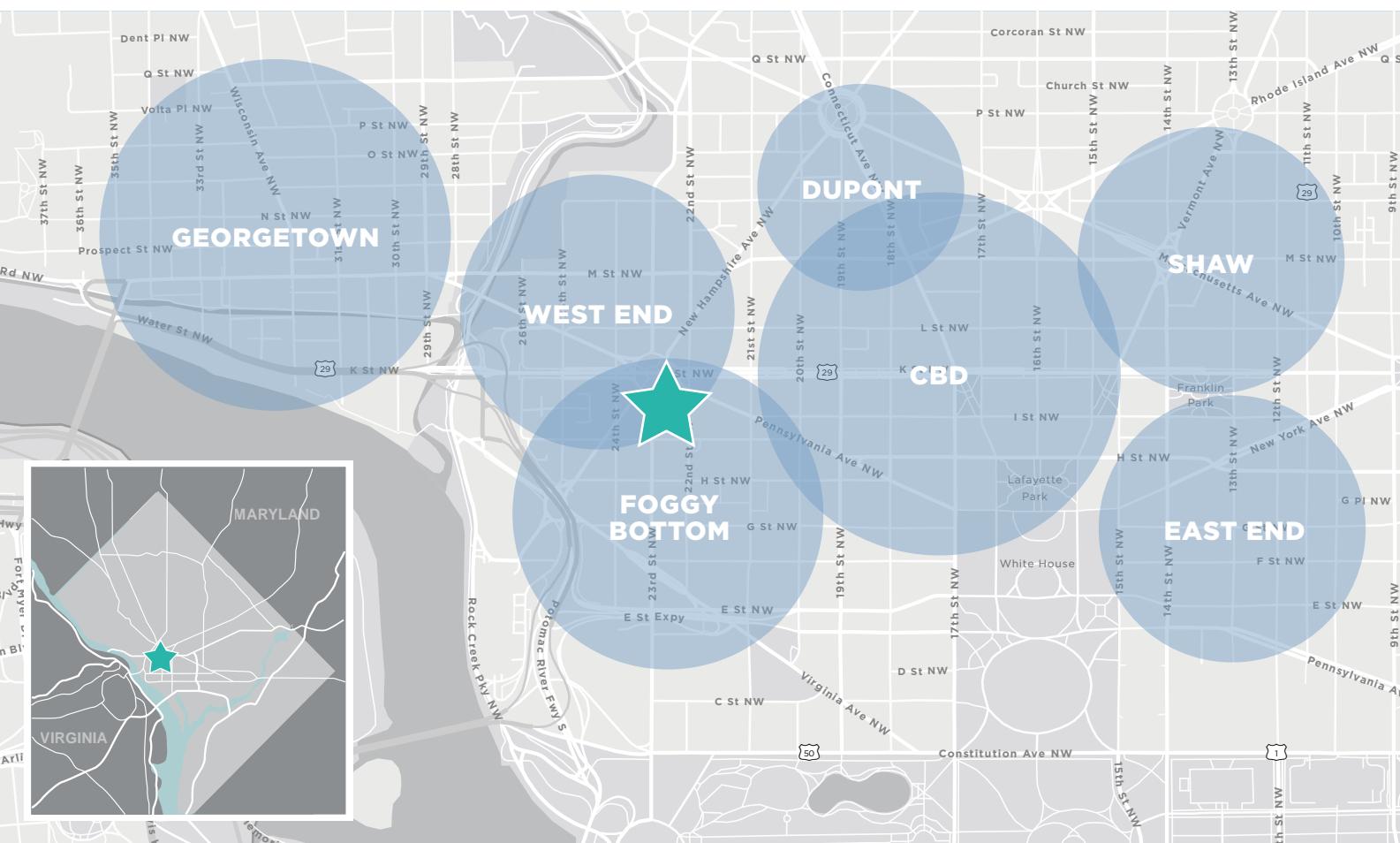




bxp

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)

**DAYTIME POPULATION**  
57,228

**RESIDENTIAL POPULATION**  
16,366

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



**GW UNIVERSITY**

27K Total Students



**RESIDENTIAL**

Existing: 12,039 Units

Under Construction: 416 Units

Delivered (past 3 yrs): 329 Units



**HOTELS**

7,216 Rooms



**KENNEDY CENTER**

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



**GW UNIVERSITY HOSPITAL**

365 Beds | 2,300 Employees



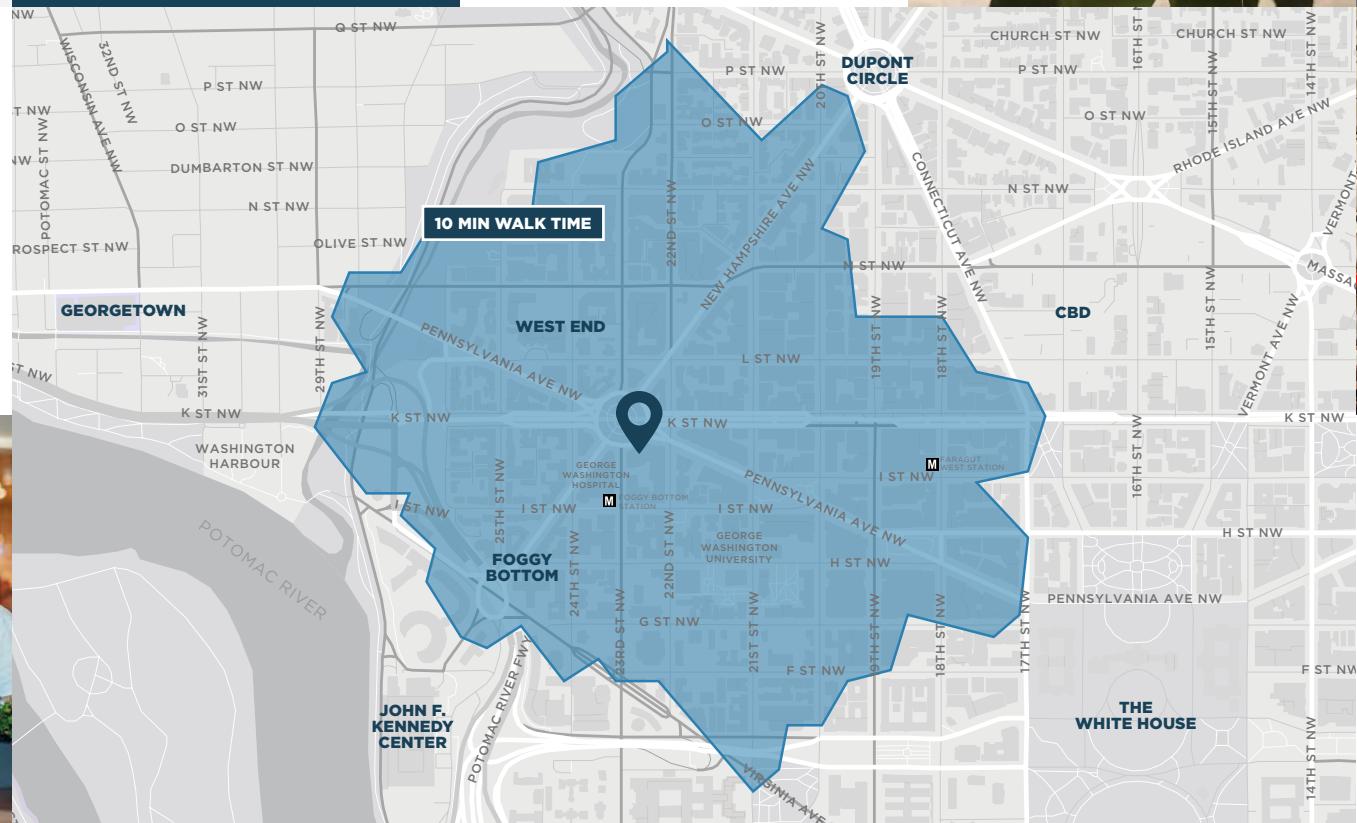
**TRAFFIC COUNTS VPD**

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

A blue circular icon containing a white outline of a train, indicating a train route or station.

**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

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

**51.6%**  
PRIMARY  
TRADE AREA

**HOUSEHOLD:** Non-family with 2+ Roommates

**HOUSING:** Multi Unit Rentals

**MEDIAN AGE:** 21.6

**\$\$ MEDIAN HOUSEHOLD INCOME:** \$17K

- 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

**25.2%**  
PRIMARY  
TRADE AREA

**HOUSEHOLD:** Singles

**HOUSING:** High Density Apartments

**MEDIAN AGE:** 37.4

**\$\$ MEDIAN HOUSEHOLD INCOME:** \$112K

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

**12.7%**  
PRIMARY  
TRADE AREA

# 2200 PENNSYLVANIA AVE AVAILABILITY





**FOR RETAIL LEASING INFORMATION**

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