**  
116 CHESTNUT STREET  
PHILADELPHIA, PA

October, 2002 • 8,500 SF • Western theme, similar to Buffalo Billiards Dupont Circle. 14 tables and darts. Upstairs has the Metropolitan Lounge, a large private room decorated in a vintage deco style including velvet sofas and a cracked tile bar.

• **CONTINENTAL**  
1911 N. FORT MYER DRIVE  
ROSSLYN, VA

April, 2003 • 7,500 • Vintage retro pool hall with 9 tables, darts and a large private event room. Hosts many corporate and government functions. Ranked as best new pool hall in 2003 by Billiards Digest. Described by USA Today as the most imaginatively designed room in America.

• **MACKEY'S**  
320 SOUTH 23RD STREET  
CRYSTAL CITY, VA

January, 2004 • 5,000 SF • Irish pub decorated in traditional Dublin style.

• **BEDROCK**  
401 W. BALTIMORE STREET  
BALTIMORE, MD

August, 2006 • 6,500 SF • Pool hall in restored turn-of-the-century bank building located in the Westside of Baltimore. Features 7 pool tables, shuffleboard, darts, dramatic ceilings on the first floor with vintage lighting, and private room in basement vault.

• **NANNY O'BRIENS**  
CLEVELAND PARK AREA  
WASHINGTON, DC

February, 2007 • 2,50 SF • Irish pub decorated in traditional Dublin style.

• **ROCKET BAR**  
714 7TH STREET NW  
WASHINGTON, DC

February, 2007 • 8,000 SF • Pool hall decorated with New Orleans artist's rocket pop art sculptures located in Gallery Place section of DC.

• **DISTRICT GRILL**  
1201 K STREET NW  
WASHINGTON, DC

February, 2008 • 4,500 SF • Fine dining restaurant located in Sheraton Four Points hotel featuring American cuisine.

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**TENANT REPRESENTATION**

