

# THE PORTRAIT BUILDING

WASHINGTON, DC

1,422 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









# THE PORTRAIT BUILDING

## WASHINGTON, DC

- | 1,422 SF built out quick service restaurant space in the heart of Downtown D.C.
- | Steps from highly sought-after tourist attractions, such as Capital One Arena and the National Portrait Gallery
- | Exceedingly accessible within walking distance to Gallery Place/Chinatown Metro (Red, Green, and Yellow Lines) and Metro Center (Blue, Orange, Red, and Silver Lines)

### DEMOGRAPHICS 2024

	.25 MILE	.5 MILE	1 MILE
 POPULATION	3,235	17,694	54,261
 DAYTIME POPULATION	25,815	82,856	257,351
 HOUSEHOLD INCOME	\$159,971	\$125,895	\$121,127
 TRAFFIC COUNTS	14,000 on 9th Street		

### AREA RETAILERS





# THE PORTRAIT BUILDING WASHINGTON, DC

## CITY CENTER

kae  
LOUIS VUITTON  
HERMES PARIS  
BOSS  
VINCE.  
GUCCI  
ARCTERYX  
Salvatore Ferragamo  
DAVID YURMAN

CARNEGIE LIBRARY



HSBC  
&pizza

CAVA  
Yard House



CUBA LIBRE  
RESTAURANT & BUN BAR

## DC CONVENTION CENTER

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

## UNION STATION

31,000 METRO COUNTS



## GALLERY PLACE

LOFT  
AT&T  
REGAL CINEMAS  
Clyde's  
xfinity

WISEGUY PIZZA

FOXTROT  
SUBWAY

Walgreens

RPM

8TH STREET

H STREET 14,000 VPD

ZAYTINYA

G STREET

## CAPITAL ONE ARENA

~2.4 MILLION ANNUALLY  
20,000 SEATS



VIDA  
FITNESS

## CAPITOL CROSSING

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

## THE CAPITOL



## NATIONAL PORTRAIT GALLERY

~1.3 MILLION ANNUALLY

SHAKE SHACK  
JALEO  
BY JOSE ANDRES  
matchbox



STARBUCKS

JALEO  
BY JOSE ANDRES



matchbox



701 8TH STREET NW

NATIONAL MALL  
33.8M VISITORS ANNUALLY

Walgreens  
POTBELLY  
PRET A MANGER  
H&M  
SUBWAY  
QDOBA  
THE SMITH  
Pain  
SEPHORA  
Hard Rock CAFE

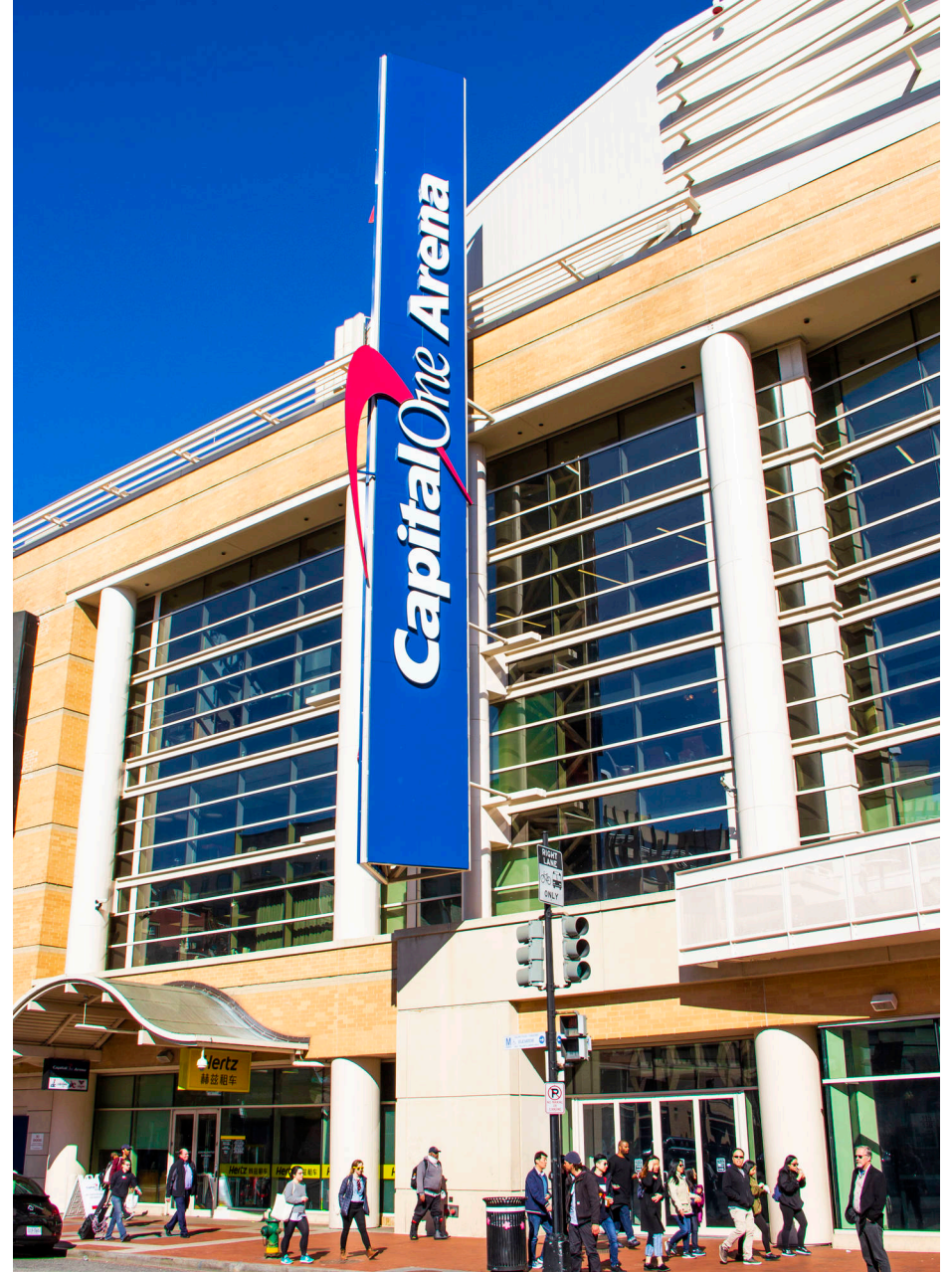


**SITE PLAN**  
**THE PORTRAIT BUILDING | WASHINGTON, DC**  
**1,422 SF AVAILABLE**



## THE PORTRAIT BUILDING

WASHINGTON, DC





**THE PORTRAIT BUILDING | 701 8TH STREET NW, WASHINGTON, DC**

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