



601
NEW JERSEY
AVENUE

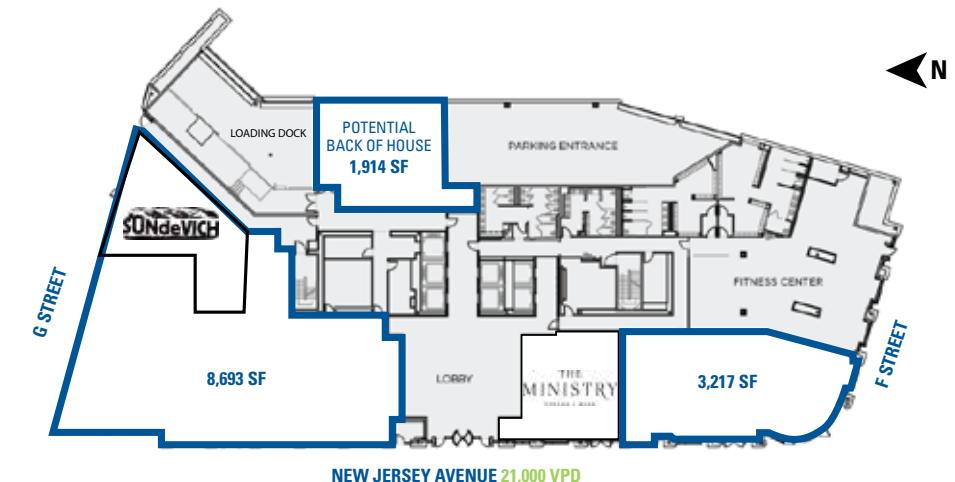
RAPPAPORT

A STEADY STREAM OF CLIENTELE

A unique blend of travelers, tourists and working professionals have **601 New Jersey Ave NW** along their daily path, providing a steady stream of clientele and talented employees for retail and restaurant operators. Located in Capitol Hill with DC's highest volume transit hub, Union Station, to the east, the Capitol and District Courts to the south, and the National Mall and downtown to the west, 601 New Jersey Avenue NW is the gateway to Washington, DC and home to some of the world's leading corporations, all surrounded by a thriving neighborhood of highly educated, high income households.

AT THIS CROSSROADS OF WORK AND PLAY, SITS TWO CORNER RETAIL SPACES, ONE JUST OVER 3,000 SF AND THE OTHER NEARLY 9,000 SF, AVAILABLE TO SERVE THE GROWING CAPITOL HILL CROWD.

Capitol Crossing's 2.2 Million SF development will bring even more activity to this neighborhood and the staff and students of Georgetown Law School are merely steps away. Additionally, this Class-A+ office building is strongly positioned for retail tenancy, with the building being the U.S. hub of some of the world's leading technology and innovation companies including Amazon and AT&T. This neighborhood attracts the best and brightest workforce talent from across the country and around the world.



THE CROWD

THE SCHOLARS

GEORGETOWN LAW

1,976 students and **760** faculty

GONZAGA HIGH SCHOOL

930 students and **100** faculty

THE PROFESSIONALS

147,120 daytime employees within **1 mile** of the site

54,000 employees in NoMa

Amazon and AT&T employees are just some of the professional crowd that make up office tenants at **601 New Jersey Avenue NW**. Major employers surrounding the site include Fox News, Sierra Club, C-Span, NPR, World Resources Institute, Sirius XM, Mathematica Policy Research, the US Supreme Court, Google, Gallaudet University, American Bus Association, Jones Day, NeighborWorks, Smithsonian, and the US Department of Justice. **601 New Jersey Avenue NW** is a prime location for midday meetings and after hours gatherings.

THE WORKPLACE

91 buildings totaling over **14 Million SF** within **3 blocks** with an additional **550,000 SF** delivering in the next year with only a **9.7%** office vacancy rate

THE DEVELOPMENT

Capitol Crossing is a **2.2 Million SF** development spanning over **3 city blocks** and **7 acres** located adjacent to 601 New Jersey NW

200 Massachusetts Avenue NW delivering late 2018 with **43,520 SF** of office and **11,610 SF** of retail

250 Massachusetts Avenue NW delivering late 2018 with **566,136 SF** and **27,397 SF** of retail already leased to Union Square Café

200 F Street NW – **685,420 SF** and **22,930 SF** of retail

200 G Street NW – **180,384 SF**

201 F Street NW – **297,311 SF**

THE HOTELS (0.5 MILE RADIUS)

WASHINGTON COURT HOTEL

265 rooms



KIMPTON GEORGE HOTEL

139 rooms



PHOENIX PARK HOTEL

149 rooms



HYATT REGENCY CAPITOL HILL

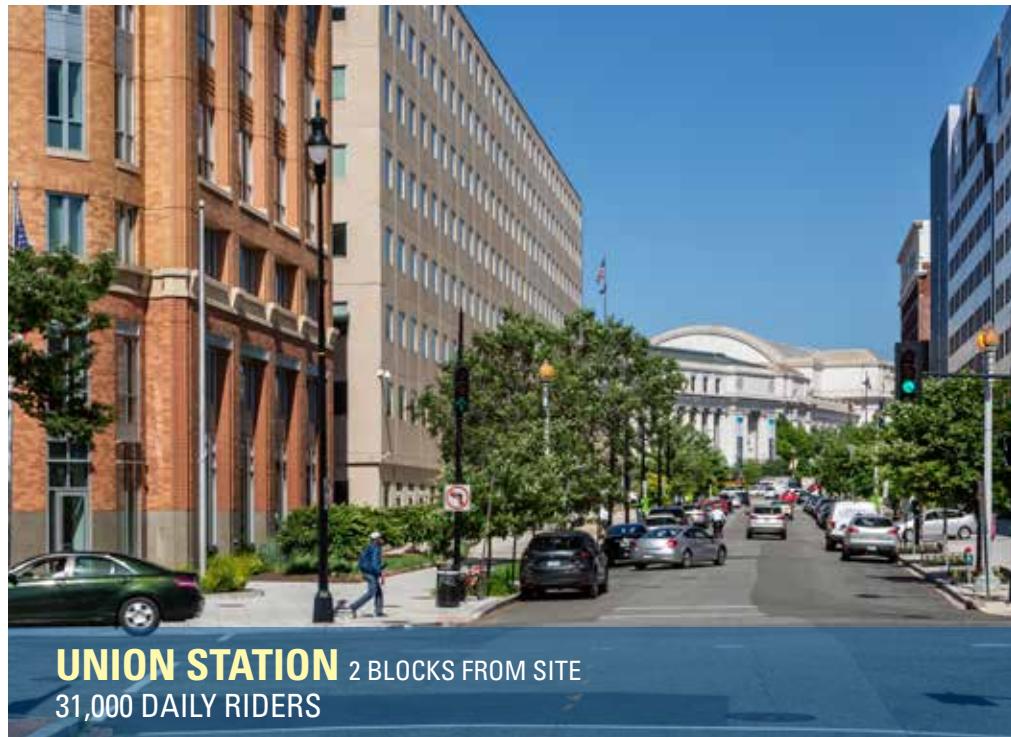
838 rooms



LIAISON CAPITOL HILL

343 rooms





UNION STATION 2 BLOCKS FROM SITE
31,000 DAILY RIDERS



US CAPITOL 3 BLOCKS FROM SITE
32,000 EMPLOYEES | 7,000 DAILY VISITORS



GEORGETOWN LAW ADJACENT TO SITE
2,000 STUDENTS | 760 EMPLOYEES

THE CITY

Whether they've just arrived via bustling Union Station or completed a tour of the Capitol building, **tens of thousands of visitors** stroll through the intersection of New Jersey and Massachusetts Avenues daily.



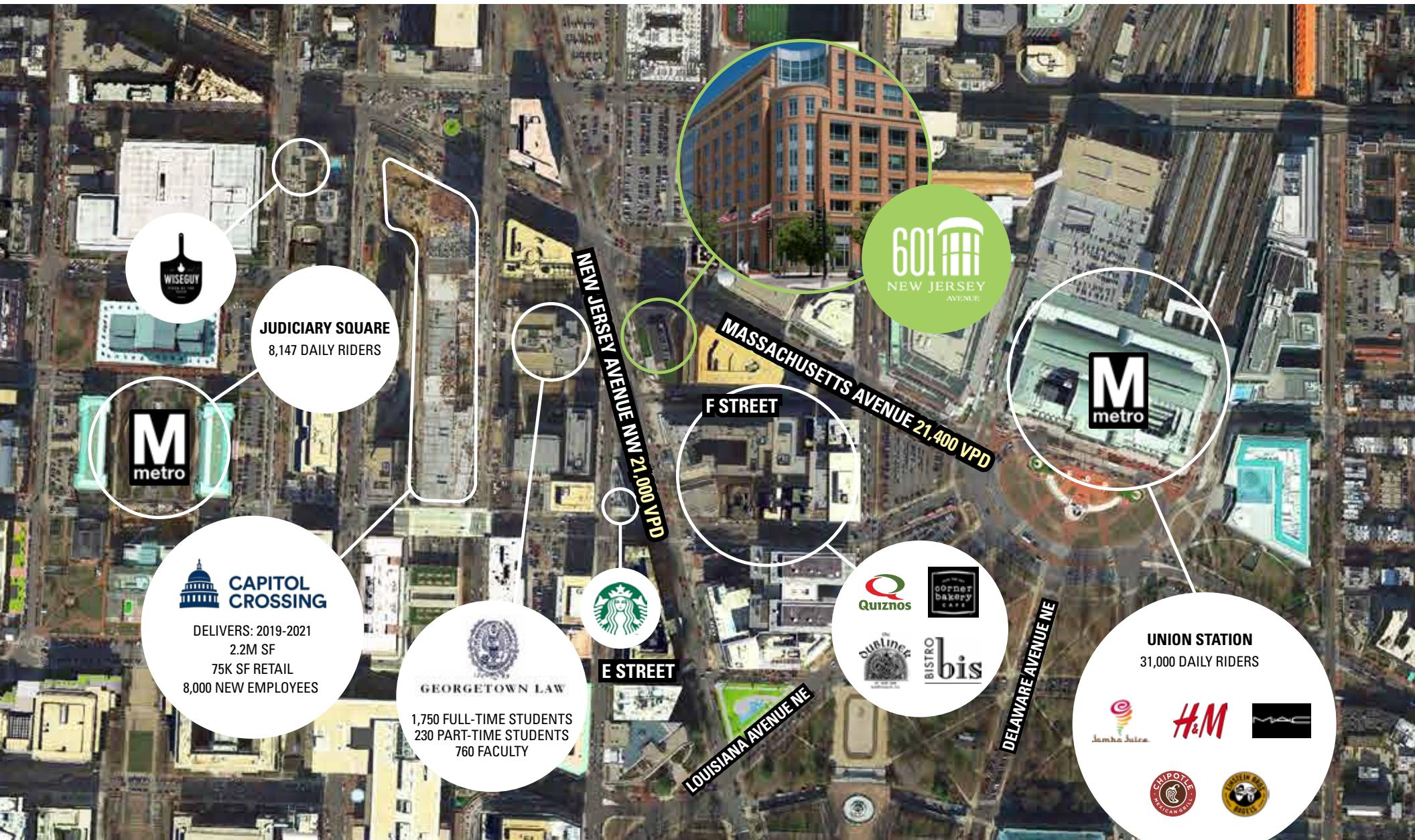
THE NEIGHBORHOOD

The Capitol Hill neighborhood is constantly growing with a bursting pipeline of office, residential and retail, which **increases pedestrian counts and crosstown access** for tourists and professionals.



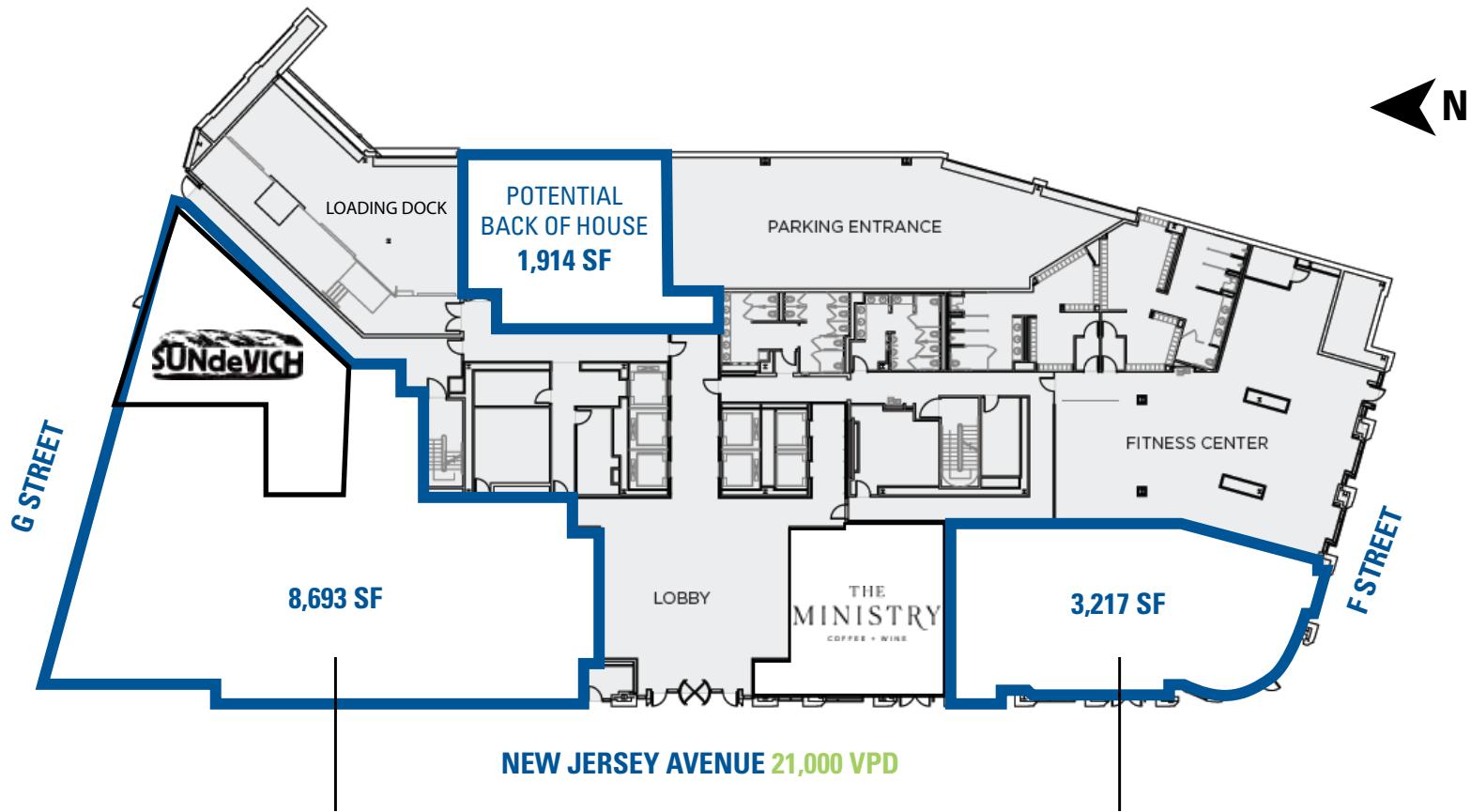
THE PROJECT

Located at the intersection of two active Washington, DC avenues, 601 New Jersey Avenue NW offers an **urban oasis** for tourists and working professionals alike to explore and discover charming, unique places to relax, dine and shop.



THE OPPORTUNITY

Demisable Retail Space Available for Capitol Hill's go-to lunch and happy hour spot.



RAPPAPORT

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