

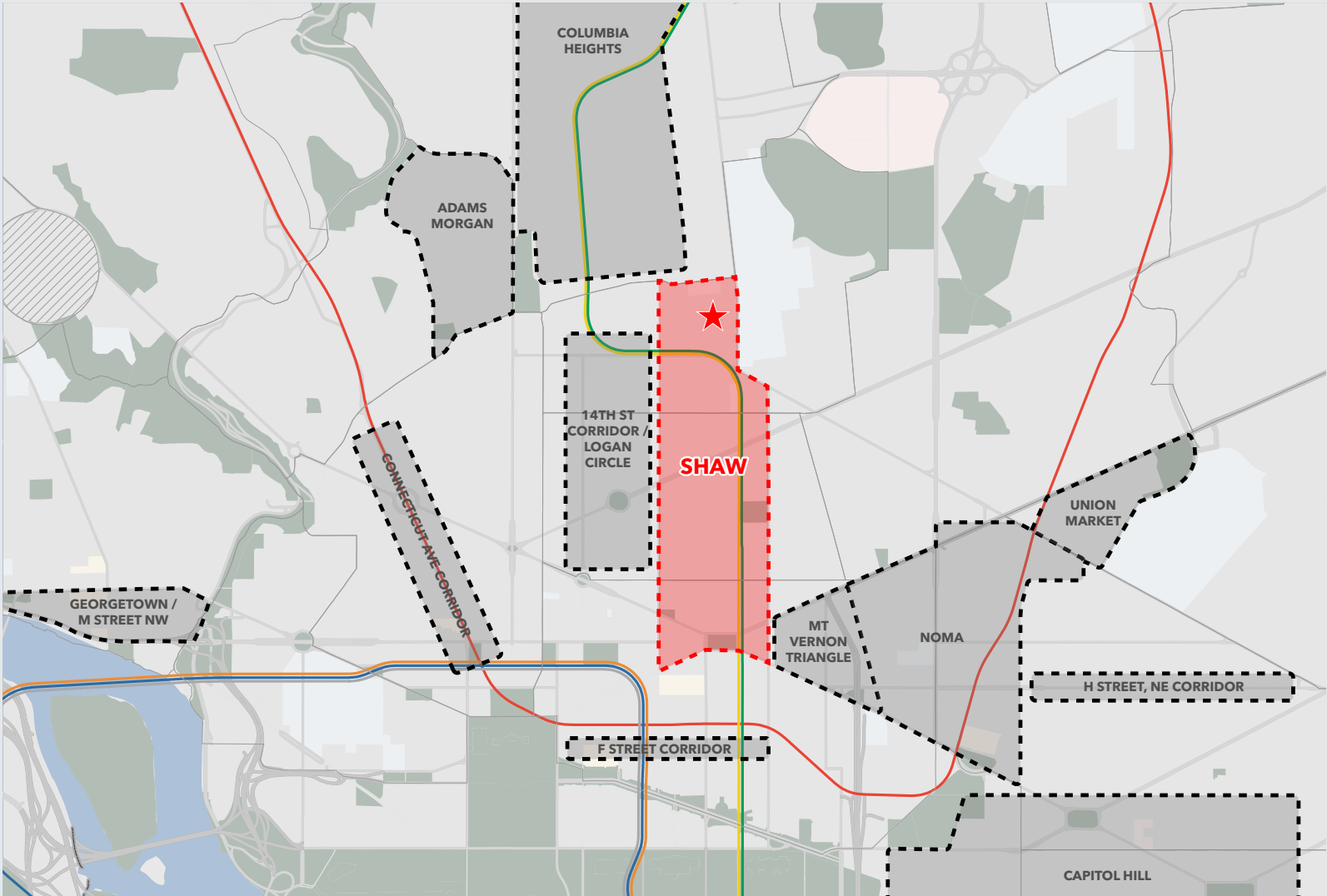
REVERB

2131 9th St NW | Washington DC 20001





SHAW: CENTRAL & ACCESSIBLE



Boasting a rich history and a diverse community, the Shaw neighborhood in Washington, DC, is a hotspot for urban professionals and long-time residents seeking proximity to the Downtown-core, as well as the District’s best restaurants and nightlife. Shaw’s unique blend of historic charm and modern amenities continue to attract investment into the neighborhood, with over 1,200 residential units planned within the 2 block radius around REVERB.

TRANSIT ORIENTED



DINING DESTINATION



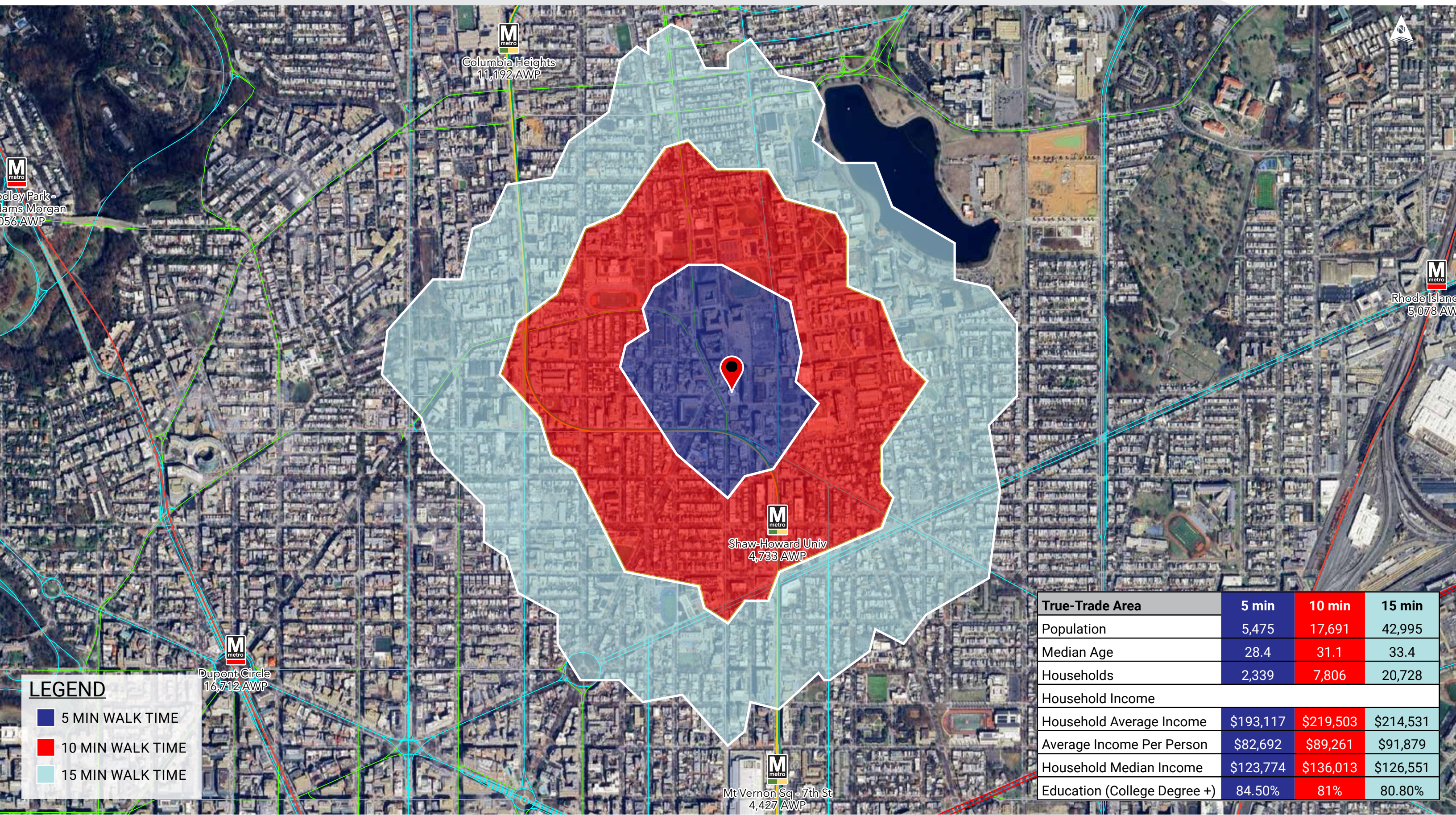
AMENITY-PACKED



CULTURE HUB



PRIMARY & SECONDARY TRADE AREAS

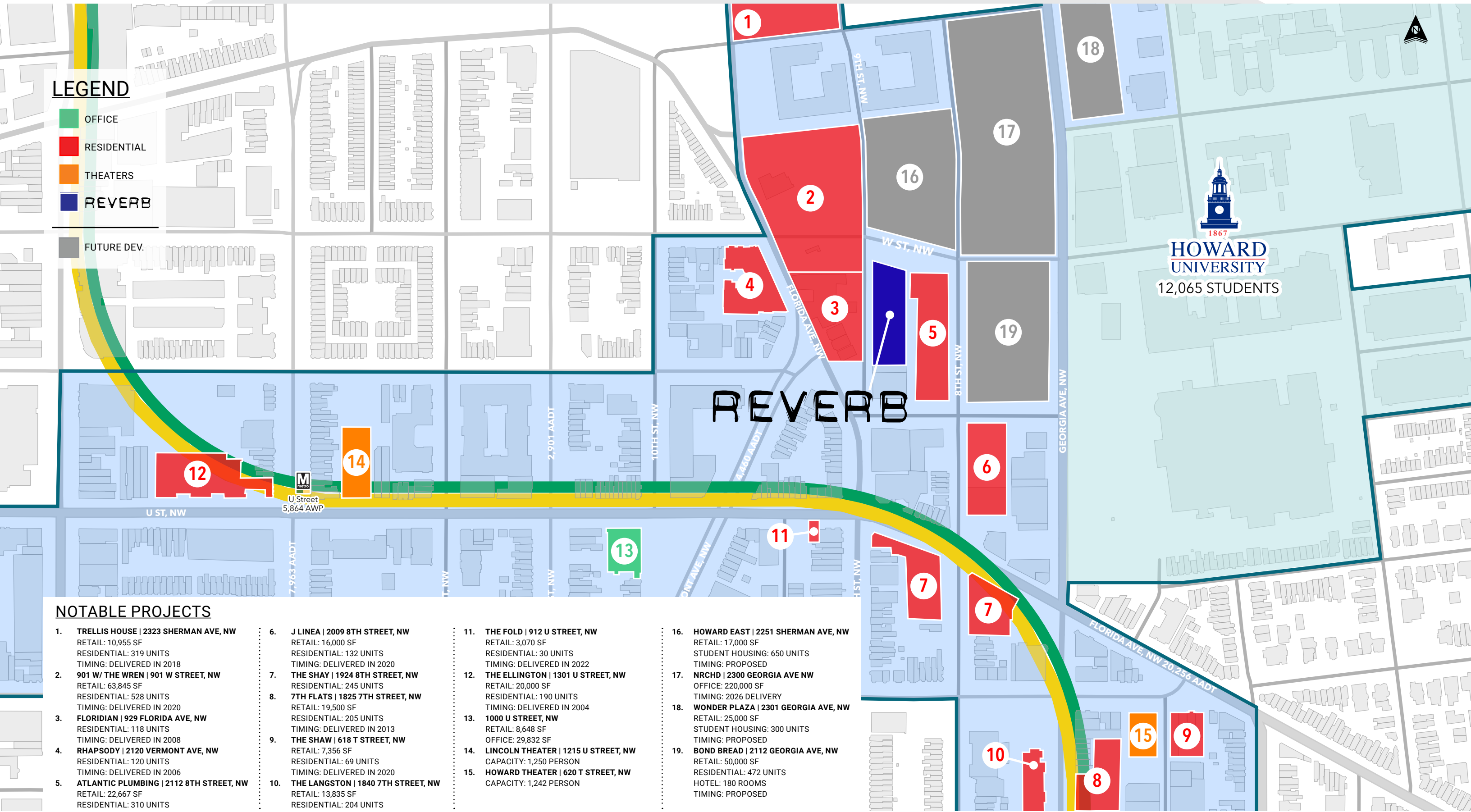


LEGEND

- 5 MIN WALK TIME
- 10 MIN WALK TIME
- 15 MIN WALK TIME

True-Trade Area	5 min	10 min	15 min
Population	5,475	17,691	42,995
Median Age	28.4	31.1	33.4
Households	2,339	7,806	20,728
Household Income			
Household Average Income	\$193,117	\$219,503	\$214,531
Average Income Per Person	\$82,692	\$89,261	\$91,879
Household Median Income	\$123,774	\$136,013	\$126,551
Education (College Degree +)	84.50%	81%	80.80%

NOTABLE PROJECTS & DEVELOPMENT PIPELINE



RETAIL CO-TENANCY



CO-TENANCY
REVERB
RETAIL

RETAIL PREMISES

Square Footage: **4,965 RSF**

Patio: **1,162 SF for future patio use**

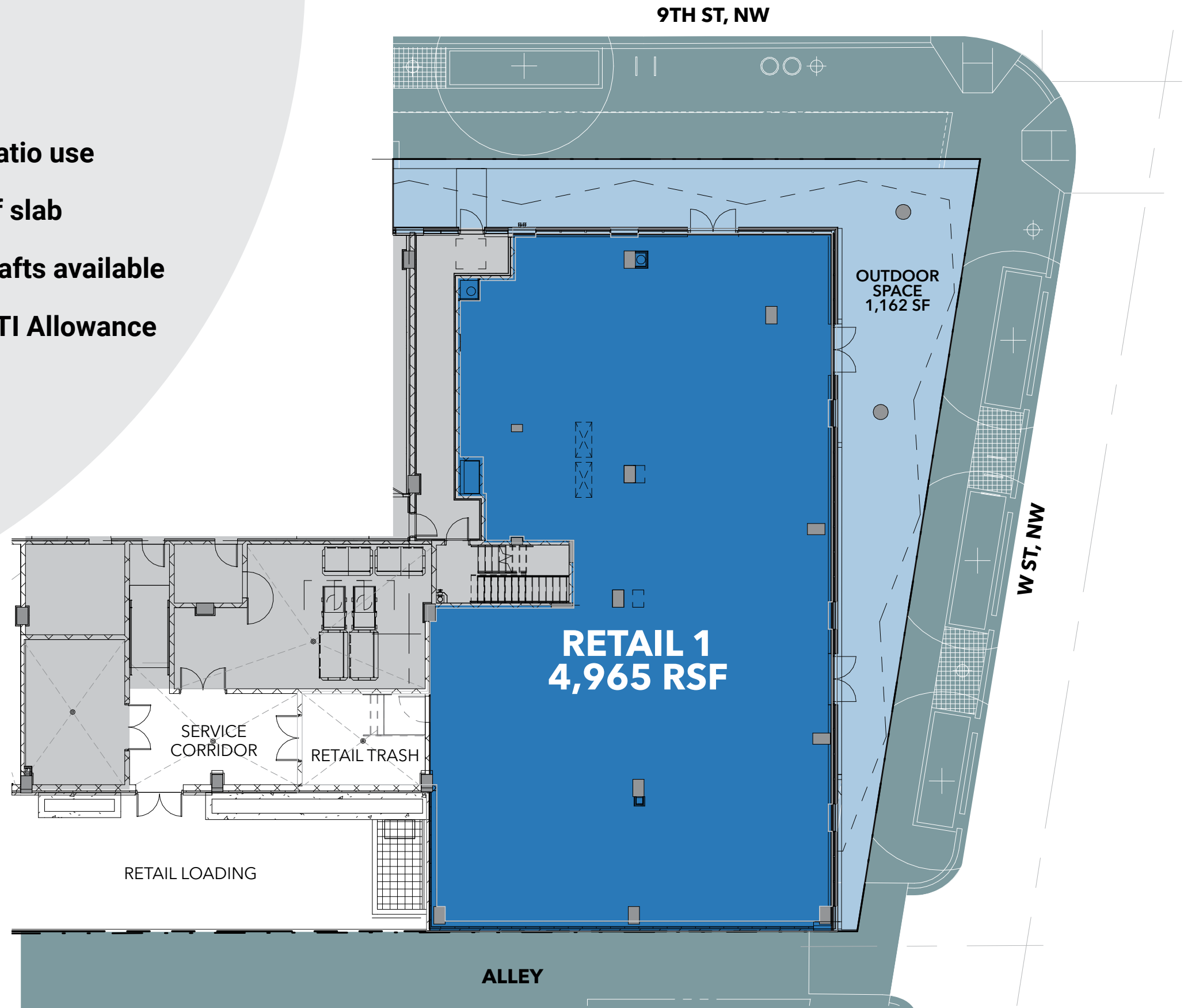
Ceiling Height: **17'8" to underside of slab**

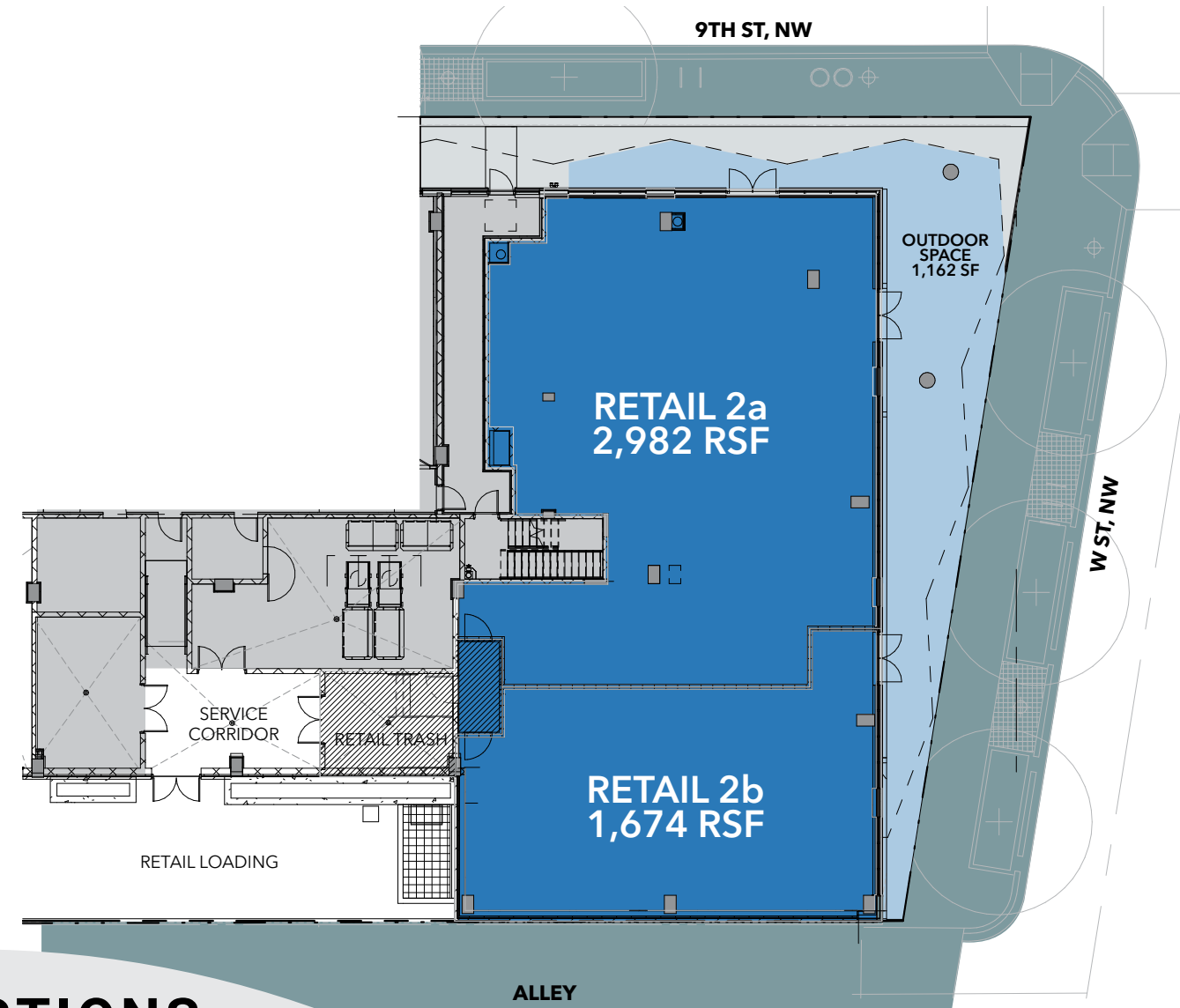
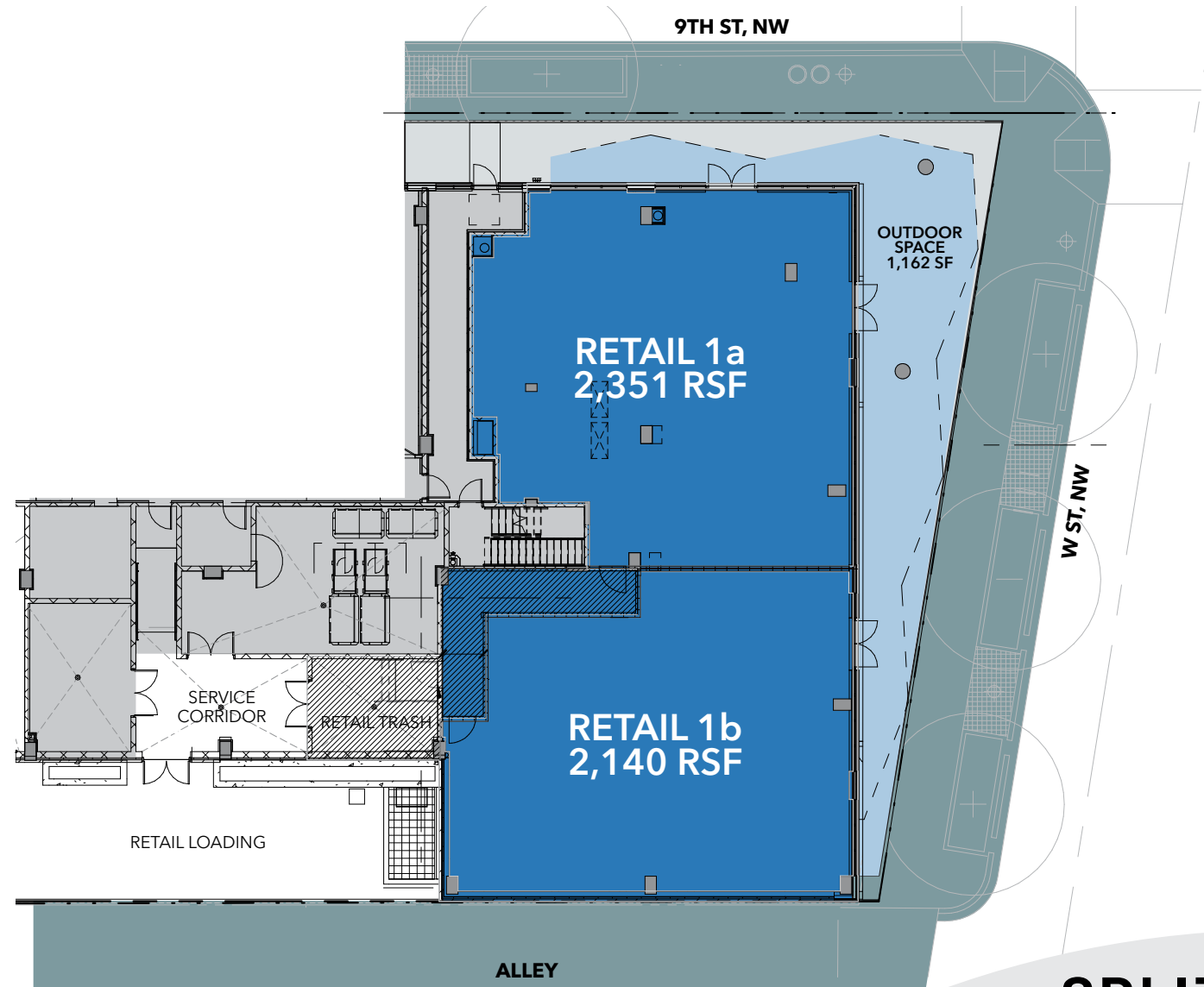
Venting: **2 kitchen exhaust shafts available**

Delivery: **Cold dark shell with TI Allowance
OR vanilla box***

Timing: **Immediate**

*Vanilla box delivery considered on a deal-by-deal basis





SPLIT OPTIONS

OPTION 1

Retail 1a: 2,350 RSF

Patio 1a: 912 SF

Retail 1b: 2,140 RSF

Patio 1b: 250 SF

OPTION 2

Retail 2a: 2,982 RSF

Patio 2a: 970 SF

Retail 2b: 1,674 RSF

Patio 2b: 175 SF

Ceiling Height: 17'8" to underside of slab

Venting: 2 kitchen exhaust shafts available

Trash/Loading: Via a new, shared access corridor

Delivery: Cold dark shell with TI Allowance OR vanilla box*

Timing: Immediate

*Vanilla box delivery considered on a deal-by-deal basis



For Retail Leasing,
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REVERB



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