

SIX HUNDRED ONE  
PENNSYLVANIA  
AVENUE  
NORTH

RETAIL SPACE AVAILABLE

RETAIL AVAILABLE

601 PENNSYLVANIA

\*Artist Rendering

# THE DYNAMIC PENN QUARTER

Located in the East End of downtown D.C., north of Pennsylvania Avenue, Penn Quarter is the District's art and entertainment hub. Anchored by Capital One Arena, D.C.'s largest sports and entertainment venue, millions of sports fans and music lovers flock to this energetic neighborhood each year. Art enthusiasts wander the halls of the National Portrait Gallery and American Art Museum while theatre buffs get lost in a show at the Ford's, Warner or National Theatres. Locals and tourists alike can satisfy their appetites by visiting one of the celebrated chef-driven restaurants or casual local hotspots. Just around the corner from the new Johns Hopkins University's School of Advanced International Studies, a 420,000 SF campus with 1,000+ students, faculty, and staff on site.

Penn Quarter is easily accessible via three metro stations – Archives, Judiciary Square and Gallery Place – making it very convenient for foodies, sports fans and cultural buffs to visit.



**NATIONAL MALL  
JUST STEPS AWAY**  
25 million  
annual visitors

Iconic Chef Fabio Trabocchi's  
**MICHELIN-STARRED  
RESTAURANT,  
FIOLA at 601 Penn**

**1,500+ EMPLOYEES**  
DC Court of Appeals,  
Superior Court &  
Federal Appeals Court

**10+ MUSEUMS**  
within walking distance  
Estimated 21.2 million  
annual visitors

**220 EVENTS YEARLY**  
at Capital One Arena  
3 million  
annual visitors

**8 THEATRES**  
within walking distance  
727,000 attendees



# TRADE AREA

All happening within 0.5 Miles (estimated 10 minute walk) of 601 Pennsylvania Ave North.



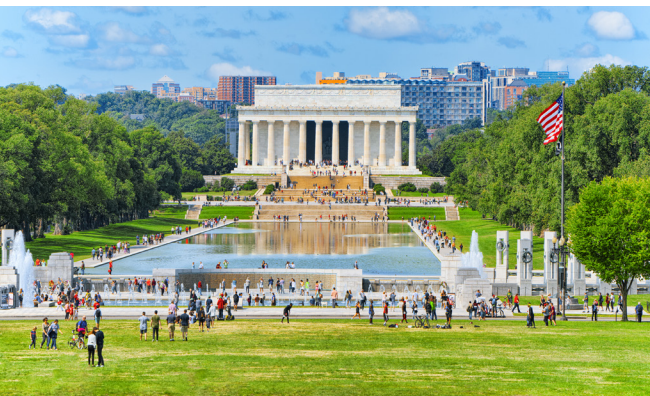
**25 M** Annual Visitors to the National Mall

**3 M** Annual Visitors to Capital One Arena

**250** Retail Businesses

**\$266.1 M** Annual Bar & Restaurant Sales

**61,369** Employees



**3,968** Population

**\$181,467** Average Household Income



# A DYNAMIC NEIGHBORHOOD

Walking distance to 3 Metro Stations: Judiciary Square Station (3,858 daily riders), Archives-Navy Memorial Station (4,888 daily riders), and Federal Triangle Station (3,935 daily riders).

**97**  
WALK SCORE

**10**  
RIDER SCORE

**88**  
BIKE SCORE



NATIONAL MALL



NATIONAL ARCHIVES & NAVAL WAR MEMORIAL



CAPITAL ONE ARENA



POPULAR RESTAURANTS



# THE OPPORTUNITY

601 Pennsylvania Ave is an iconic, recently renovated 195,000 SF office building with unmatched access to the best that Washington, DC has to offer including a multitude of fine dining options, most notably Fiola, Michelin-starred Italian Restaurant from renowned chef Fabio Trabocchi, which is located onsite.

The retail opportunities include a 2,899 SF second generation fast casual restaurant space located on the corner of Indiana Avenue and 6th Street NW with a dedicated outdoor café patio, and a 3,133 SF space ideally situated between the office and residential lobbies with an extensive storefront. Just steps from the National Mall, this is an unique opportunity to capture the 25 million annual visitors to Washington, DC as they depart the Mall in search of a great lunch or dinner spot!



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**PENNSYLVANIA**  
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