

MARKET SQUARE

PIRP

Real Estate Investment
Management



RAPPAPORT
CULTIVATING PLACES[®]

D.C. BY THE NUMBERS



6TH
LARGEST METROPOLITAN
AREA IN THE U.S.

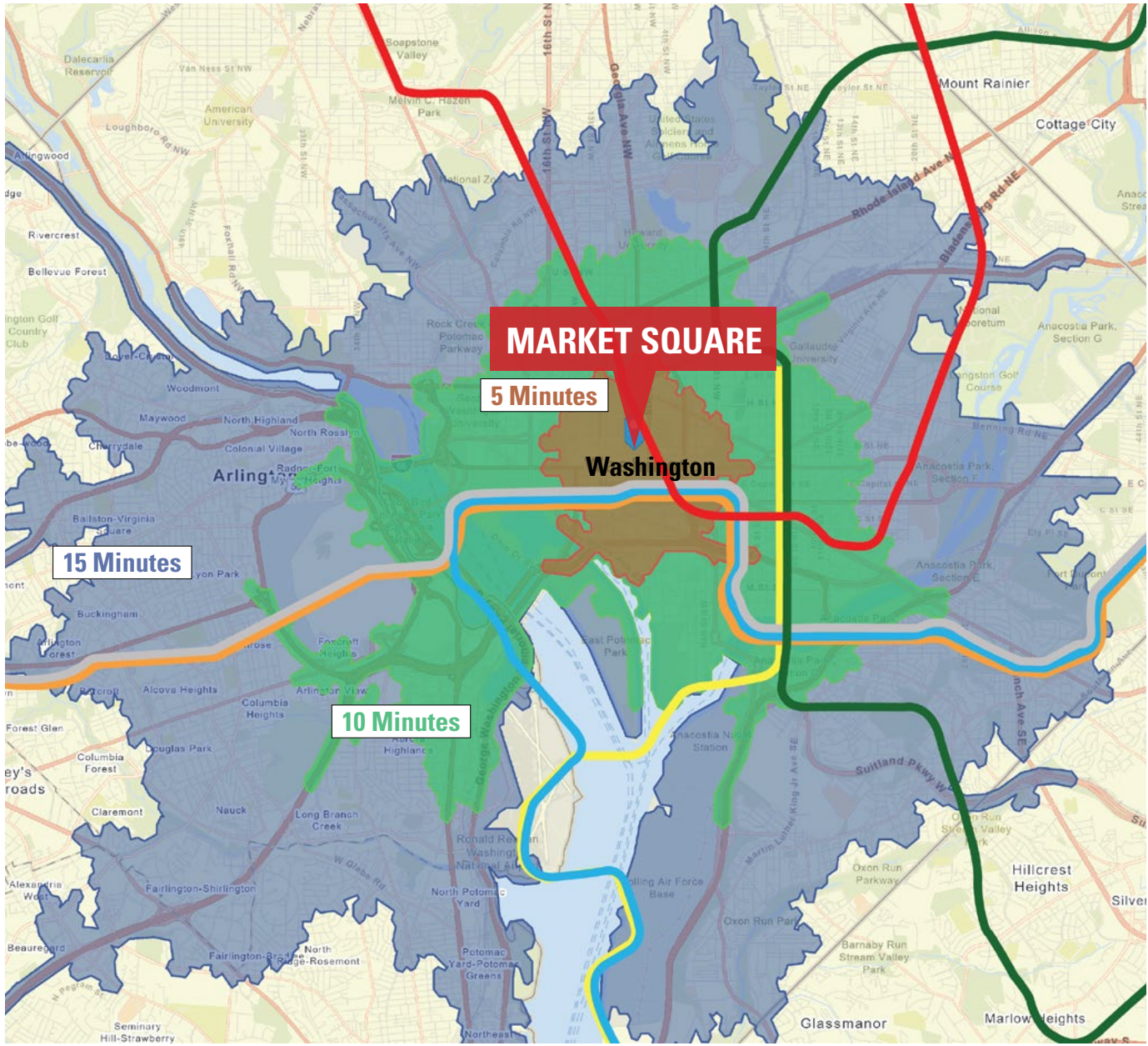
22
MILLION VISITORS
IN 2022

\$8.1
BILLION IN TOURIST
SPENDING IN 2022

\$93K
MEDIAN HOUSEHOLD
INCOME

1
MILLION DAYTIME
POPULATION

>75%
KASTLE KEYCARD SWIPE
RATE OF NEAR PRE-COVID
LEVELS



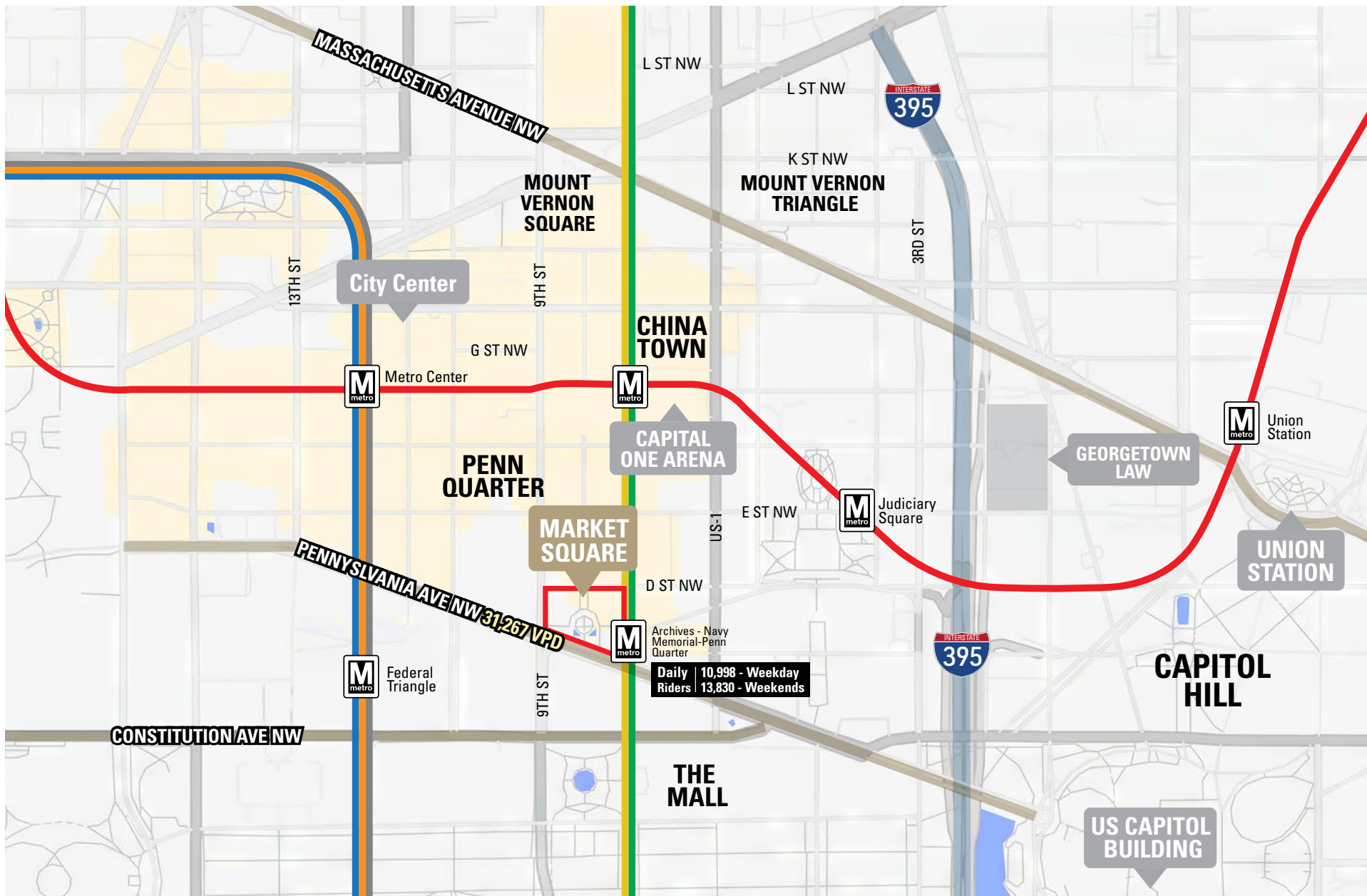
DEMOGRAPHICS

	5 Min	10 Min	15 Min
Population	236,712	679,884	1,173,641
Households	3,452	32,815	112,892
Bachelor's Degree or Higher	1,103	2,463	17,143
Average Household Income	\$177,221	\$174,609	\$161,462

	.25 Mi	0.5 Mi	1 Mi
Total Employees	20,609	65,019	218,972

	Vehicles per day
Penn Ave NW	31,267
9th Street	16,709
E Street	11,327

Walkscore	99	Capital Bikeshare Arrivals	1,752
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CONVENTION CENTER

CAPITAL ONE ARENA

WHITE HOUSE

THE NATIONAL THEATRE

MARKET SQUARE

UNION STATION
35,079 DAILY VISITORS

CONSTITUTION HALL

WALDORF ASTORIA HOTEL

Metro Daily 10,998 - Weekday
13,830 - Weekends

PENNSYLVANIA AVENUE NW 31,267 VPD

UNITED STATES CAPITOL

WASHINGTON MONUMENT

CONSTITUTION AVENUE NW

NATIONAL ARCHIVES

NATIONAL GALLERY OF ART

NATIONAL MALL 25 MILLION ANNUAL VISITS

AMERICAN HISTORY MUSEUM

NATURAL HISTORY MUSEUM

WORLD WAR II MEMORIAL

SALAMANDER HOTEL

AIR AND SPACE MUSEUM

UNITED STATES BOTANIC GARDEN

LIBRARY OF CONGRESS

CONNECTICUT AVENUE NW

NEW YORK AVENUE

19TH STREET NW

12TH STREET NW

14TH STREET NW

F STREET NW

D STREET NW

5TH STREET NW

3RD STREET NW

MASSACHUSETTS AVENUE NW



BOUCHERIE
CUISINE FASSON TRADITIONNELLE

MASTRO'S RESTAURANTS
M

SUCCOTASH
UNDEVELOPED SOUTHERN CUISINE
THE SMITH
RESTAURANT & BAR

Café RIGGS

FOGO DE CHÃO
CHURRASCO
RESTAURANTE E BAR

THE HENRI

RANIA

JALEO
BY JOSÉ ANDRÉS
CHINA CHILGANO

CENTRAL
RESTAURANT & BAR

THE BAZAAR
BY JOSÉ ANDRÉS

MARKET SQUARE
WELLS FARGO
U.S. DEPARTMENT OF JUSTICE
rice bar

DIRTY HABIT

Clyde's
An American Bar

G STREET NW

5TH STREET NW

3RD STREET NW

M

E STREET NW

Oyamel **CARMINES** **RASIKA**
COCINA MEXICANA RESTAURANTE E BAR FLAVORS OF INDIA
MODERN INDIAN CUISINE

D STREET NW

fiola
DC

THE CAPITAL GRILL

PENNSYLVANIA AVENUE NW 31,267 VPD

13TH STREET NW

9TH STREET NW

7TH STREET NW

12TH STREET NW

CONSTITUTION AVENUE NW

M

M

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



BOOZ ALLEN HAMILTON
615 EMPLOYEES

THOMSON REUTERS
250 EMPLOYEES

NATIONAL PARK SERVICE
850 EMPLOYEES

APPLE
190 EMPLOYEES

DEPARTMENT OF JUSTICE
1,000 EMPLOYEES

BLOOMBERG
307 EMPLOYEES

CHARTER COMMUNICATION
153 EMPLOYEES

U.S. DEPARTMENT OF VETERANS AFFAIRS
2,351 EMPLOYEES

TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION
150 EMPLOYEES

MACY'S
400 EMPLOYEES

FEDERAL BUREAU OF INVESTIGATION
1,409 EMPLOYEES

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
220 EMPLOYEES

BOSTON CONSULTING GROUP
652 EMPLOYEES

BLUE CROSS BLUE SHIELD ASSOCIATION
200 EMPLOYEES

U.S. ATTORNEY'S OFFICE OF THE DISTRICT OF COLUMBIA
1,339 EMPLOYEES

IBM
340 EMPLOYEES
GE
150 EMPLOYEES

DELOITTE
400 EMPLOYEES

FACEBOOK
1,237 EMPLOYEES

U.S. CUSTOMS & BORDER PROTECTION
150 EMPLOYEES

DLA PIPER LLP
500 EMPLOYEES

LAZ PARKING MID ATLANTIC INC.
218 EMPLOYEES

WARNER THEATRE
265 EMPLOYEES

GENERAL SERVICES ADMINISTRATION
2,059 EMPLOYEES

DISTRICT OF COLUMBIA GOVERNMENT
250 EMPLOYEES

28 law firms located in Penn Quarter with almost 10,000 employees

MARKET SQUARE

CONSTITUTION AVENUE NW

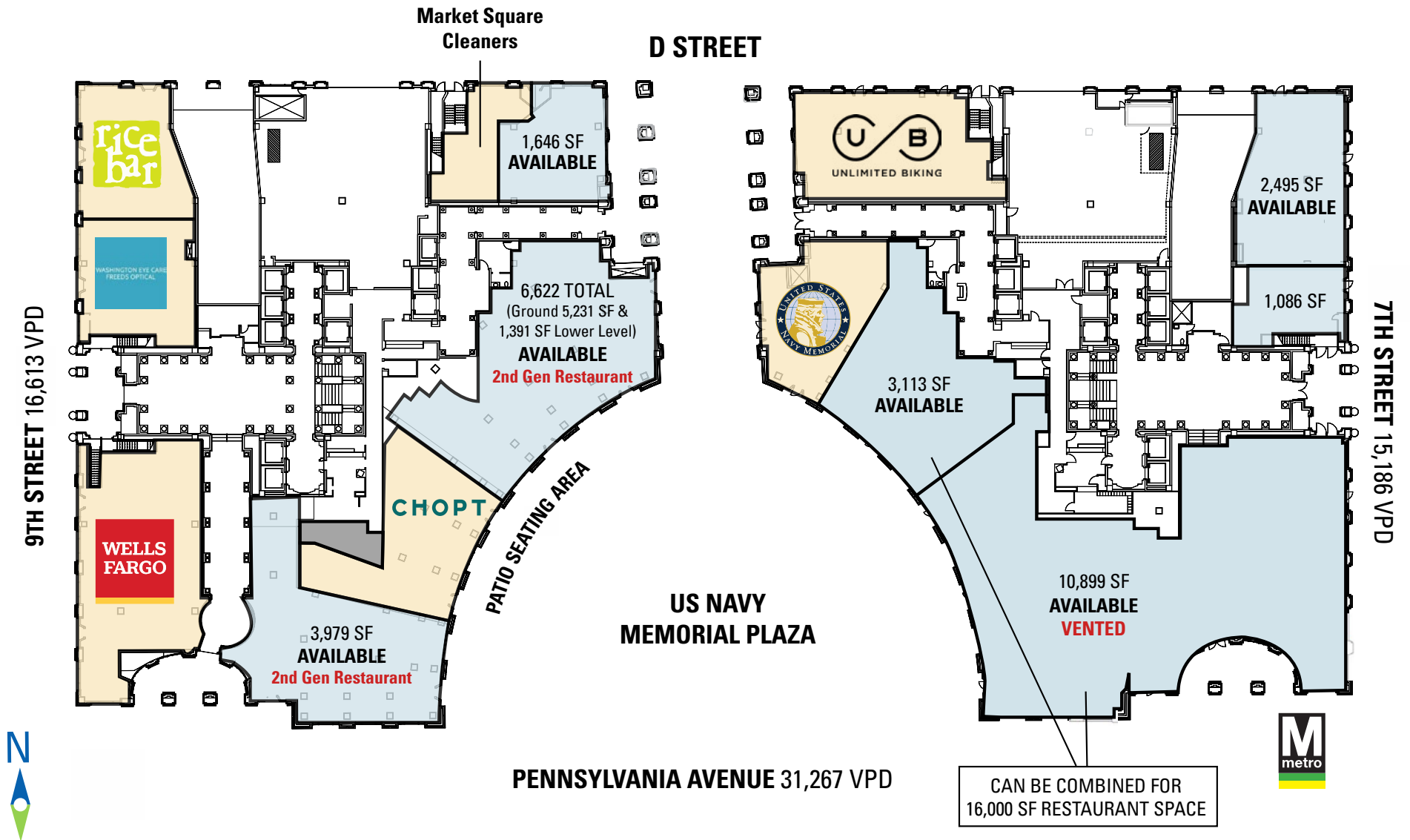
SITE DETAILS

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.



- On-site Metro access to Archives-Navy Memorial-Penn Quarter station (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
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