

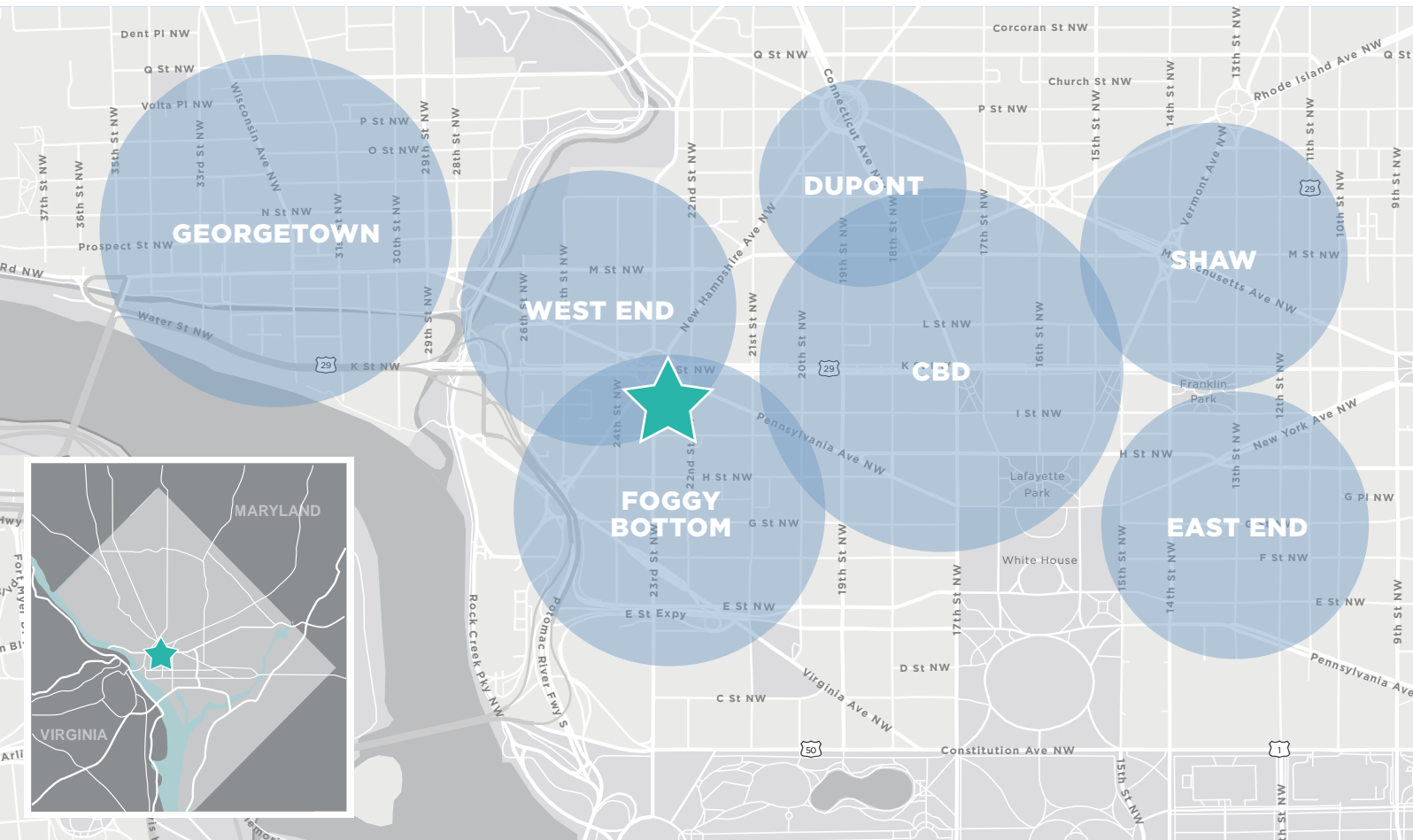
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CBRE



LOCATION IS KEY

Located on iconic Pennsylvania Avenue, 2200 Pennsylvania Avenue is a 10-story, fully leased, trophy office building with more than 22,000 square feet of premier ground floor retail space that includes coveted outdoor patio seating. Ideally positioned between the CBD and West End, 2200 Pennsylvania Avenue is surrounded by Class A office, luxury hotels, George Washington University and Hospital, high-end grocers and Michelin-starred restaurants and unbeatable proximity to the Foggy Bottom Metro Station. This winning combination creates a vibrant and energetic submarket that can't be matched. With prominent presence on Washington Circle, the retail opportunities at 2200 Pennsylvania Avenue are endless.



Catty-corner to
Foggy Bottom Metro



Capital Bikeshare has
20,539 arrivals monthly



Bridges thriving West End
and CBD submarkets



Walking distance to Trader Joe's
and Whole Foods on site



1 block from George Washington
University with 28,172 students



Adjacent to a flourishing
Eye Street Retail Corridor



Visibility to Washington Circle
and Pennsylvania Avenue

A WALK AROUND THE BLOCK

(10 MINUTE WALK TIME)



GW UNIVERSITY
27K Total Students



RESIDENTIAL
Existing: 12,039 Units
Under Construction: 416 Units
Delivered (past 3 yrs): 329 Units

**DAYTIME
POPULATION**
57,228


**RESIDENTIAL
POPULATION**
16,366

**AVERAGE
HOUSEHOLD
INCOME**
\$146,417


KENNEDY CENTER
2 million visitors per year
72,000 SF expansion delivered
Fall 2019

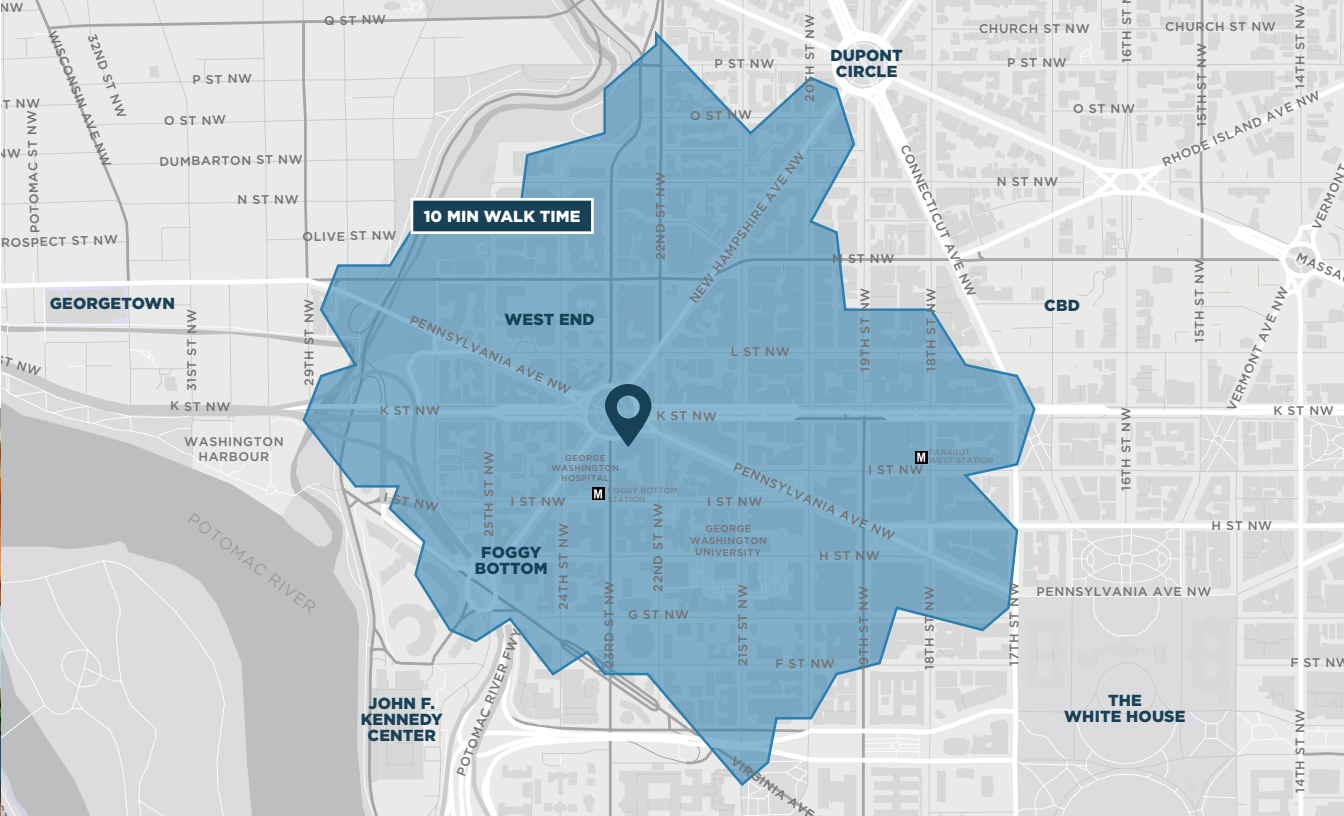

**GW UNIVERSITY
HOSPITAL**
365 Beds | 2,300 Employees




HOTELS
7,216 Rooms





TRAFFIC COUNTS VPD
New Hampshire Ave: 14,440
Penn Ave: 23,700
K Street: 30,800




OFFICE
Under Construction: 577K SF
Delivered (past 12 mos): 1.3M SF
Existing: 44M SF




**FOGGY BOTTOM
STATION**
6th busiest metro station in the
Greater Washington Area
Average Weekday: 39,309
Average Weekend: 28,164

A CLOSER LOOK



97
WALK
SCORE



90
RIDER
SCORE



74
BIKE
SCORE

 CAPITAL BIKE SHARE LOCATIONS



MEET THE CUSTOMER



HOUSEHOLD: Singles



HOUSING: Unit Rentals



MEDIAN AGE: 32.5



MEDIAN HOUSEHOLD INCOME: \$67K

51.6%

PRIMARY
TRADE AREA

- Prefer environmentally friendly products
- Live alone or with a roommate
- Late 20s and 30s
- Spend on rent, clothes, and technology
- Live close to work



HOUSEHOLD: Non-family with 2+ Roommates



HOUSING: Multi Unit Rentals



MEDIAN AGE: 21.6



MEDIAN HOUSEHOLD INCOME: \$17K

25.2%

PRIMARY
TRADE AREA

- Tech savvy, always connected
- Impulse buyers who experiment with different brands
- Dorm and off-campus apartment living with roommates
- Many walk, bike or carpool to class
- Consider economy and environmental impact in purchases



HOUSEHOLD: Singles



HOUSING: High Density Apartments



MEDIAN AGE: 37.4



MEDIAN HOUSEHOLD INCOME: \$112K

12.7%

PRIMARY
TRADE AREA

- Support Environmental Groups
- Saved for Retirement
- Stay connected via laptop, iPad, mobile phone
- Listen to classic rock, jazz, blues
- Take public transportation: walk, bike

2200 PENNSYLVANIA AVE AVAILABILITY





FOR RETAIL LEASING INFORMATION

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