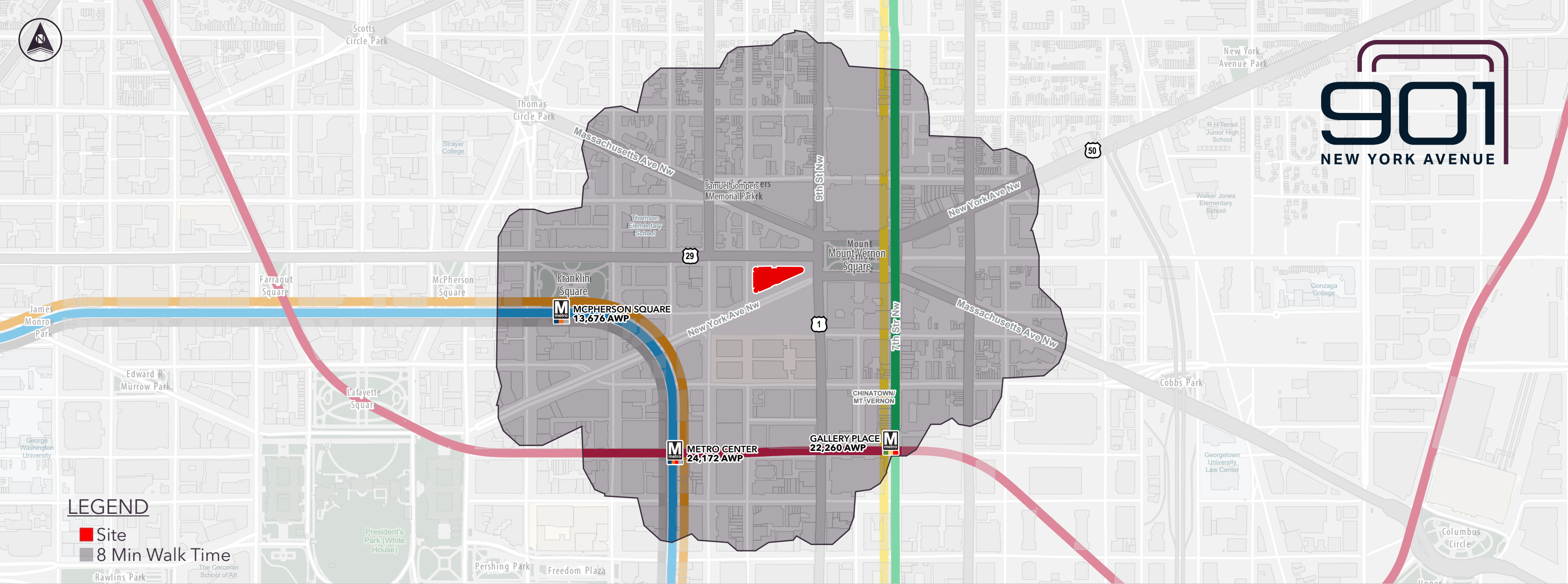




901

NEW YORK AVENUE



DEMOGRAPHICS 2026 WITHIN 8 MINUTE WALK

DAYTIME POPULATION



10,769
people



2.4M SF
recently delivered



2,891
businesses

RESIDENTIAL



\$132,801
median HH income



7,671
housing units



47.6%
of population has
graduate degree

TOURISM



26M
visitors each year



\$393.06
dollars spent per visitor



3,600+
hotel rooms within
2 blocks

ENTERTAINMENT



Apple Store
1 block away



220 events
at Capital One Arena



117 events
at Convention Center

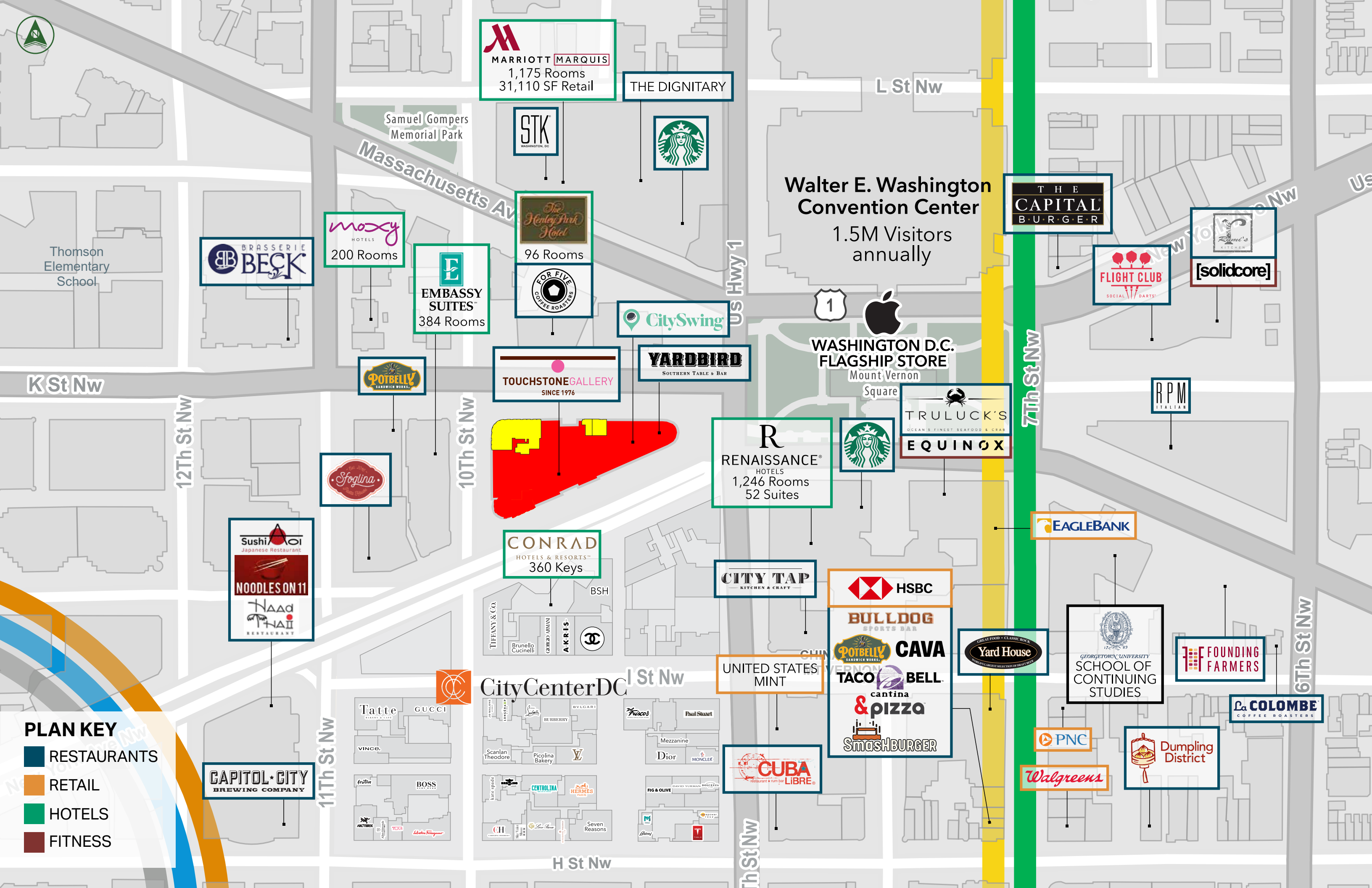


1.5M
visitors per year at
Convention Center



PLAN KEY

- RESTAURANTS
- RETAIL
- HOTELS
- FITNESS



MARRIOTT MARQUIS
1,175 Rooms
31,110 SF Retail

THE DIGNITARY

STK
WASHINGTON, DC

Starbucks

The Henry Park Hotel
96 Rooms
FOR FIVE COFFEE ROASTERS

EMBASSY SUITES
384 Rooms

moxy
HOTELS
200 Rooms

BRASSERIE BECK

POTBELLY
SANDWICH WORKS

TOUCHSTONE GALLERY
SINCE 1976

CitySwing

YARDBIRD
SOUTHERN TABLE & BAR

Walter E. Washington
Convention Center
1.5M Visitors annually

1

Apple

WASHINGTON D.C.
FLAGSHIP STORE
Mount Vernon Square

THE CAPITAL
BURGER

FLIGHT CLUB
SOCIAL DARTS

[solidcore]

RPM
ITALIAN

TRULUCK'S
OCEAN'S FINEST SEAFOOD & CRAB
EQUINOX

Starbucks

RENAISSANCE
HOTELS
1,246 Rooms
52 Suites

CONRAD
HOTELS & RESORTS
360 Keys

Sfoglina

Sushi AOI
Japanese Restaurant
NOODLES ON 11
HADDONHAI
RESTAURANT

CITY TAP
KITCHEN & CRAFT

HSBC

BULLDOG
SPORTS BAR

POTBELLY
SANDWICH WORKS

CAVA

TACO BELL

cantina

& pizza

SMASHBURGER

Yard House
GREAT FOOD • CLASSIC ROCK
NATION'S LARGEST SELECTION OF BEER

EAGLEBANK

GEORGETOWN UNIVERSITY
SCHOOL OF CONTINUING STUDIES

FOUNDING FARMERS

La COLOMBE
COFFEE ROASTERS

Dumpling District

Walgreens

PNC

CityCenterDC

UNITED STATES MINT

CUBA
LIBRE

CAPITOL CITY
BREWING COMPANY

Tatte
Bakery & Cafe

frutiv
BOSS
SHIRT CO.

Scanlan Theodore
Picolina Bakery

CH
CENTOLINA
HERMES
Seven Reasons

Paul Stuart
Mezzanine
Dior
MONCLER

FIG & OLIVE
DAVID YURMAN
ROCKEY

GUCCI

VINCE

frutiv

BOSS

ARCTIC

YUKI

Scholar's Furniture

BVLGARI

BURBERRY

LV

HERMES

Seven Reasons

CH

YUKI

Scholar's Furniture

Paul Stuart

Mezzanine

Dior

MONCLER

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Paul Stuart

Mezzanine

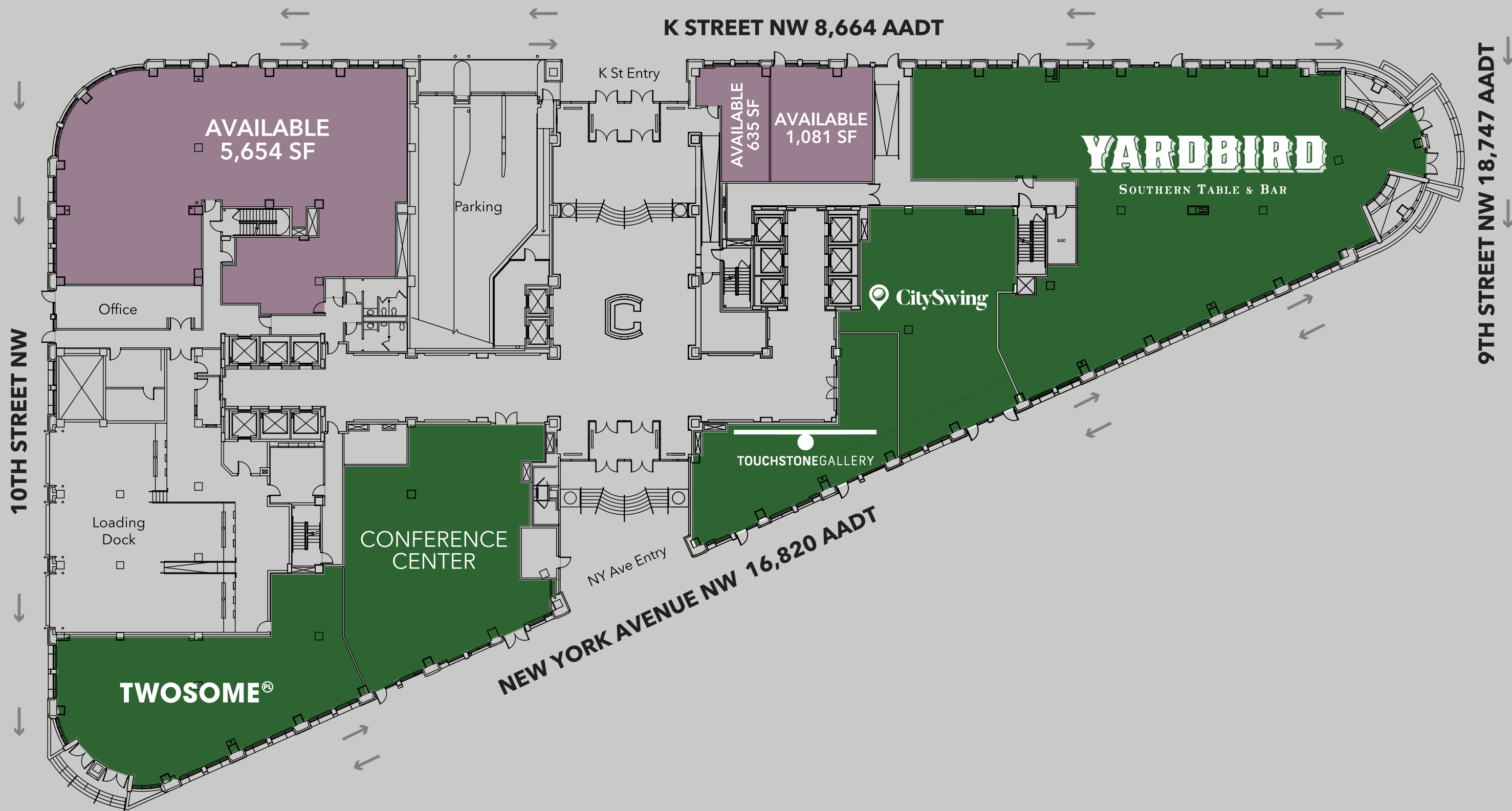
Dior

MONCLER

FIG & OLIVE

DAVID YURMAN

ROCKEY



LEASED

AVAILABLE

EXTERIOR RENOVATIONS



NEW LOBBY



MULTIPURPOSE ROOM WITH 100 PERSON CAPACITY



CONFERENCE CENTER





901

NEW YORK AVENUE

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