

# MARKET SQUARE

PIR|P

Real Estate Investment  
Management

**RAPPAPORT**  
CULTIVATING PLACES<sup>®</sup>



# D.C. BY THE NUMBERS



**6TH**  
LARGEST METROPOLITAN

**22**  
MILLION VISITORS  
IN 2022

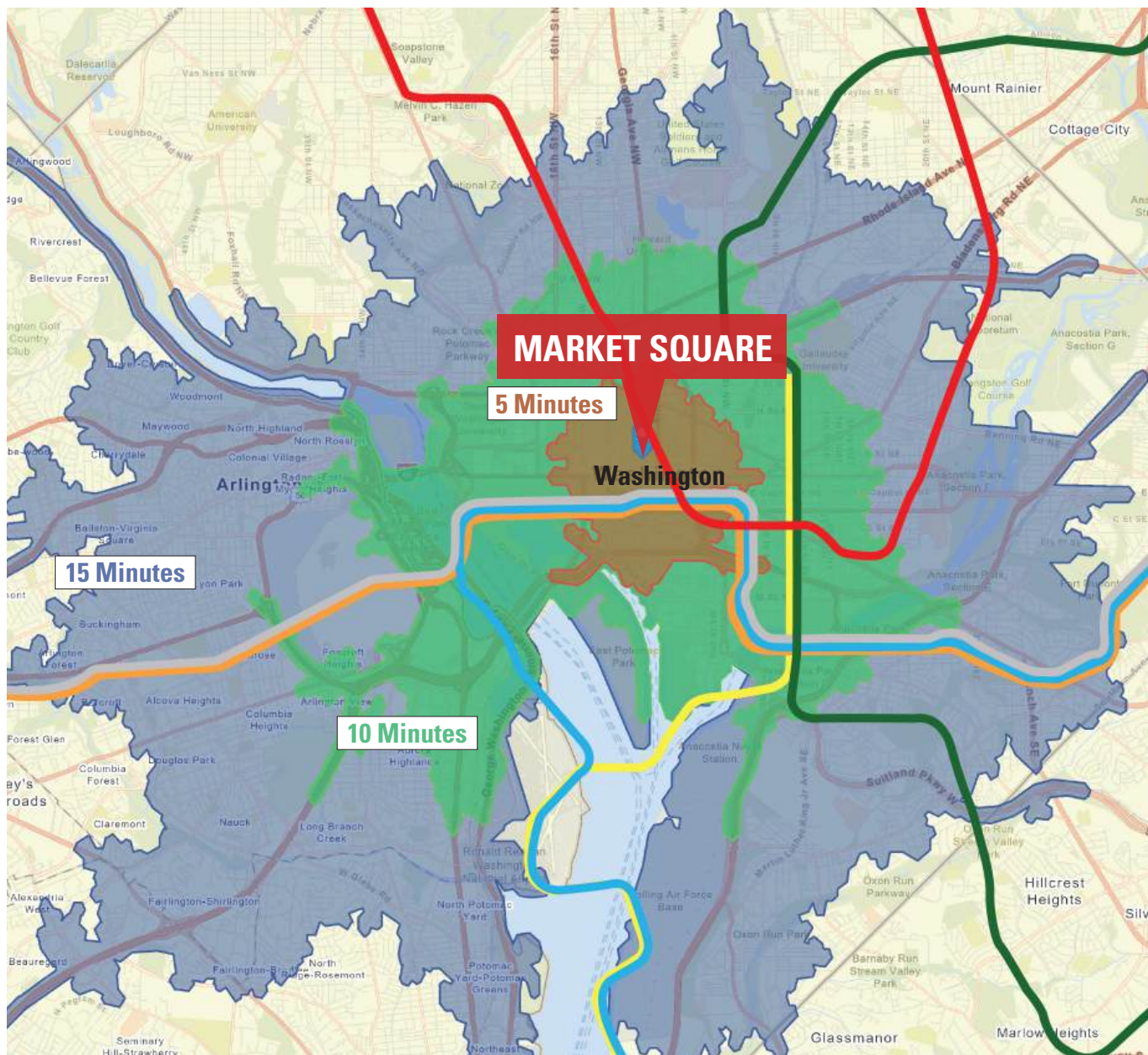
**\$8.1**  
BILLION IN TOURIST  
SPENDING IN 2022

**\$93K**  
MEDIAN HOUSEHOLD  
INCOME

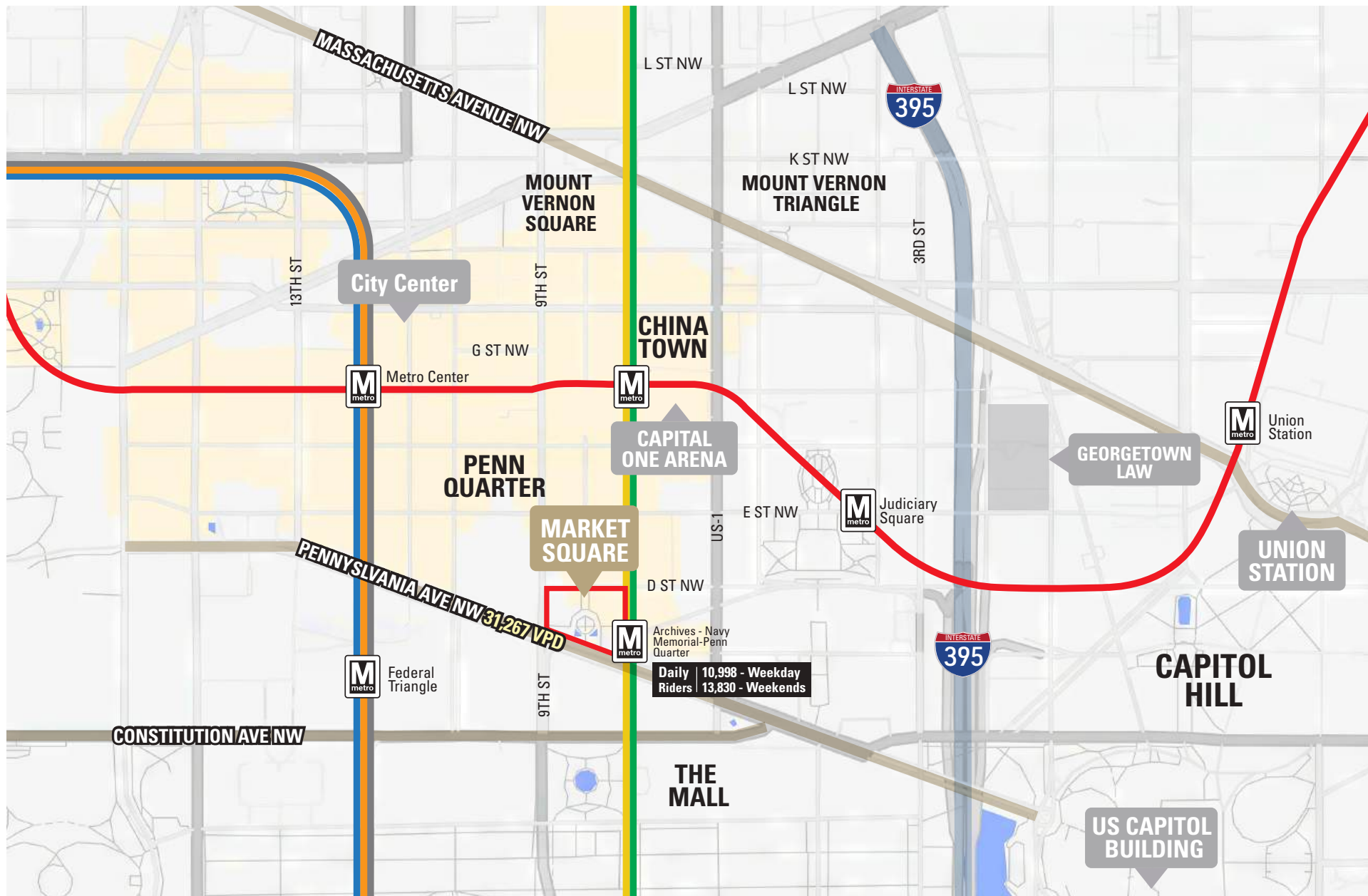
**1**  
MILLION DAYTIME  
POPULATION

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





	5 Min	10 Min	15 Min
<b>Population</b>	236,712	679,884	1,173,641
<b>Households</b>	3,452	32,815	112,892
<b>Bachelor's Degree or Higher</b>	1,103	2,463	17,143
<b>Average Household Income</b>	\$177,221	\$174,609	\$161,462
	.25 Mi	0.5 Mi	1 Mi
<b>Total Employees</b>	20,609	65,019	218,972
	<b>Vehicles per day</b>		
<b>Penn Ave NW</b>	31,267		
<b>9th Street</b>	16,709		
<b>E Street</b>	11,327		
<b>Walkscore</b>	<b>Capital Bikeshare Arrivals</b>		
99	1,752		







CONVENTION CENTER

CAPITAL ONE ARENA

WHITE HOUSE

THE NATIONAL THEATRE

MARKET SQUARE

UNION STATION  
35,079 DAILY VISITORS

CONSTITUTION HALL

WALDORF ASTORIA HOTEL

M Daily Riders 10,998 - Weekday  
13,830 - Weekends

UNITED STATES CAPITOL

WASHINGTON MONUMENT

NATIONAL ARCHIVES

NATIONAL GALLERY OF ART

AMERICAN HISTORY MUSEUM

NATURAL HISTORY MUSEUM

WORLD WAR II MEMORIAL

AIR AND SPACE MUSEUM

UNITED STATES BOTANIC GARDEN

LIBRARY OF CONGRESS

SALAMANDER HOTEL

19TH STREET NW

14TH STREET NW

12TH STREET NW

5TH STREET NW

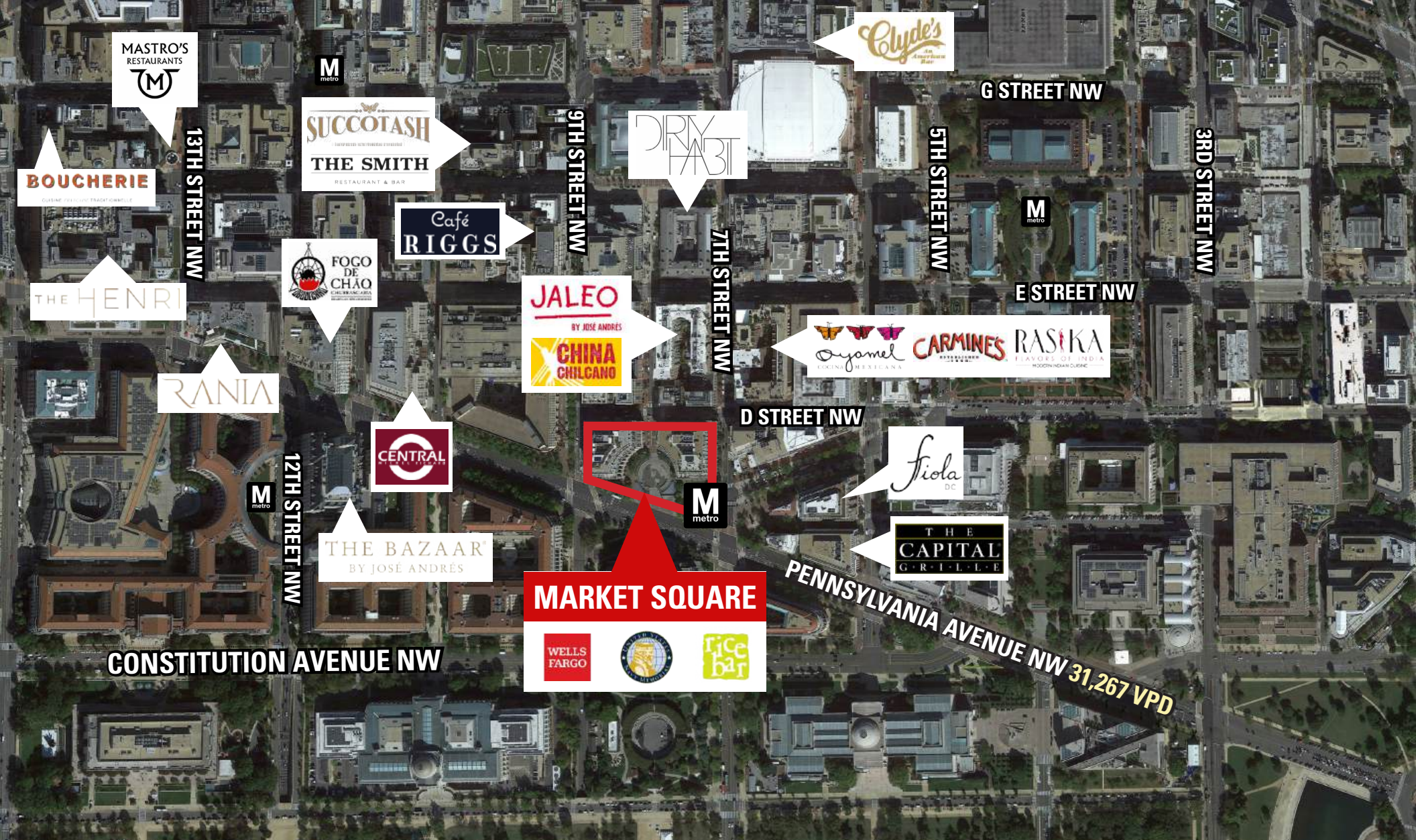
3RD STREET NW

MASSACHUSETTS AVENUE NW

PENNSYLVANIA AVENUE NW 31,267 VPD

D STREET NW





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

**INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS**  
220 EMPLOYEES

**FEDERAL BUREAU OF INVESTIGATION**  
1,409 EMPLOYEES

**BOSTON CONSULTING GROUP**  
652 EMPLOYEES

**IBM**  
340 EMPLOYEES

**GE**  
150 EMPLOYEES

**BLUE CROSS BLUE SHIELD ASSOCIATION**  
200 EMPLOYEES

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

**MARKET SQUARE**

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

**CONSTITUTION AVENUE NW**



**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.





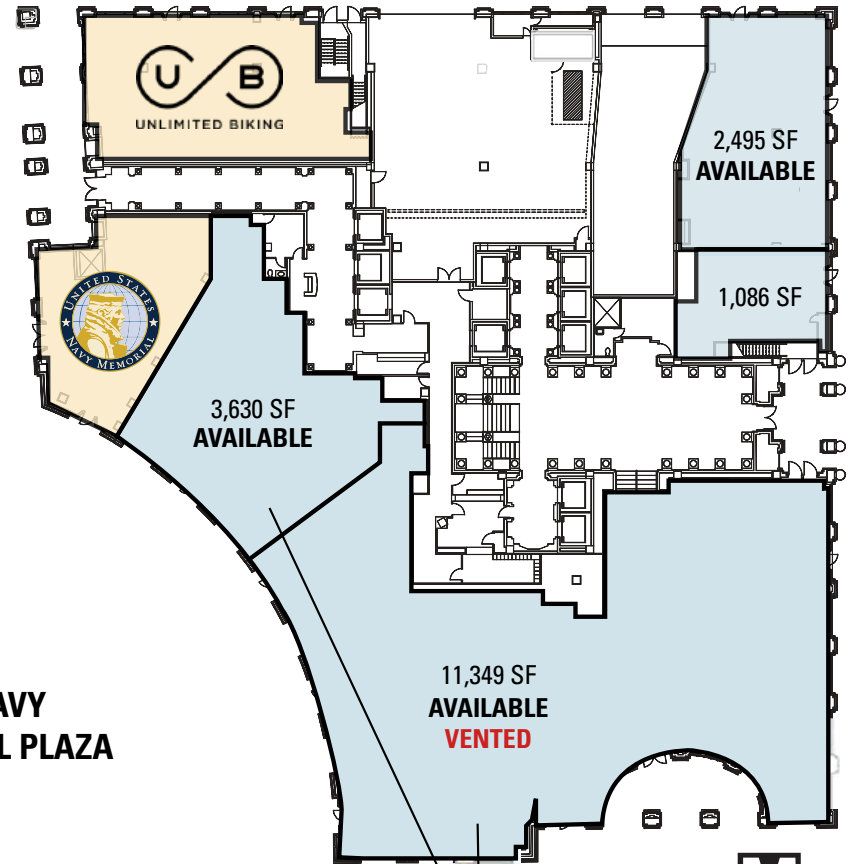
9TH STREET 16,613 VPD



D STREET

US NAVY  
MEMORIAL PLAZA

PENNSYLVANIA AVENUE 31,267 VPD



7TH STREET 15,186 VPD

CAN BE COMBINED FOR  
15,000 SF RESTAURANT SPACE







**MARKET SQUARE**  
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