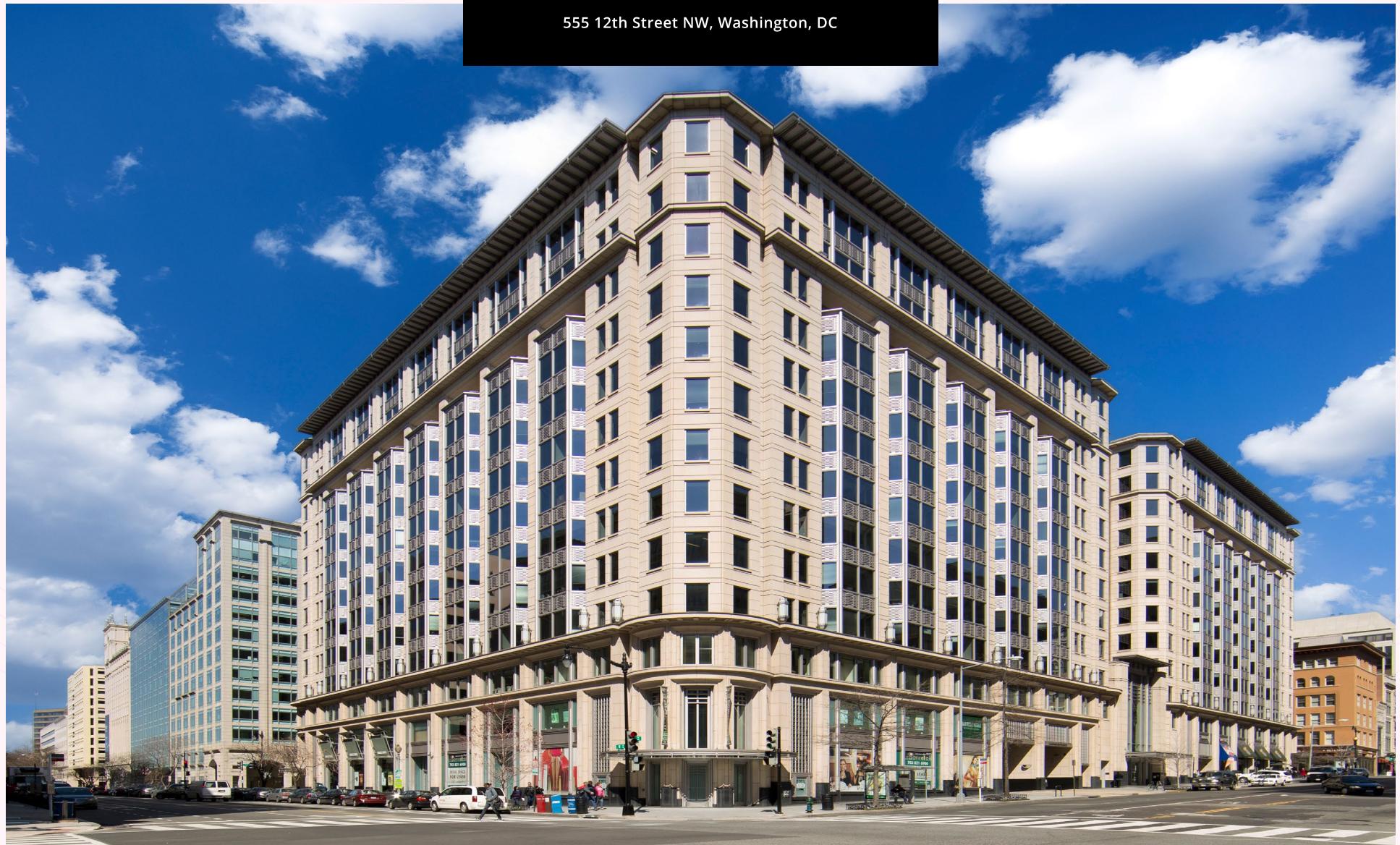


THE MARKET AT
DISTRICT CENTER

555 12th Street NW, Washington, DC



AVAILABLE

Retail Space

 SRS

ABOUT District Center

Within 0.5 Miles

 8,296
Hotel Keys

 16,155
Daily Riders
Metro Center

 39.5 M SF
Office Space

 82%
Office Occupancy

99,652 SF

TOTAL RETAIL

33,345 SF

TOTAL AVAILABLE RETAIL

Join These Tenants

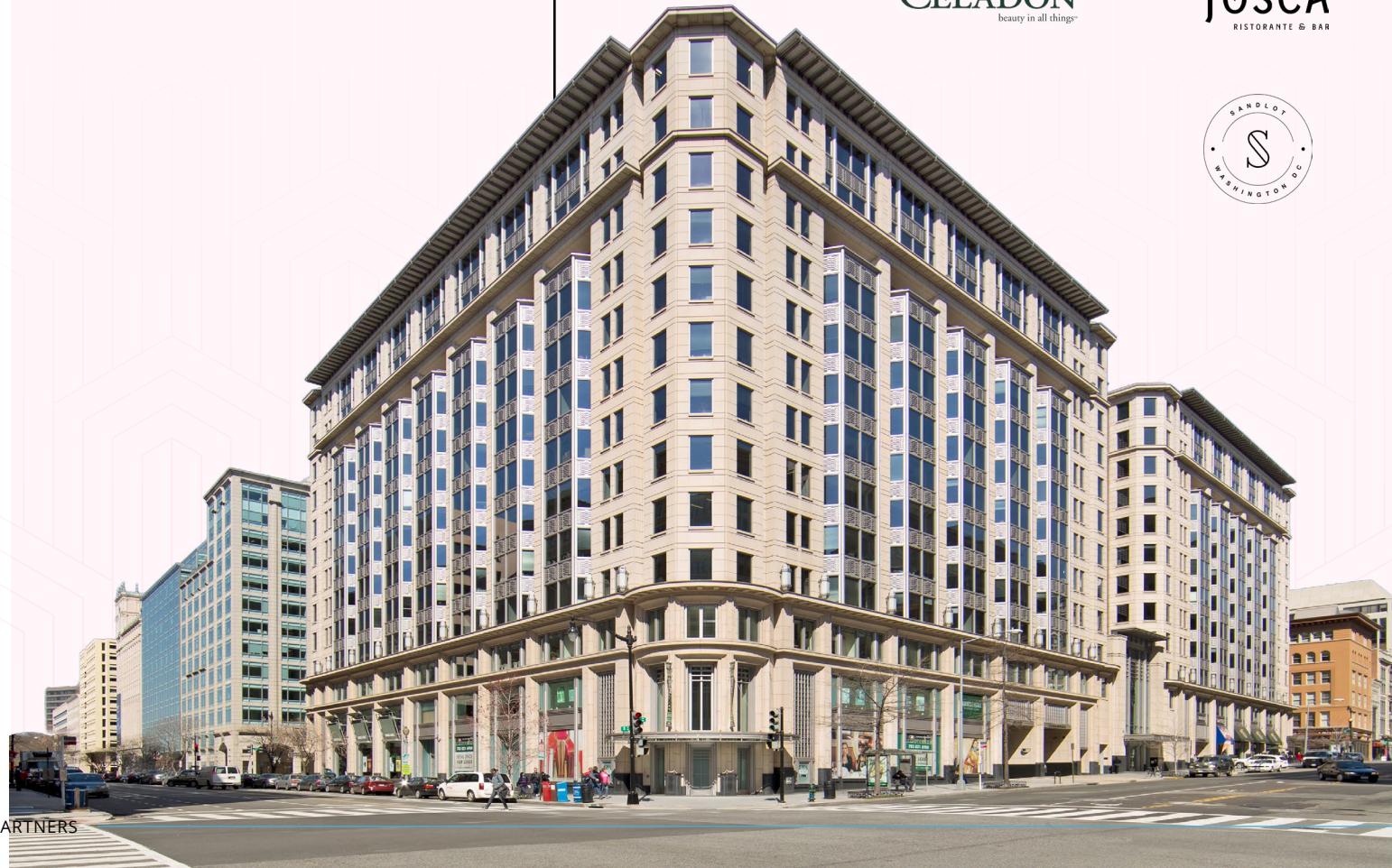
**NORDSTROM
Rack**

M&T Bank



CELADON
beauty in all things™

TOSCA
RISTORANTE & BAR





Trade Area Highlights

THE MARKET AT DISTRICT CENTER



East End

Located in the heart of D.C.'s East End, District Center is immersed in one of the city's most vibrant retail and entertainment corridors, known for its dynamic blend of shopping, dining, and cultural experiences.



Attractions

Within walking distance to The White House, National Mall, Capital One Arena, and CityCenterDC, the property sits amid some of Washington D.C.'s most iconic destinations, drawing over 27.2 million annual travelers.



Access

District Center boasts unmatched accessibility with a two-minute walk to Metro Center Station—D.C.'s second-busiest metro stop—and is positioned at the intersection of multiple high-traffic corridors.



Strong Retail Co-Tenancy

Set at the heart of East End's premier shopping corridor, District Center sits steps from the area's strongest concentration of destination retail - surrounded by luxury flagships, dynamic experiential concepts, and high-performing national brands.

Nearby Retail

NORDSTROM
RACK

BARNES & NOBLE

NETFLIX
HOUSE

BOSS
HUGO BOSS

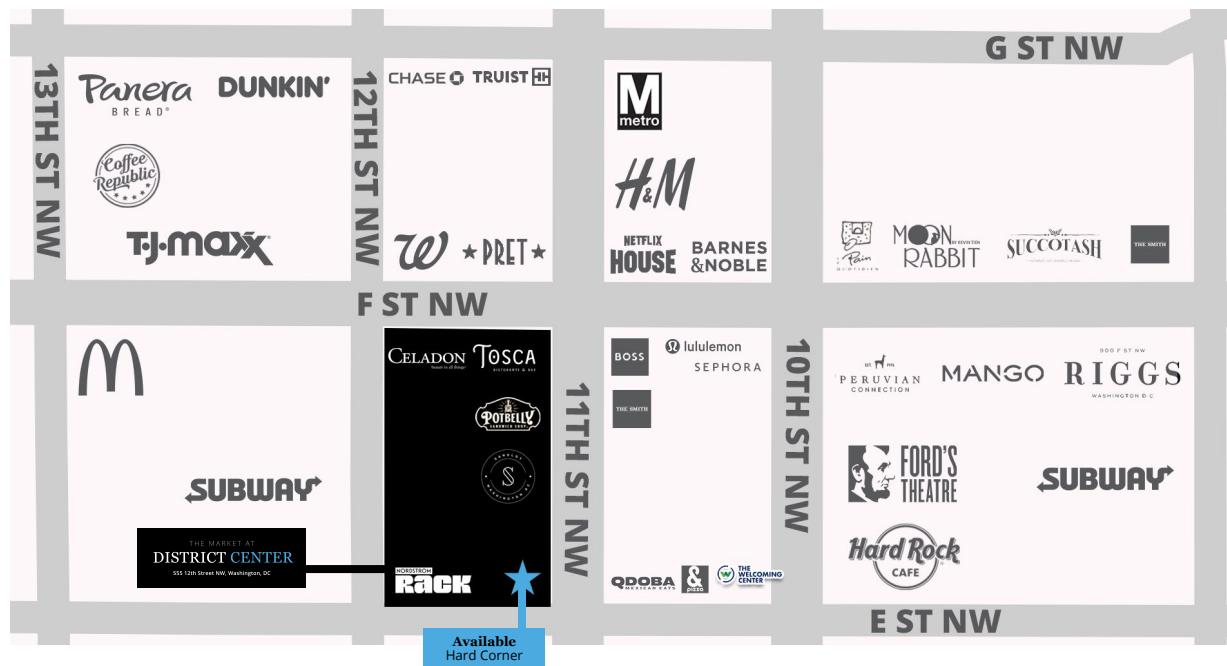
H&M

MANGO **SEPHORA**

lululemon

Retail Map

THE MARKET AT DISTRICT CENTER



Hotels

Marriott
Grand Hyatt
JW Marriott
Waldorf Astoria
Riggs
Conrad



Attractions

Smithsonian
National Portrait Gallery
Ford's Theatre
US Navy Memorial
Netflix House
Putttery



Food & Bev

Tosca
Potbelly Sandwiches
Pret a Manger
Shake Shack
Succotash
Chick-Fil-A
Compass Coffee
Chipotle
Cafe Fiorello
Fogo De Chao
Moon Rabbit
Rasika
Sushi Nakazawa
Minibar
Seven Reasons
Centrolina



Retail

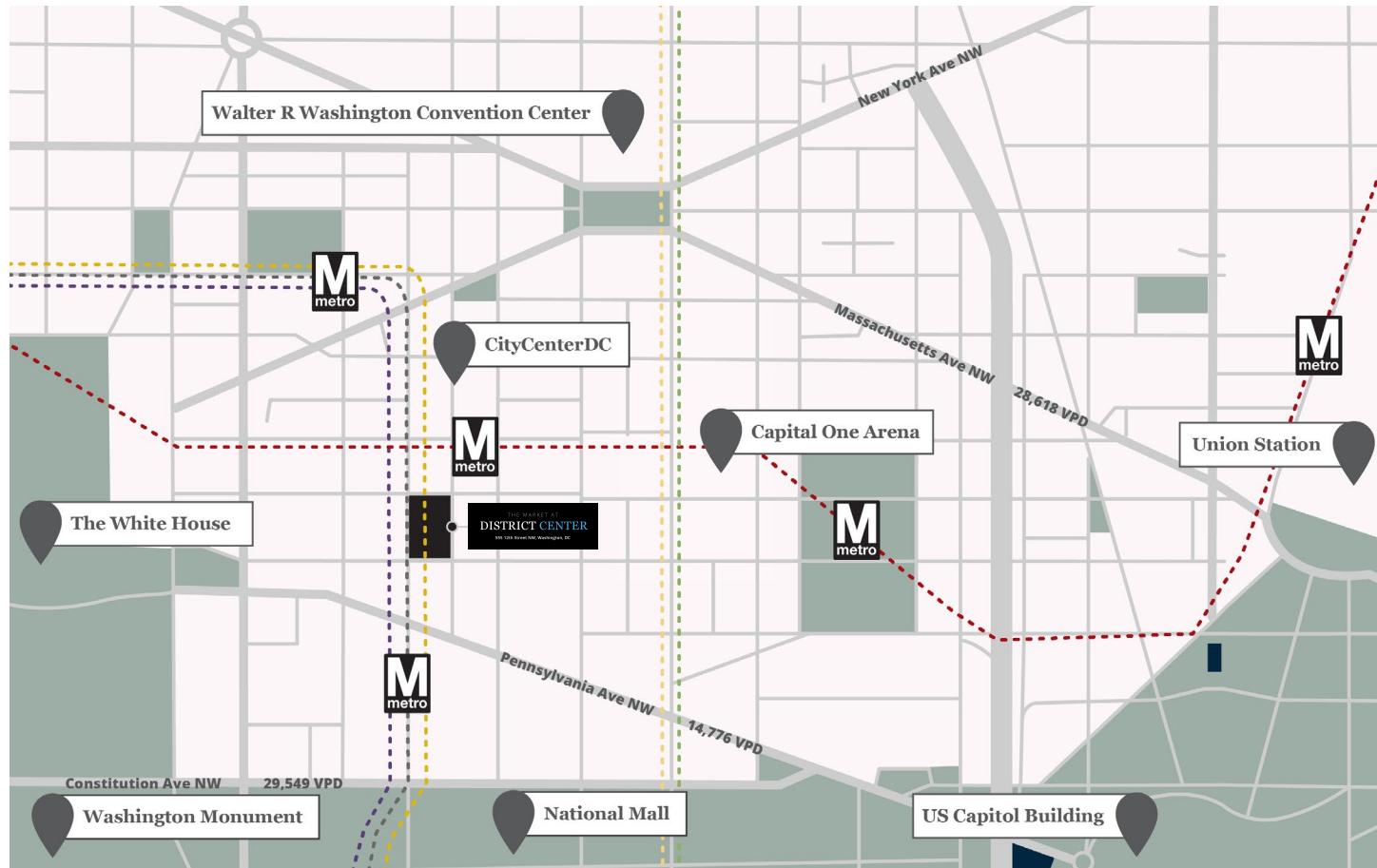
Nordstrom Rack
Lululemon
H&M
Boss
Barnes & Noble
Sephora
TJ Maxx
Mango

CityCenterDC

Arc-teryx
Bulgari
Burberry
Chanel
Kate Spade
Gucci
Hermes
Vince

Neighborhood Map

THE MARKET AT DISTRICT CENTER



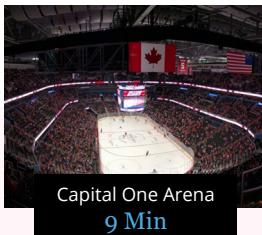
Walking Distance | Points of Interest



CityCenterDC
2 Min



National Mall
9 Min



Capital One Arena
9 Min



The White House
9 Min



Convention Center
16 Min



Ford's Theatre
4 Min



National Portrait Gallery
7 Min

Building Site Plan

THE MARKET AT DISTRICT CENTER

Tenant SF

Available 33,345

Washington Elite Dentistry 1,803

Potbelly 1,710

Sandlot 14,531

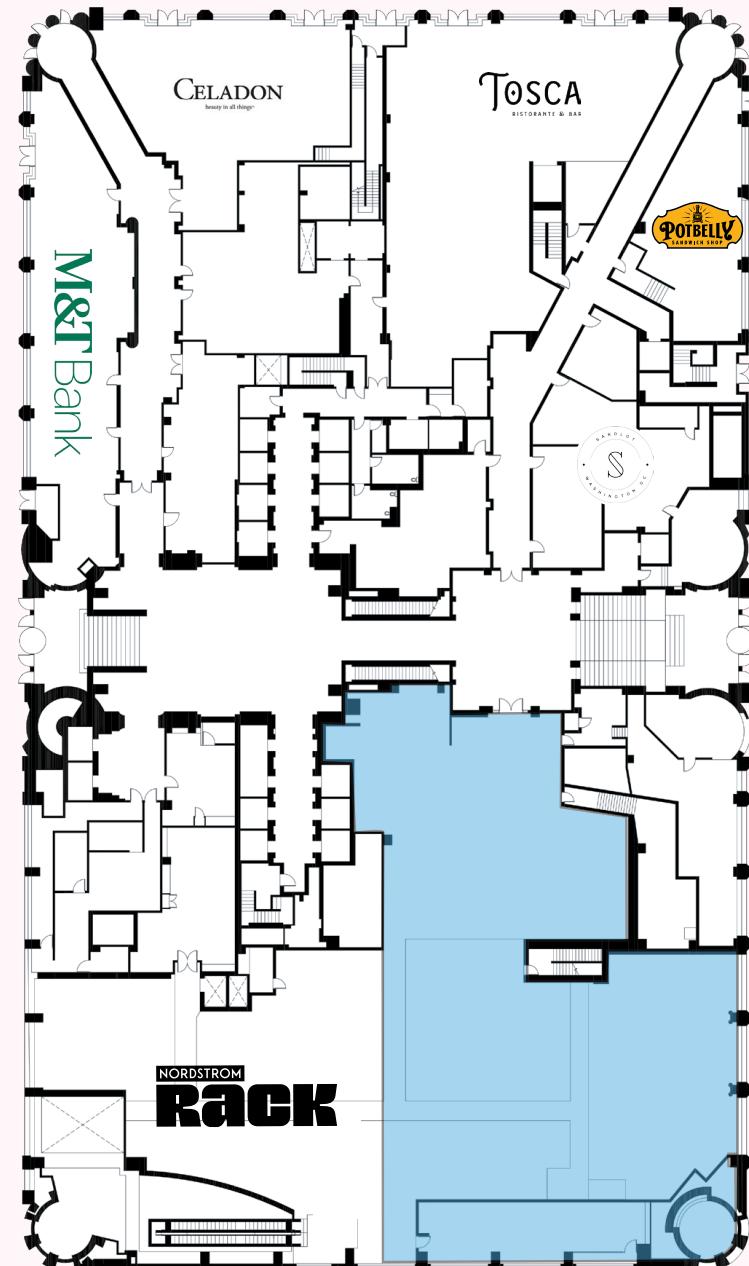
Nordstrom Rack 35,860

M&T Bank 3,237

Celadon Salon & Spa 3,438

Tosca 5,901

F Street 8,111 VPD



E Street 17,737 VPD

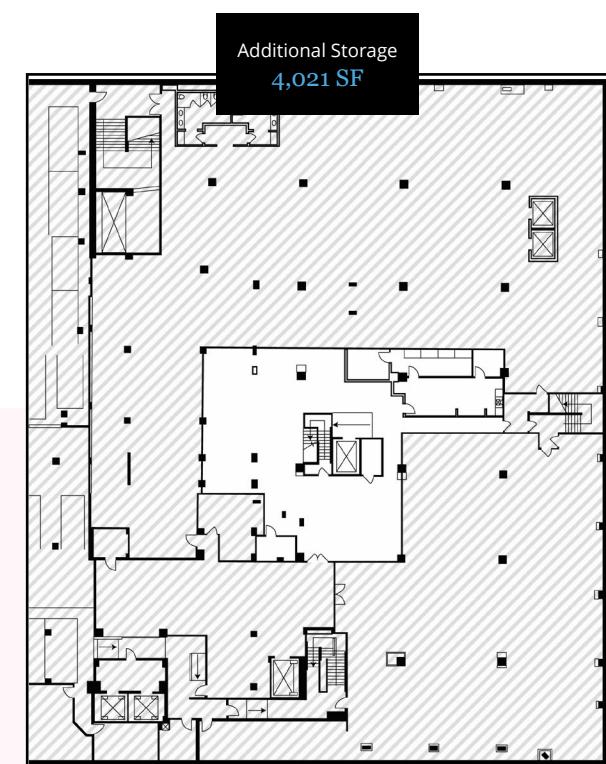
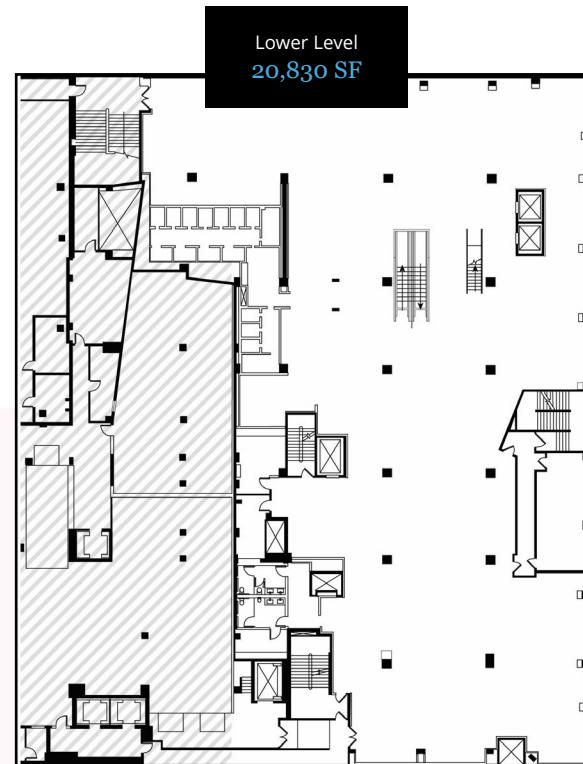
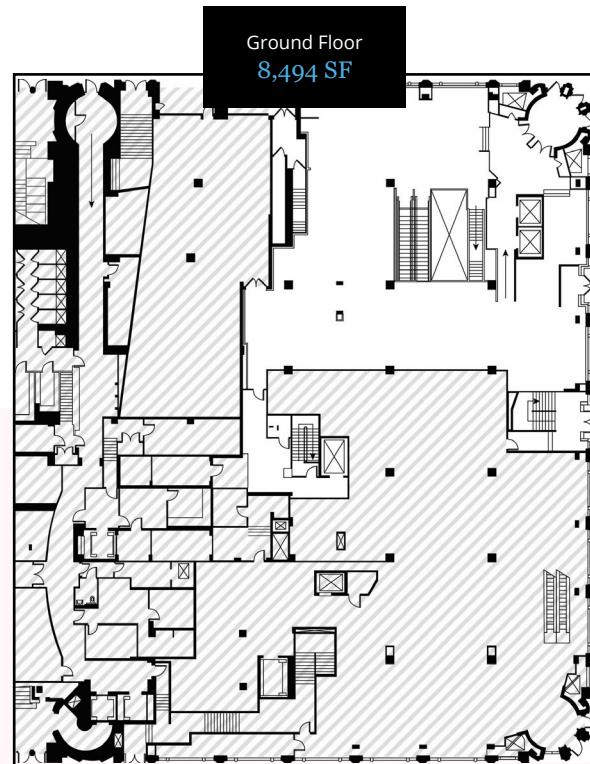
Corner Retail Space

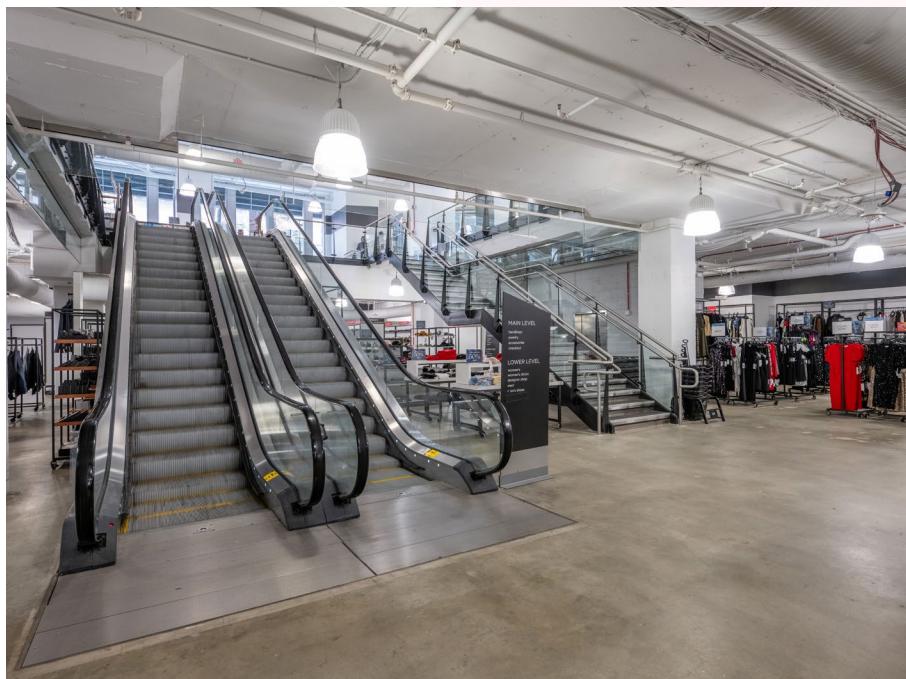
THE MARKET AT DISTRICT CENTER

33,345 SF

TOTAL AVAILABLE RETAIL

- Hard corner opportunity with approximately 225 feet of frontage along E Street and 11 Street NW
- Second-generation retail space with existing escalators and elevators for ease of shopping between two levels
- Strong co-tenancy with Nordstrom Rack, and surrounding like retailers including H&M, Lululemon, Sephora, Netflix House, Barnes & Noble and more







Downtown DC Demographics

	5 Min Walk	10 Min Walk	15 Min Walk
Population	645	4,609	14,747
Households	342	2,912	9,236
Average Household Income	\$214,607	\$191,022	\$184,168
Daytime Population	35,580	103,837	195,408
Bachelors Degree or Higher	87.3%	87.8%	84.4%

Source: ESRI 2025

THE MARKET AT
DISTRICT CENTER

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.