

METROPOLITAN SQUARE

WASHINGTON, DC

100% LEASED

RAPPAPORT
CULTIVATING PLACES







METROPOLITAN SQUARE

WASHINGTON, DC

- Located on 14th St NW, Metropolitan Square is a 12-story office and retail building that offers dramatic views of The White House, U.S. Treasury and The Mall
- Offers a full-height interior atrium, three-level underground parking garage and easy access to the Metro Center rail station
- Connects with the foot traffic of the District's most desired experiences whether it's the Capitol One Arena, The Convention Center or the Smithsonian.

DEMOGRAPHICS 2024

		.5 MILE	1 MILE	2 MILES
	POPULATION	3,441	54,302	199,326
	DAYTIME POPULATION	126,874	302,464	468,912
	HOUSEHOLD INCOME	\$137,611	\$121,837	\$131,279
	TRAFFIC COUNTS	19000 on 15th Street NW		

AREA RETAILERS



wework

citibank



METROPOLITAN SQUARE WASHINGTON, DC



THE WHITE HOUSE
~1 MILLION VISITORS ANNUALLY

15TH STREET NW 21,000 VPD

NEW YORK AVENUE 31,000 VPD

DC CONVENTION CENTER
2.3M SF EVENT SPACE
1,027 CONVENTIONS IN 2016
~1 MILLION ATTENDEES

CITY CENTER

BVLGARI corepower YOGA
GUCCI FIG & OLIVE
Dior GELATO & COFFEE
momofuku GROUP DOLCEZZA est. 2004
FLY

GALLERY PLACE



URBAN OUTFITTERS LOFT
Clyde's of Gallery Place
BED BATH & BEYOND Beyond any store of its kind.
LUCKY STRIKE Bar Louie

UNION STATION

31,000 METRO COUNTS



THE LANSBURGH

JALEO
HEN QUARTER
CVS pharmacy
CHINA CHILCANO by John Canale

cedar

CAPITOL CROSSING

DELIVERS: 2019-2021
2.2M SF
75K SF RETAIL
8,000 NEW EMPLOYEES (DAYTIME TRAFFIC)

THE CAPITOL



CAPITAL ONE ARENA

~2.4 MILLION ANNUALLY
20,000 SEATS



METROPOLITAN SQUARE



NATIONAL MALL
33.8 MILLION VISITORS ANNUALLY

WASHINGTON MONUMENT

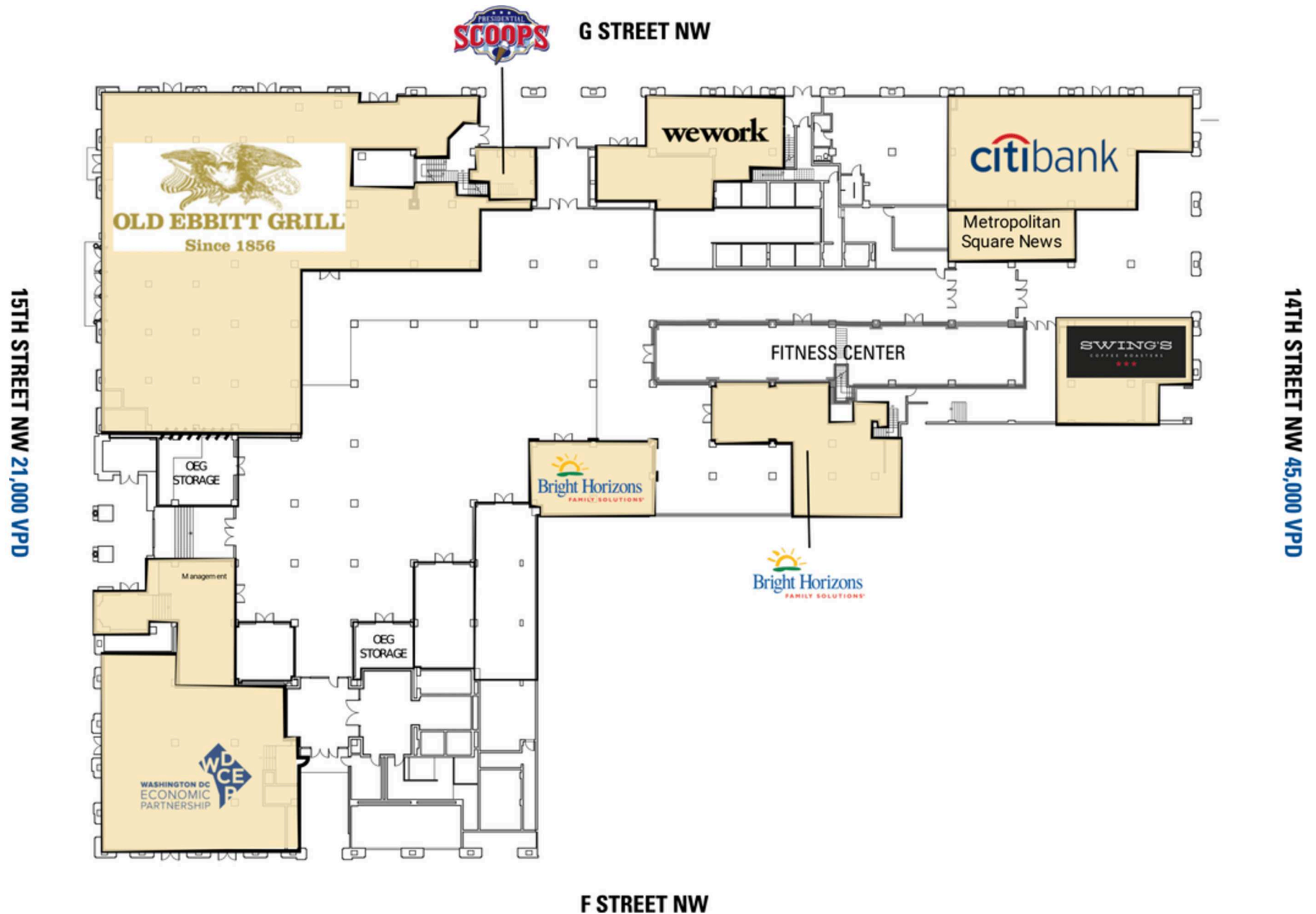


NEW DEVELOPMENT

SITE PLAN

METROPOLITAN SQUARE | WASHINGTON, DC

100% Leased





METROPOLITAN SQUARE | 655 15TH STREET NW, WASHINGTON, DC

Mike Howard | mhoward@rappaportco.com | 571.382.1219

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com