

MARKET SQUARE *RETAIL*



RAPPAPORT
CULTIVATING PLACES

D.C. BY THE NUMBERS

The background image is a photograph of the U.S. Capitol building in Washington, D.C., featuring its iconic neoclassical architecture with large columns and a curved facade. The sky is blue with some light clouds. In the foreground, there are trees with yellow and orange autumn leaves. Five red rectangular boxes are overlaid on the image, each containing a statistic. The boxes are arranged in two rows: three in the top row and two in the bottom row. The text in the boxes is white and bold. A white horizontal line is positioned to the right of the title.

Statistic	Value
Largest Metropolitan Area in the U.S.	6th
Million Visitors in 2022	22
Billion in Tourist Spending in 2022	\$8.1
Median Household Income	93K
Million Daytime Population	1

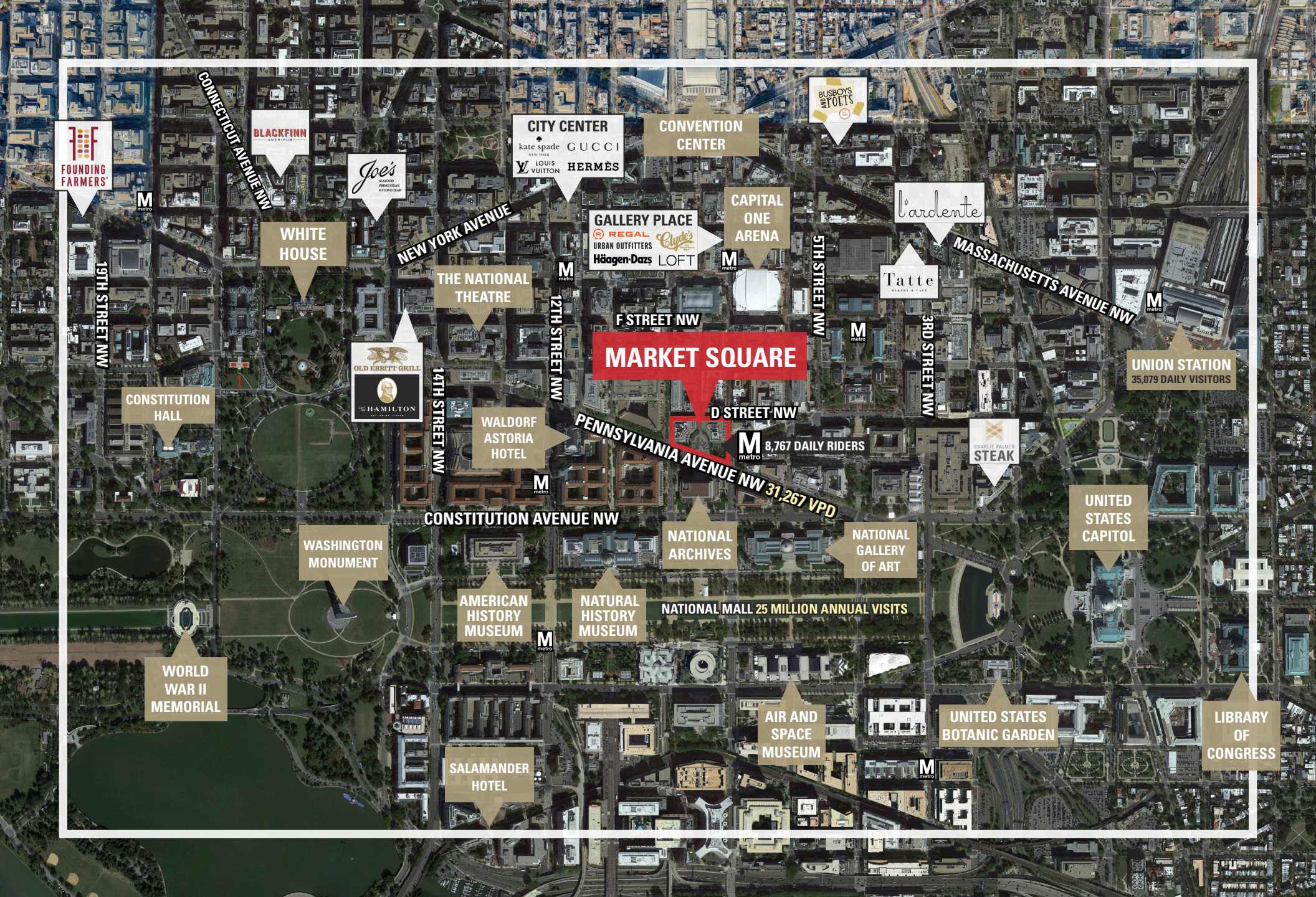
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POPULATION



FOUNDING FARMERS

BLACKFINN
ASAP/SLP

Joe's
NEW YORK
PRINCE OF GEORGES
RESTAURANT

CITY CENTER
kate spade
GUCCI
LOUIS VUITTON
HERMES

CONVENTION CENTER

BUSBOYS
OF POLITICS

WHITE HOUSE

NEW YORK AVENUE

THE NATIONAL THEATRE

GALLERY PLACE
REGAL
URBAN OUTFITTERS
Häagen-Dazs
CLYDE'S
LOFT

CAPITAL ONE ARENA

l'ardente

Tarte
BAKERY & CAFE

MASSACHUSETTS AVENUE NW

MARKET SQUARE

UNION STATION
35,079 DAILY VISITORS

CONSTITUTION HALL

OLD EBBETT GRILL
THE HAMILTON
OLD BROAD CHURCH

WALDORF ASTORIA HOTEL

D STREET NW
M metro
8,767 DAILY RIDERS
PENNSYLVANIA AVENUE NW 31,267 VPD

CHARLIE PALMER STEAK

WASHINGTON MONUMENT

CONSTITUTION AVENUE NW

NATIONAL ARCHIVES

NATIONAL GALLERY OF ART

UNITED STATES CAPITOL

WORLD WAR II MEMORIAL

AMERICAN HISTORY MUSEUM

NATURAL HISTORY MUSEUM

NATIONAL MALL 25 MILLION ANNUAL VISITS

SALAMANDER HOTEL

AIR AND SPACE MUSEUM

UNITED STATES BOTANIC GARDEN

LIBRARY OF CONGRESS



MARKET SQUARE

CHOPT

Creative Salad Company



AT THE CENTER OF D.C.'S FINE DINING CORE

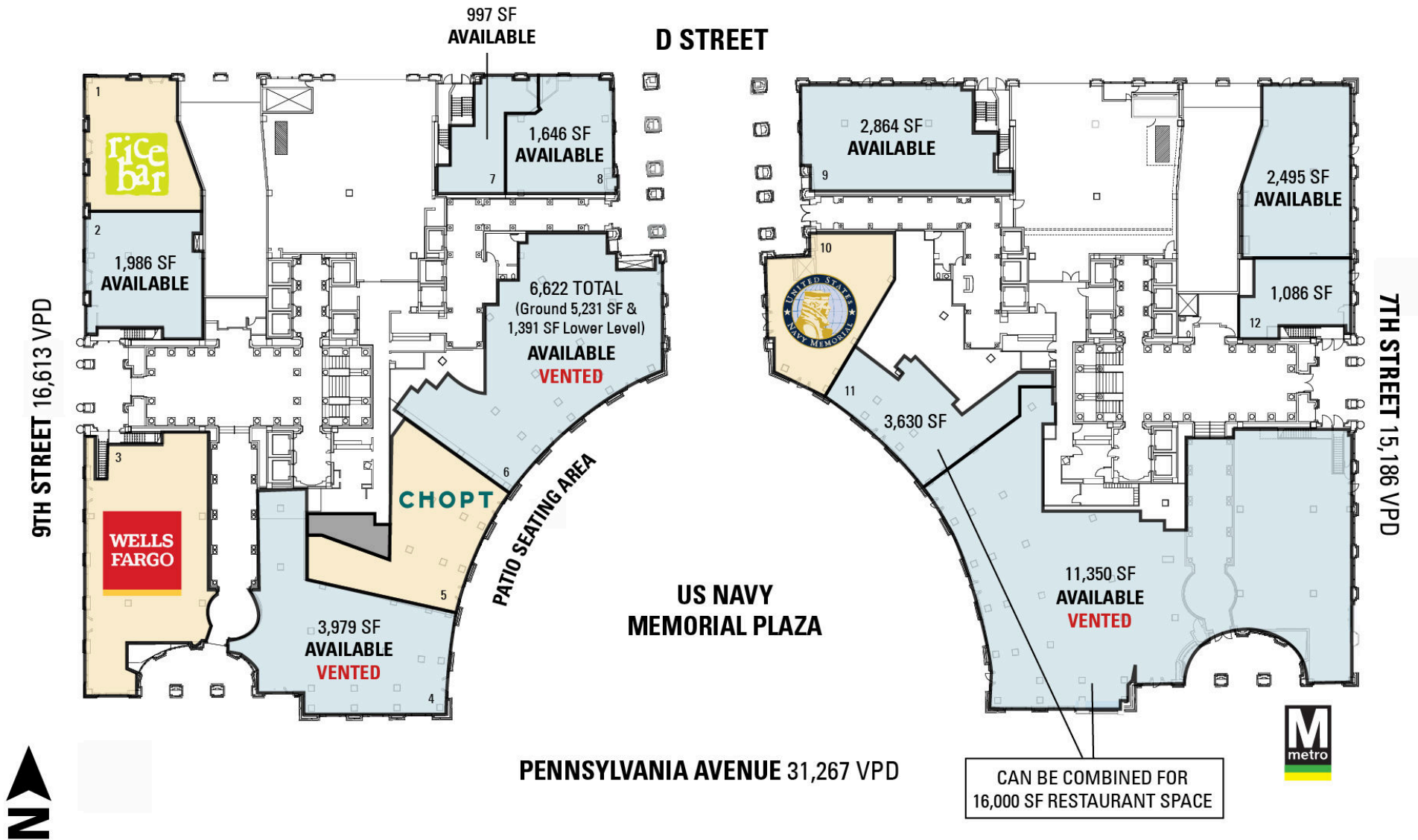
SITE DETAILS

Market Square is one of the most iconic private office buildings in Washington, D.C. Home to more than 30 Fortune 500 companies, private firms, government agencies, and foreign consulates, the building benefits from its Pennsylvania Ave location— equidistant between the U.S. Capitol and The White House.



- The on-site Metro access (Green & Yellow Lines)
- Superior ingress/egress to I-395
- Adjacent to Penn Quarter and the 7th Street Retail Corridor
- Unrivaled proximity to the U.S. Capitol and House/Senate Office Buildings
- Central choice for retail and dining among the key players of D.C.'s East End.

SITE PLAN





MARKET SQUARE
801 PENNSYLVANIA AVE NW, WASHINGTON, D.C. 20004

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Mike Howard | mhoward@rappaportco.com | 202.255.4202