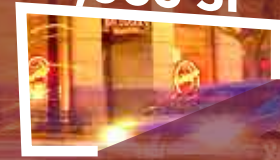


505

9TH STREET NW

WASHINGTON, DC

2,565 SF



505

9TH STREET NW

WASHINGTON, DC

HIGHLIGHTS

- Class A office building in the heart of Penn Quarter
- 2,565 sf with Type II venting
- Ability to expand to 28,725 sf across two lower levels
- Potential for outdoor seating
- Building is 90% leased
- Nearby tenants:

Penn Social

minibar
by José Andrés

barmini
by José Andrés

FARMBIRD

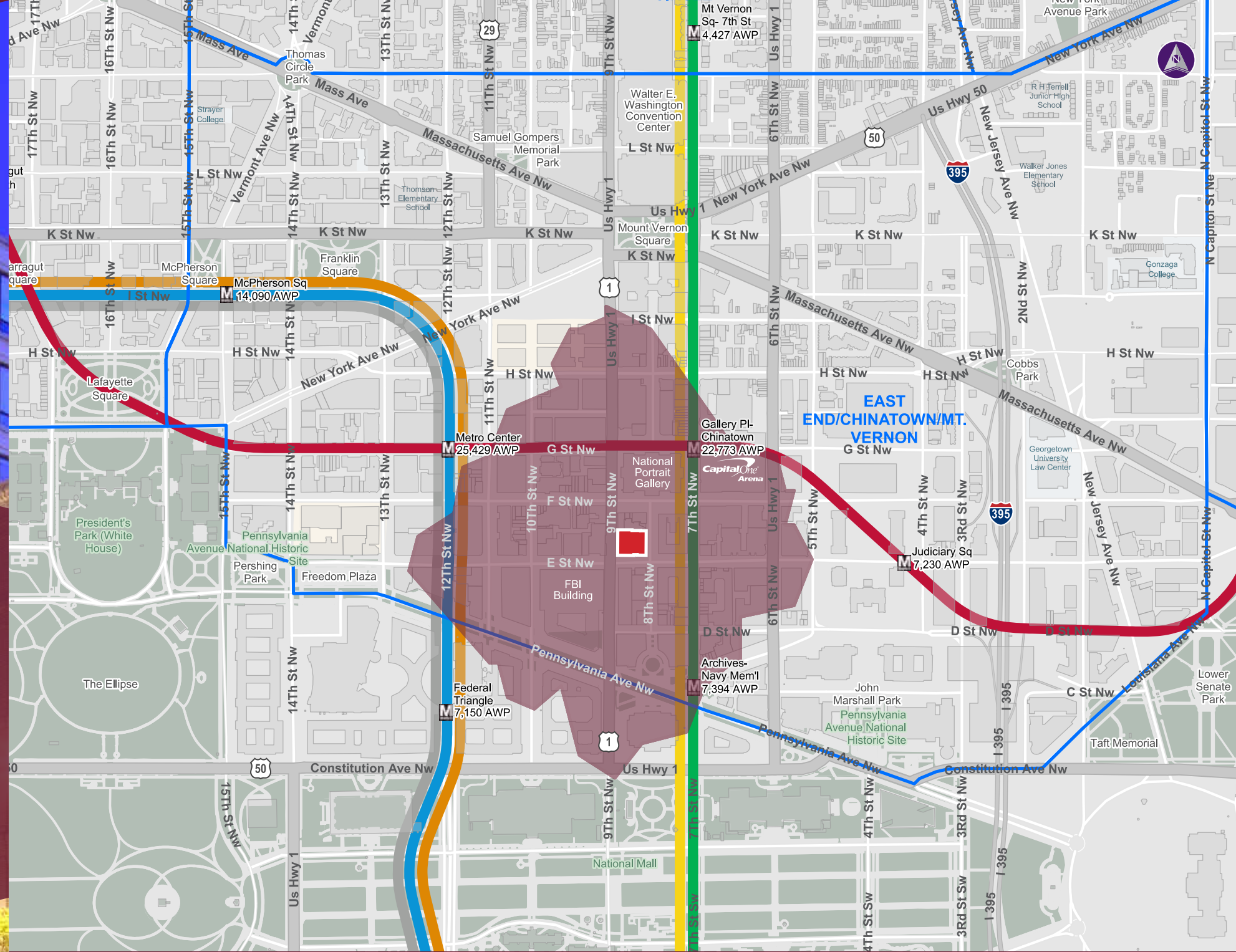
SHAKE



SHACK

MI-VIDA

RESTAURANTE



2021 DEMOGRAPHICS 5-Minute Walk Time

OFFICE

17,168
daytime population

16,751
number of employees

1,081
businesses

RESIDENTIAL

1,795
residents

\$155,304
median hh income

1,457
housing units

ENTERTAINMENT

24.6M
visitors each year

\$331
dollars spent per visitor

220
events at
Capital One Arena

MARTIN LUTHER KING JR. MEMORIAL LIBRARY

ZAYTINYA

Kajiken Ramen
Chick-fil-A
BIBIBOP
Capital One
T-Mobile
HipCityVeg
CHINATOWN ROW
4,743 AADT

GALLERY PLACE
22,773 AWP

DAIKAYA
BANTAN KING

G ST, NW

M METRO CENTER
25,429 AWP

G ST, NW

M METRO CENTER
25,429 AWP

G ST, NW

M METRO CENTER
22,773 AWP

NATIONAL PORTRAIT GALLERY
1.7M VISITORS IN 2019

Capital One Arena
2.4 MILLION ANNUAL VISITORS (20,000 SEATS)
GALLERY PLACE/CHINATOWN
22,773 AWP
SPORTSBOOK BY
William Hill
VIDA FITNESS

27,029 AADT

6,264 AADT

NATIONAL BUILDING MUSEUM
500K+ VISITORS IN 2019

macy's

M METRO CENTER
25,429 AWP

Peets Coffee
CHOPT
Panera BREAD
TJ-maxx

DUNKIN'
Walgreens

9,438 AADT

M METRO CENTER
25,429 AWP
H&M
ZARA

5,765 AADT

F ST, NW

SEPHORA

RIGGS
WASHINGTON D.C.
181 Rooms

THE SMITH

9TH ST, NW

7TH ST, NW
14,995 AADT

SUBWAY
Capital One

12TH ST, NW

Tosca
M&T Bank
POTBELLY
NORDSTROM
rack
Jaleo
OFF 5TH

11TH ST, NW

lululemon athletica
QDOBA
Starbucks
LANDMARK THEATRES
&pizza

10TH ST, NW

EST. 1976
PERUVIAN CONNECTION
PIZZERIA
Poki
FORD'S THEATRE
J.CREW
SUBWAY
SAVE THE PLANET
Hard Rock CAFE

23,751 AADT

SHAKE SHACK

F ST, NW 8,105 AADT

MONACO
WASHINGTON DC
183 Rooms

COMPASS COFFEE
SHAKESPEARE THEATRE COMPANY
FIVE IRON GOLF
CHOPHOUSE & BREWERY
THE BOARDWALK

6TH ST, NW

5TH ST, NW

JUDICIARY SQUARE
7,230 AWP

CVS

HOTEL HARRINGTON
242 Rooms

Tadich Grill
FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

Peets Coffee
drybar
au bon pain
CENTRAL
Bank of America

DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

THE DC NOBLE RESTAURANT & BAR
FARMBIRD
KinderCare
Teasm

8TH ST, NW

matchbox vintage pizza bistro
JALEO
BY JOSE ANDRES
CHINA CHILCANO
HILL COUNTRY CATERING • EVENTS

E ST, NW 6,995 AADT

LUKE'S
GREGORYS COFFEE
CARMINES
ESCAPE THE ROOM
WOOLLY HLOWHAW
Oyamel COCINA MEXICANA
RASIKA

E ST, NW

SUBWAY

M METRO CENTER
7,150 AWP

PENNSYLVANIA AVE, NW 12,920 AADT

CHOPT
WELLS FARGO
b

UNITED STATES NAVY MEMORIAL
Capital One

ARCHIVES-NAVY MEMORIAL-PENN QUARTER
7,394 AWP

POTBELLY
Starbucks

INDIANA AVE, NW

DISTRICT OF COLUMBIA COURTS
MOULTRIE COURTHOUSE

C ST, NW

MARKET AERIAL

SITE PLAN



■ Available

8TH STREET, NW



505
9TH STREET NW
WASHINGTON, DC



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Baltimore, MD 21204
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