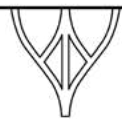




TERRELL PLACE



JOIN:

FRESH
Baguette



MI·VIDA

1,258 - 24,259 SF REMAINING

MI·VIDA

JENN PRICE
jprice@klnb.com
202-420-7768

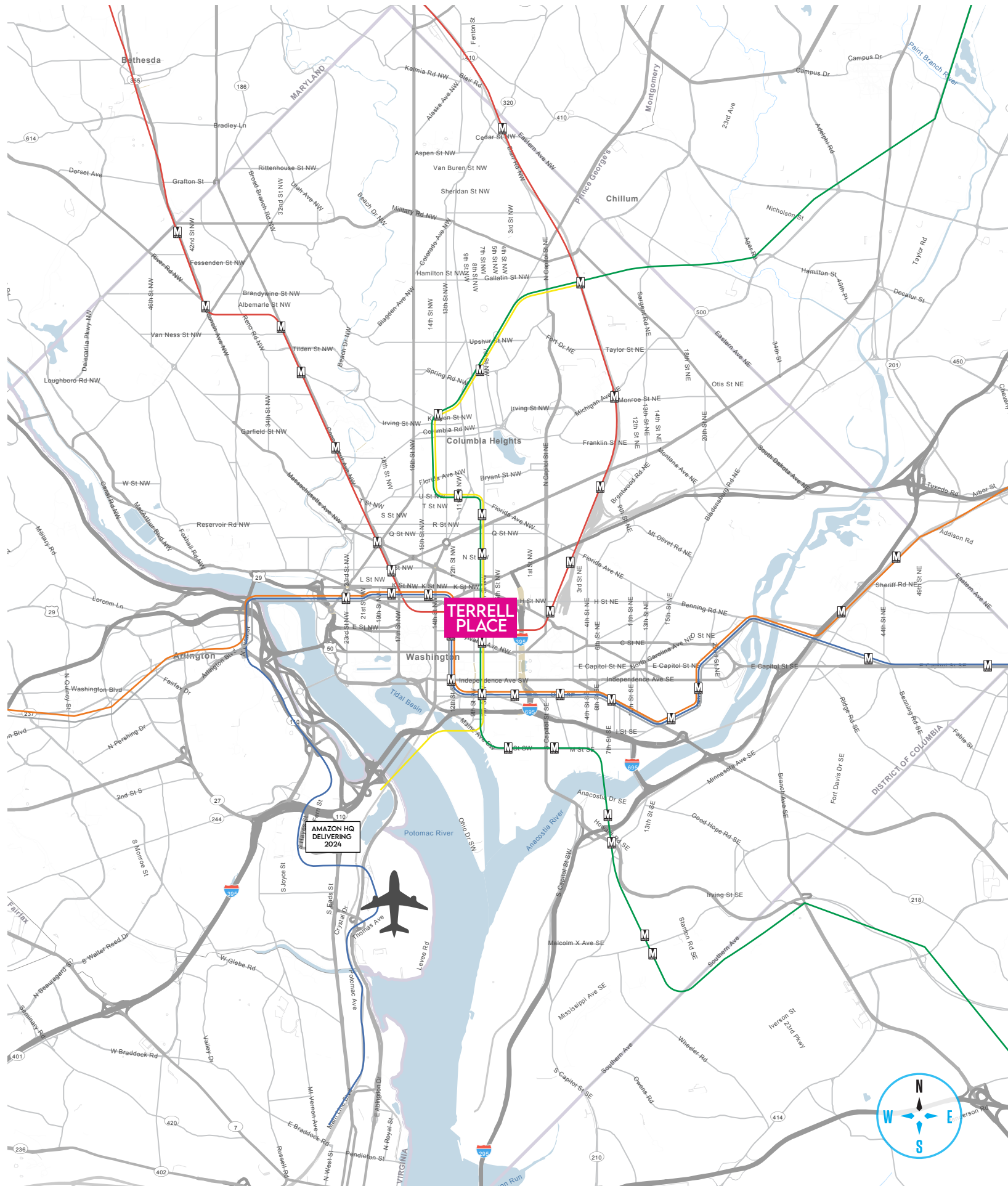
KELLEY MILLOY
kmilloy@klnb.com
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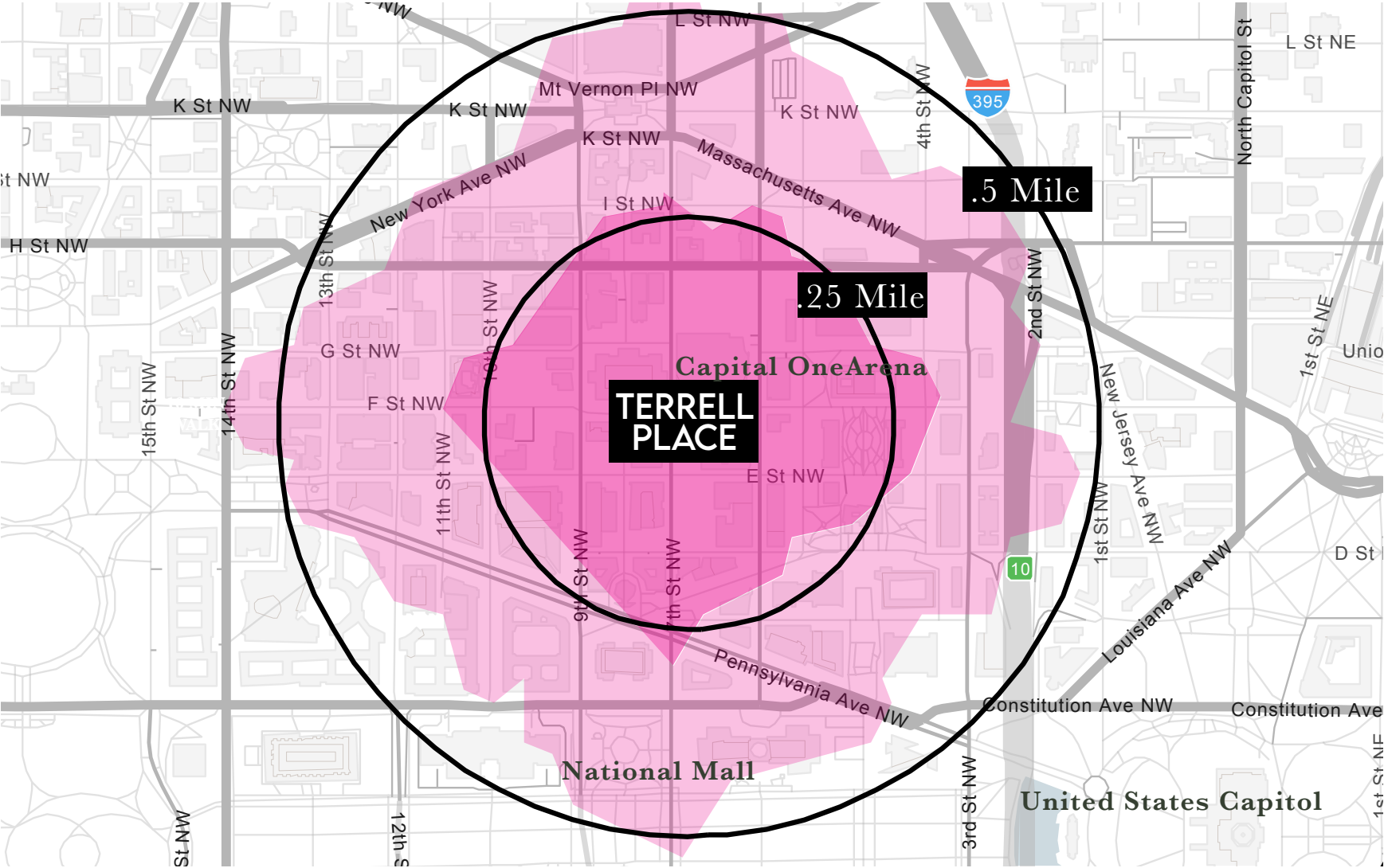
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THE DC MARKET +PENN QUARTER

Washington, DC is home to an ever growing population that brings energy and excitement to its distinct neighborhoods identified by their history, culture and architecture. Located north of Pennsylvania Avenue and east of DC's central business district, **Penn Quarter is the embodiment of all that makes DC interesting.** With a back drop of historic architecture and cultural institutions like the National Portrait Gallery this neighborhood has long been an attraction for tourists and locals alike, **bringing millions of people through its streets each year.** Anchored by the Capitol One Arena and a robust daytime population, Penn Quarter is a thriving live, work, play neighborhood with renowned restaurants and shops to that draw crowds day after day. **Terrell Place is at the center of it all.**



TRADE AREA



DEMOGRAPHICS	5 MIN WALK	10 MIN WALK	.25-MILE	.5-MILE	1-MILE
POPULATION	2,948	8,707	2,726	11,461	44,375
DAYTIME POPULATION	20,066	65,638	19,918	66,722	247,480
HOUSEHOLDS	1,871	5,309	1,817	6,866	24,303
AVERAGE HH INCOME	\$188,755	\$165,374	\$189,188	\$152,607	\$136,364

6 MILLION
RESIDENTS
IN DC METRO AREA

22 MILLION
Annual Visitors
to Washington, DC

CAPITAL ONE
ARENA
3 MILLION
ANNUAL VISITORS

Portrait
gallery
2.8 million
annual visitors

20,000
seat venue with
230 annual events

ABUNDANT
TRANSIT
OPTIONS
ADJACENT
TO SITE

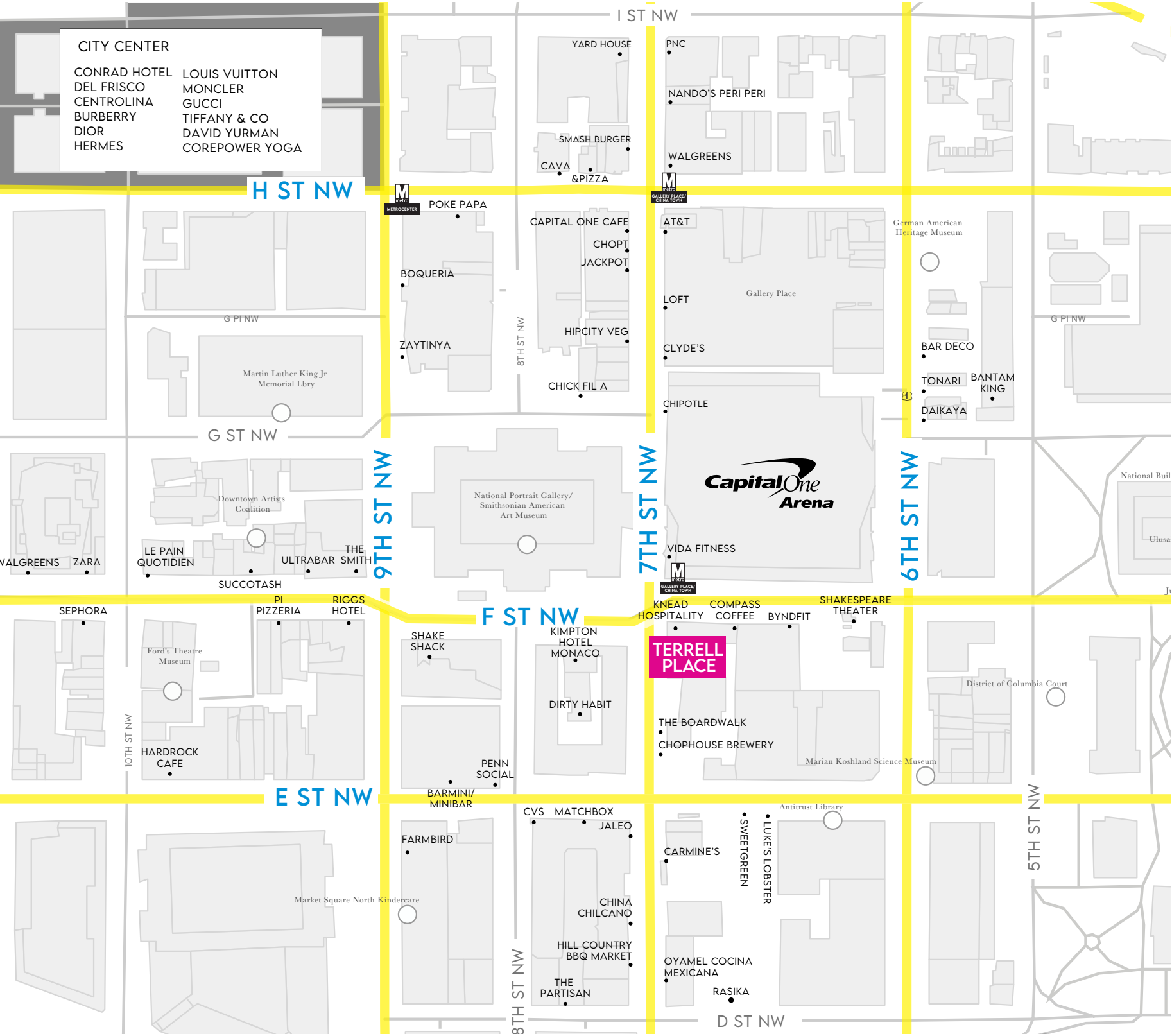


LESS THAN
10 min
walk
to National Mall

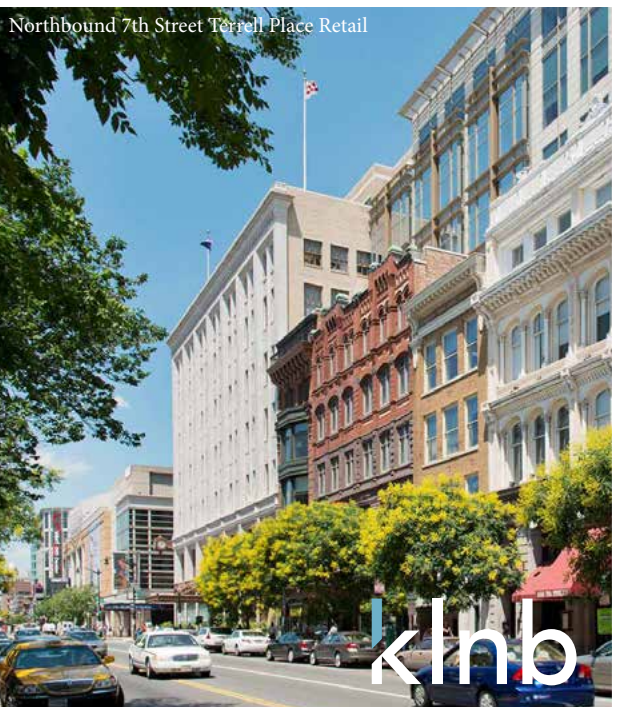
22,347
AVERAGE
MONTHLY
CAPITAL
BIKESHARE ARRIVALS



THE NEIGHBORHOOD



Stanley Cup crowds gather in front of Capital One Arena and National Portrait Gallery on 7th St.



klhb

STREET LEVEL

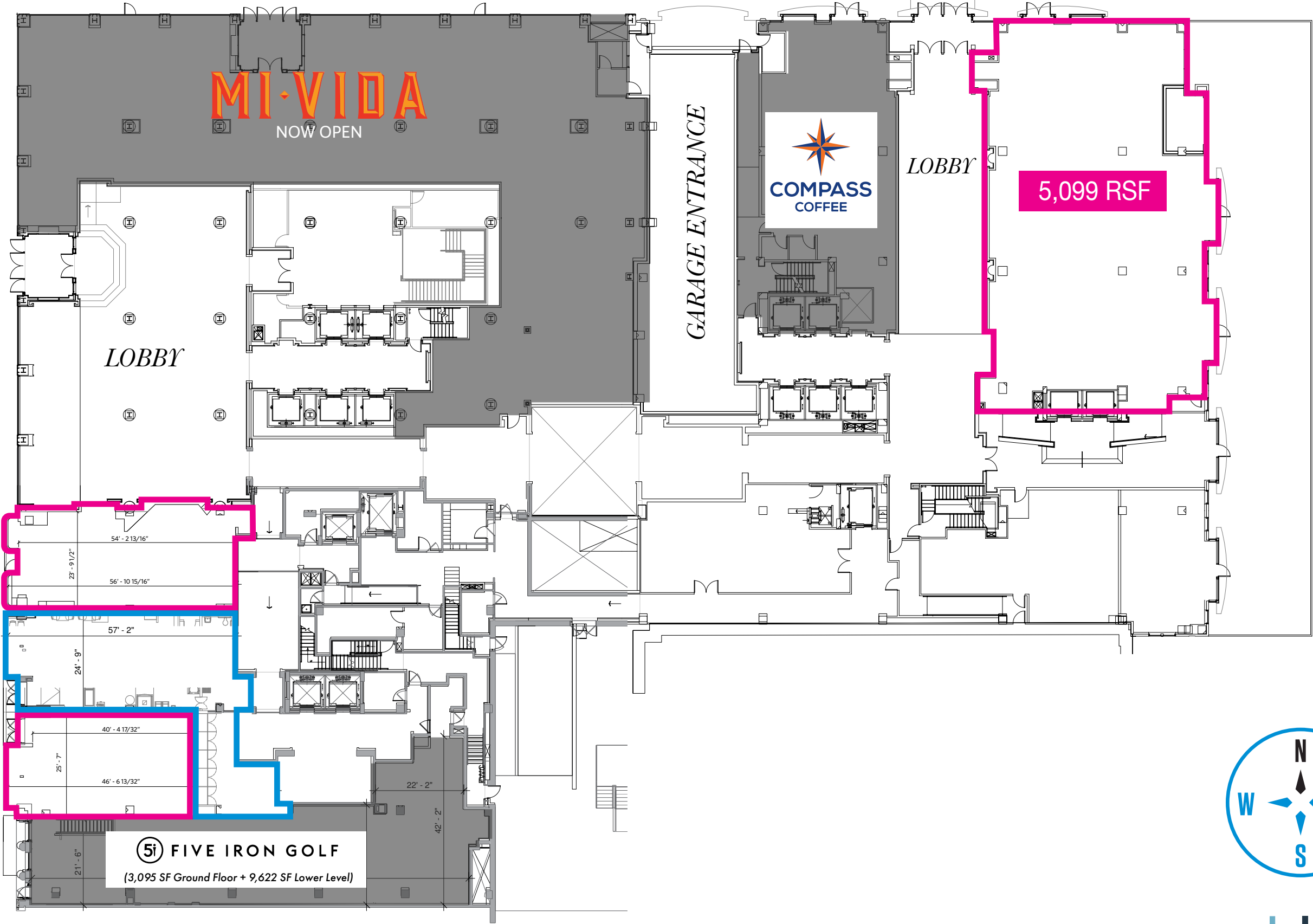
F STREET

7TH STREET

SUITE A
1,500 RSF

FRESH
Baguette

SUITE C
1,258 RSF



CEILING HEIGHT: 15' 10"

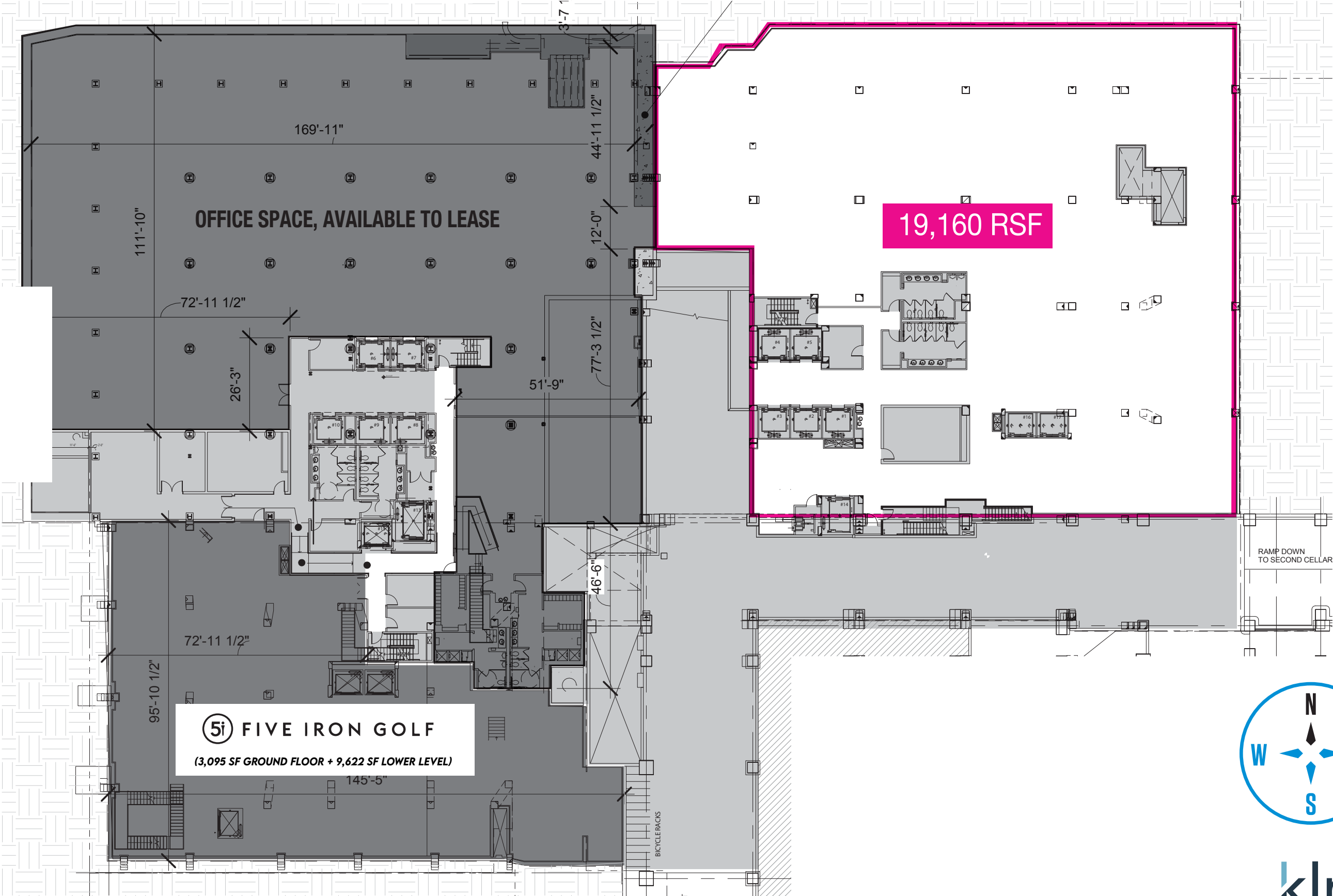


klnb

LOWER LEVEL

F STREET

7TH STREET



FOR LEASING INQUIRIES, PLEASE
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