

MARKET SQUARE

PIR|P

Real Estate Investment
Management

PHOTOGRAPHY CREDIT: DAVID MADISON

RAPPAPORT
CULTIVATING PLACES[®]

D.C. BY THE NUMBERS

7TH
LARGEST METROPOLITAN
AREA IN THE U.S.

27.2
MILLION VISITORS
IN 2025

\$11.9
BILLION IN TOURIST
SPENDING IN 2025

\$110K
MEDIAN HOUSEHOLD
INCOME

1.2
MILLION DAYTIME
POPULATION

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

PROPERTY OVERVIEW

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, and government agencies, as well as the brand-new, 14,700 SF, RPM Steak and RPM Events—poised to attract both locals and tourists seeking elevated dining experiences—the building benefits from its prime location on Pennsylvania Avenue, equidistant between the U.S. Capitol and the White House.

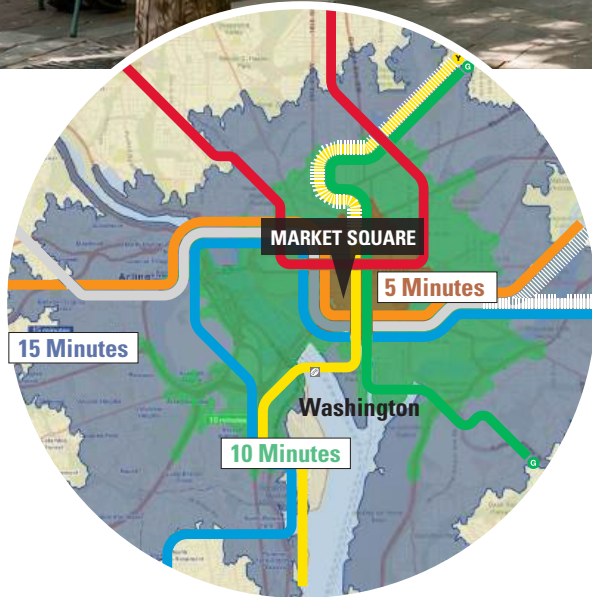
SITE DETAILS

- Two 2nd-gen restaurant spaces available in one of D.C.'s most dynamic trade areas.
- Transit-rich, highly accessible location with on-site access to Archives–Navy Memorial–Penn Quarter Metro (Green/Yellow lines) and seamless connectivity to I-395.
- Positioned at the center of D.C.'s East End retail core, placing tenants among the city's strongest dining and entertainment clusters.
- Unmatched proximity to the U.S. Capitol and House/Senate Office Buildings.
- Surging demand fueled by nearby university expansion, highlighted by Johns Hopkins' 420,000 SF flagship and Georgetown's 700,000+ SF downtown campus with student housing.



SITE PLAN

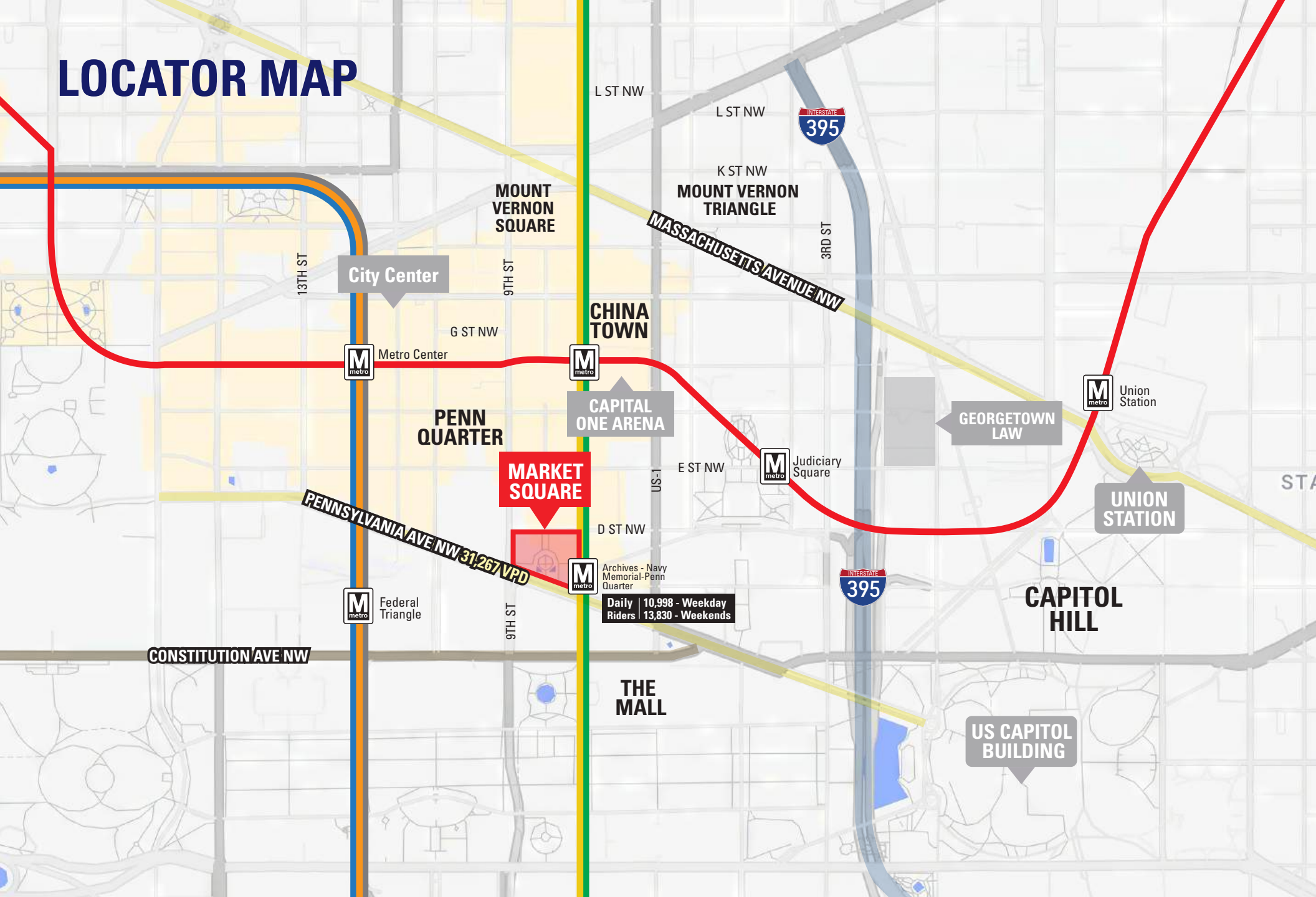




DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION	236,712	679,884	236,712
HOUSEHOLDS	3,452	32,815	112,892
BACHELOR'S DEGREE OR HIGHER	3,452	2,463	17,143
AVERAGE HOUSEHOLD INCOME	\$177,221	\$174,609	\$161,462
VEHICLES PER DAY	Penn Ave NW	31,267	WALKSCORE 99
	9th Street	16,709	
	E Street	11,327	CAPITAL BIKESHARE ARRIVALS 1,752

LOCATOR MAP



AT THE CROSSROADS OF D.C.'S TOURISM CORRIDOR



SURROUNDED BY AWARD-WINNING DINING DESTINATIONS



MASTRO'S
RESTAURANTS

BOUCHERIE
CULINE CRU ET TRADITIONNELLE

THE HENRI

RANIA

M
metro

FOGO
DE CHÃO
CHURROS E CARNE ASSADA

12TH STREET NW

CENTRAL
café FIORELLO

THE BAZAAR
BY JOSÉ ANDRÉS

CONSTITUTION AVENUE NW

M
metro

SUCCOTASH
CONTEMPORARY COUNTRY COOKING
THE SMITH
RESTAURANT & BAR

Café
RIGGS

JALEO
BY JOSÉ ANDRÉS
CHINA
CHILCANO

9TH STREET NW

DIRTY
HABIT

7TH STREET NW

D STREET NW

Oyamel CARMINES RASIKA
CUBAN RESTAURANT FINE DINING FLAVORS OF INDIA
INDIAN RESTAURANT

Fiola
DC

THE
CAPITAL
GRILLE

Clyde's
An American Bar

5TH STREET NW

G STREET NW

M
metro

E STREET NW

3RD STREET NW

MARKET SQUARE

WELLS FARGO CHOPT rice bar
RPM STEAK

PENNSYLVANIA AVENUE NW 31,267 VPD

BOOZ ALLEN HAMILTON
615 EMPLOYEES

THOMSON REUTERS
250 EMPLOYEES

NATIONAL PARK SERVICE
850 EMPLOYEES

BLOOMBERG
307 EMPLOYEES

DEPARTMENT OF JUSTICE
1,000 EMPLOYEES

APPLE
190 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
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

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

CONSTITUTION AVENUE NW

MARKET SQUARE

IN THE HEART OF WASHINGTON'S GOVERNMENT & BUSINESS CORE



MARKET SQUARE
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