

THE MARKET AT
DISTRICT CENTER

555 12th Street NW, Washington, DC



AVAILABLE
Retail Space



ABOUT
District Center

Within 0.5 Miles

 **8,296**
Hotel Keys

 **16,155**
Daily Riders
Metro Center

 **39.5 M SF**
Office Space

 **91%**
Office Occupancy

99,652 SF
TOTAL RETAIL

47,394 SF
TOTAL AVAILABLE RETAIL

Join These Tenants















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

NETFLIX
HOUSE

H&M

 lululemon

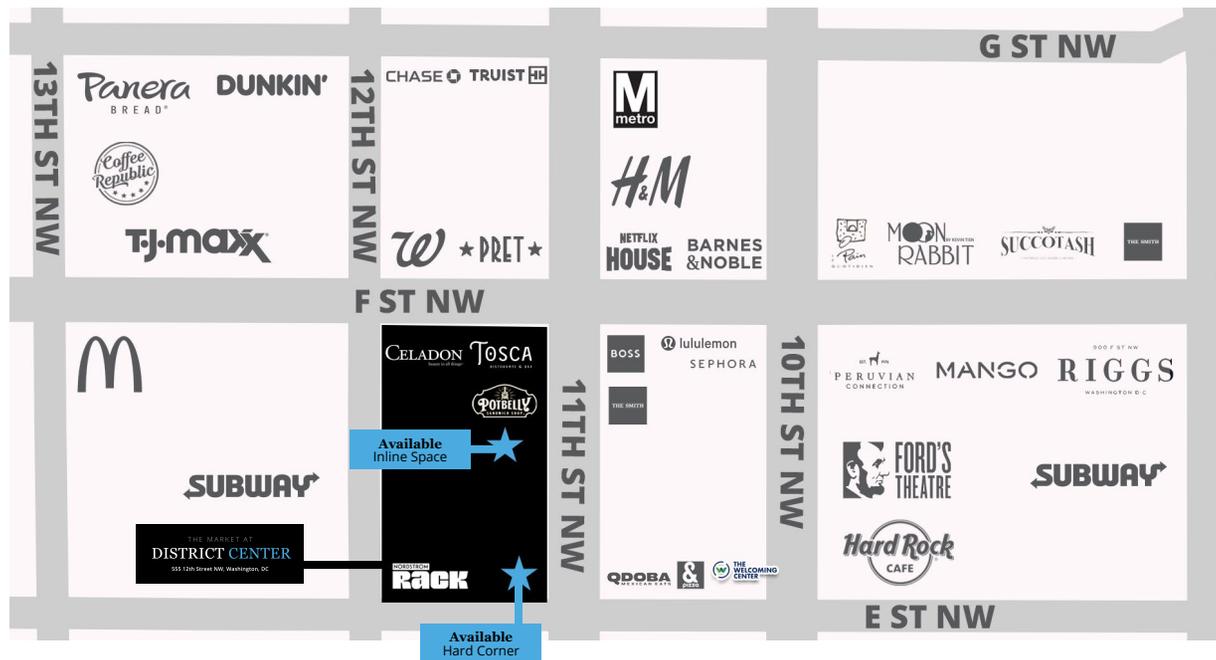
BARNES & NOBLE

BOSS
HUGO BOSS

MANGO **SEPHORA**

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
- Puttery



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
- Controlina



Retail

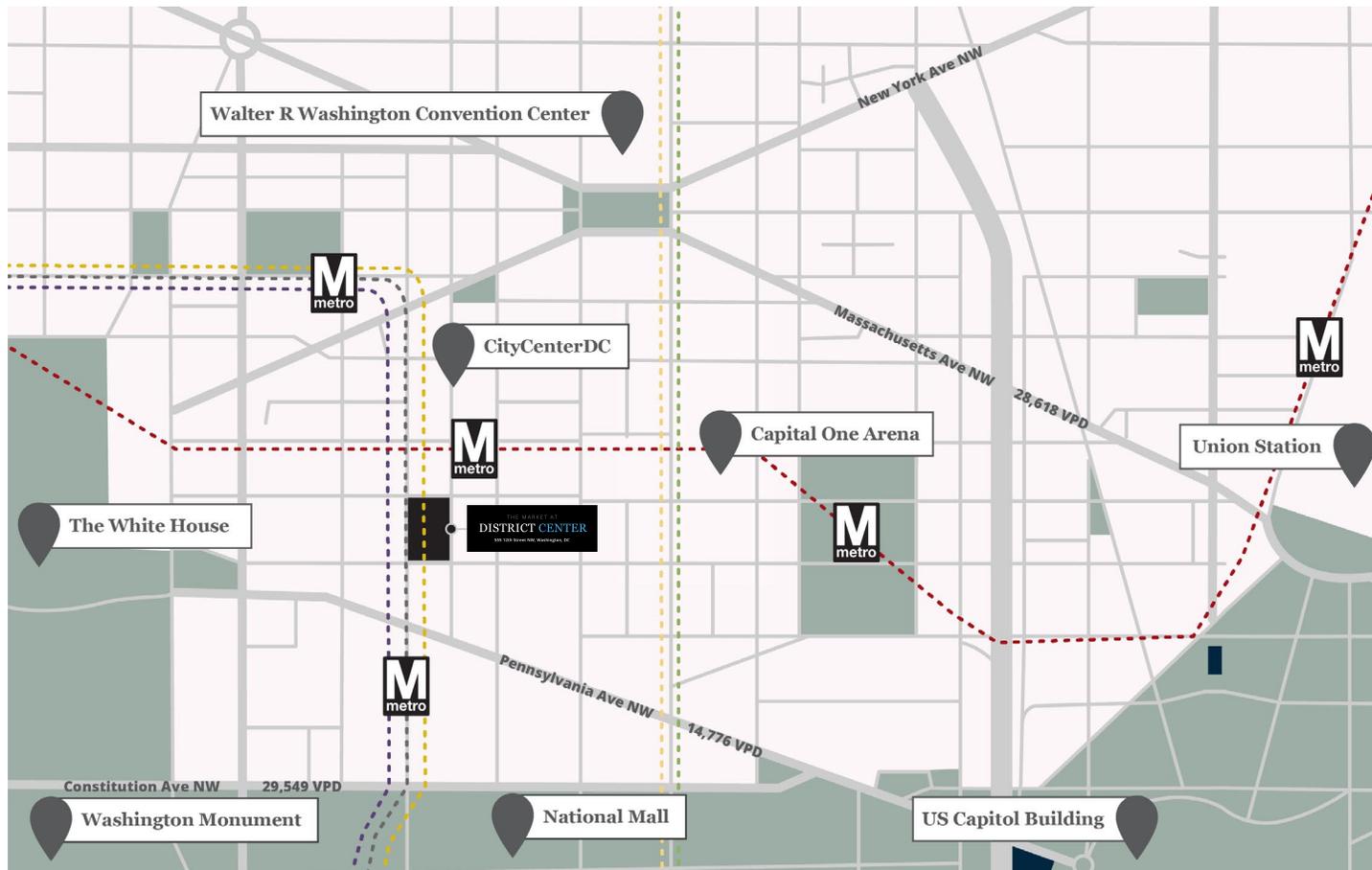
- Nordstrom Rack
- Lululemon
- H&M
- Boss
- Barnes & Noble
- Sephora
- TJ Maxx
- Mango

CityCenterDC

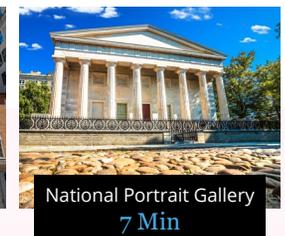
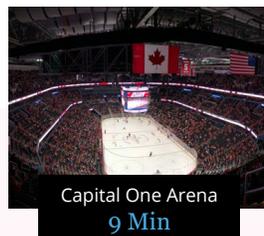
- Arc-teryx
- Bulgari
- Burberry
- Chanel
- Kate Spade
- Gucci
- Hermes
- Vince

Neighborhood Map

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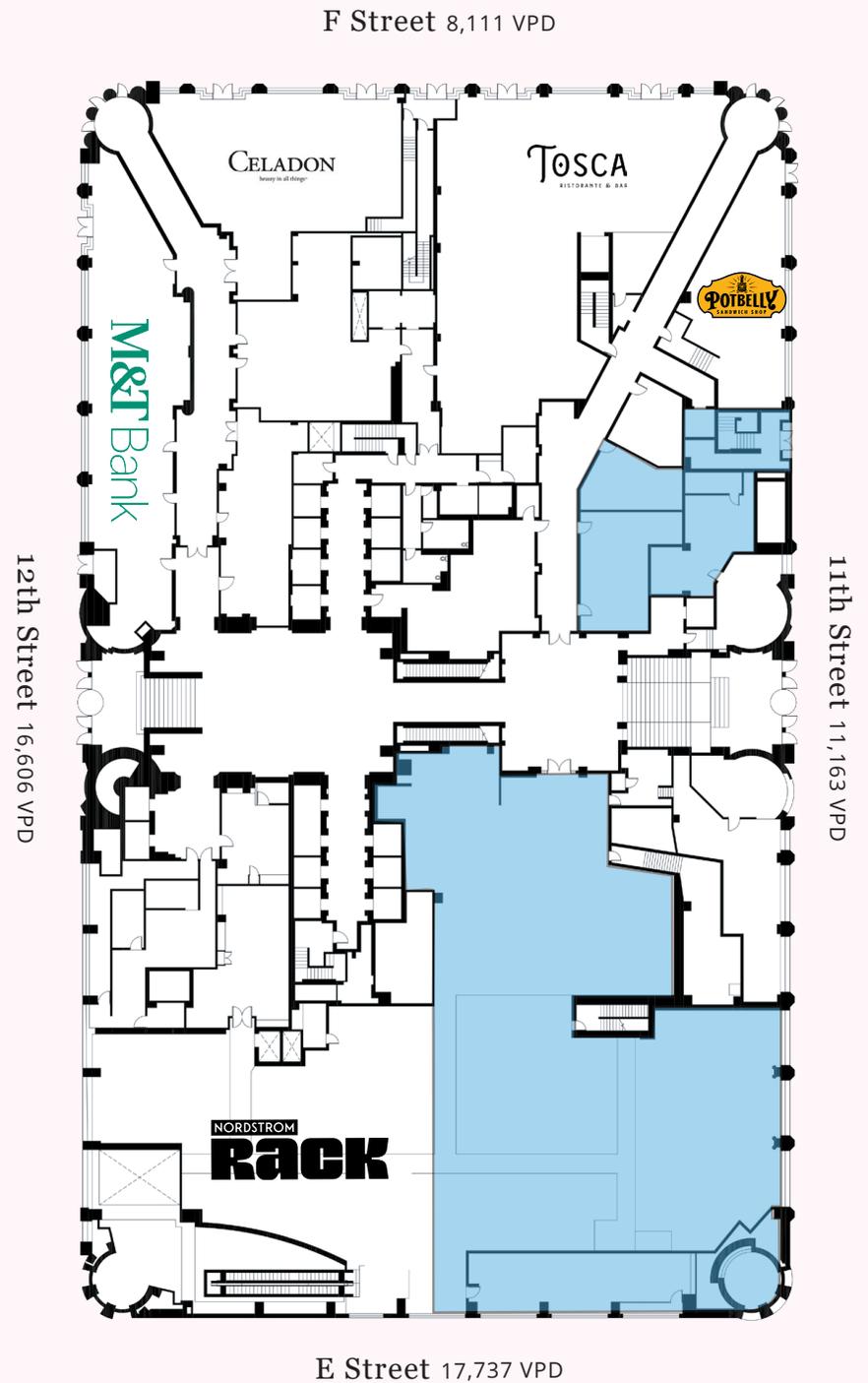
Walking Distance | Points of Interest



Building Site Plan

THE MARKET AT DISTRICT CENTER

Tenant	SF
Available	33,345
Washington Elite Dentistry	1,803
Potbelly	1,710
Available	14,049
Nordstrom Rack	35,860
M&T Bank	3,237
Celadon Salon & Spa	3,438
Tosca	5,901



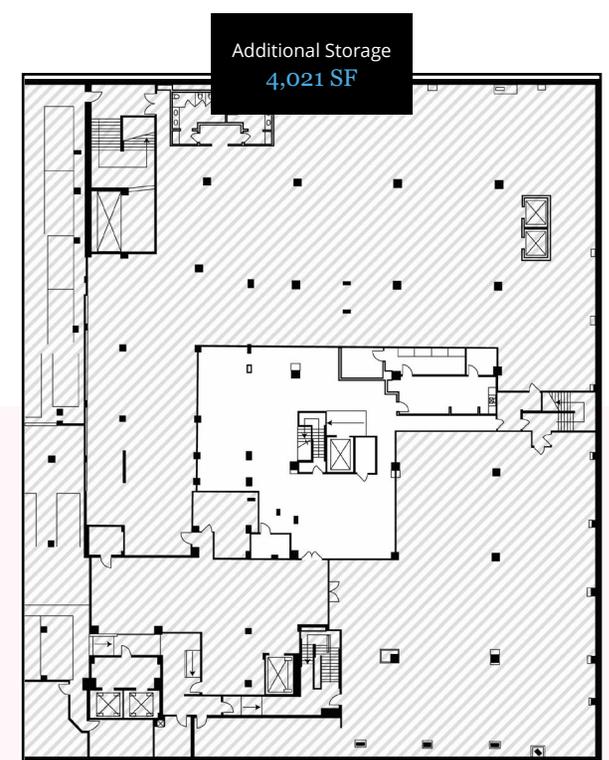
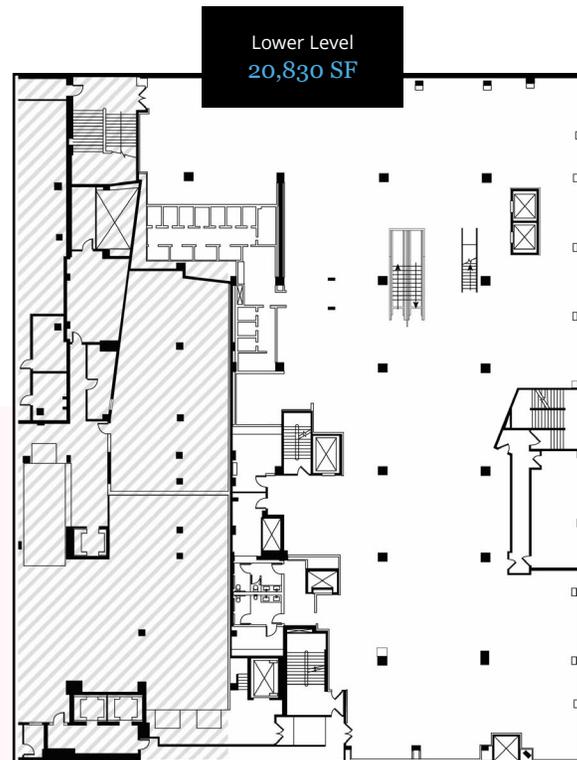
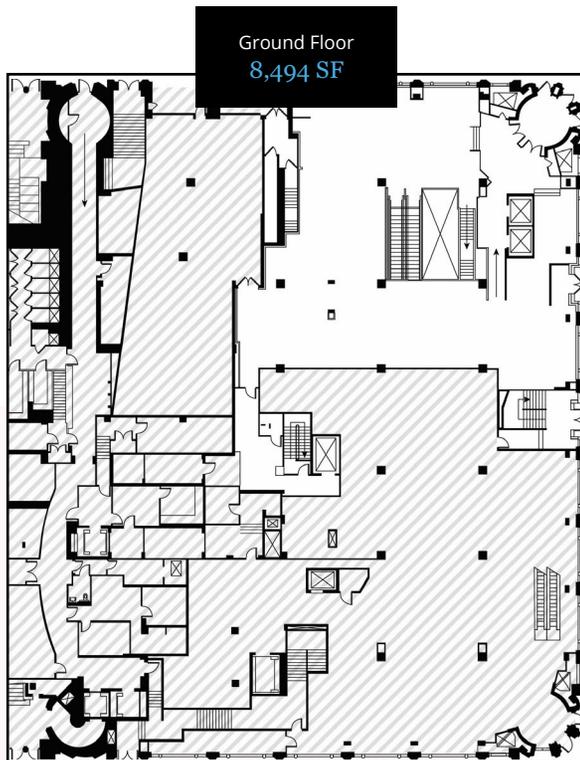
Corner Retail Space

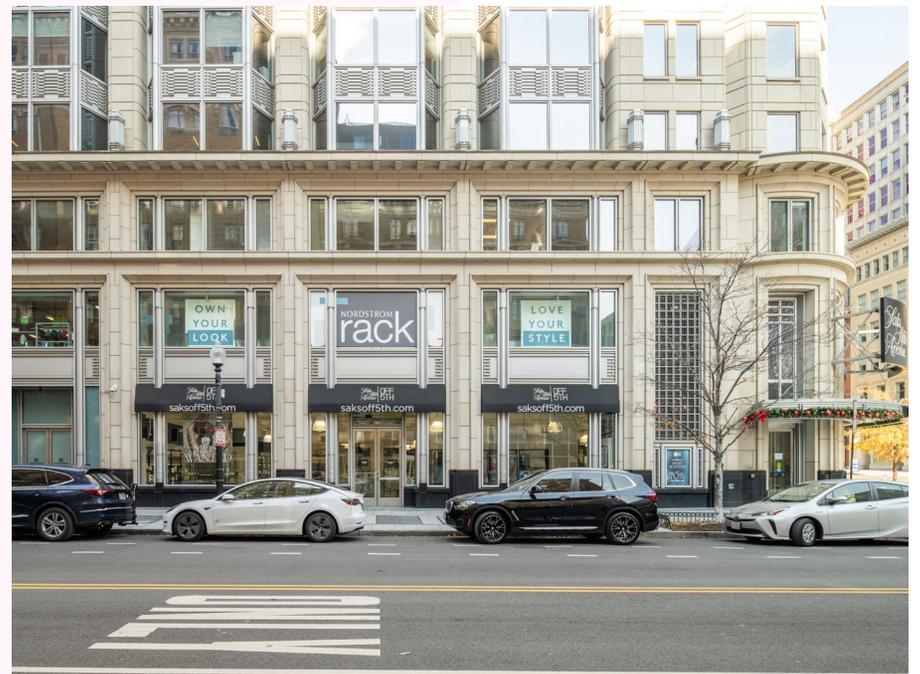
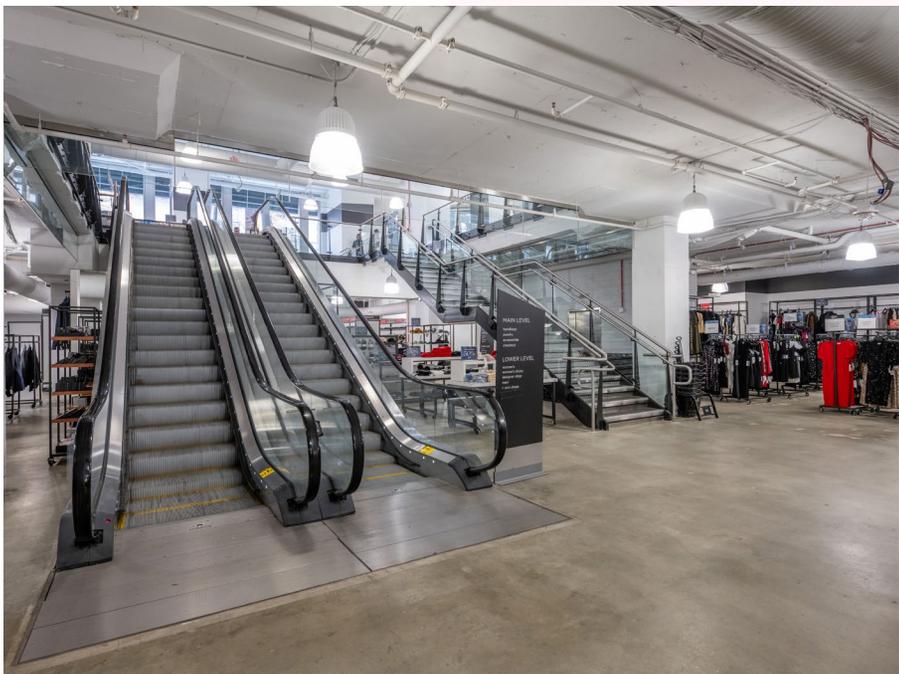
THE MARKET AT DISTRICT CENTER

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





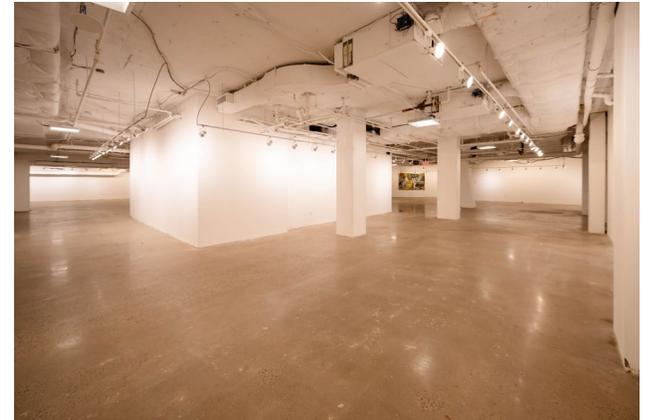
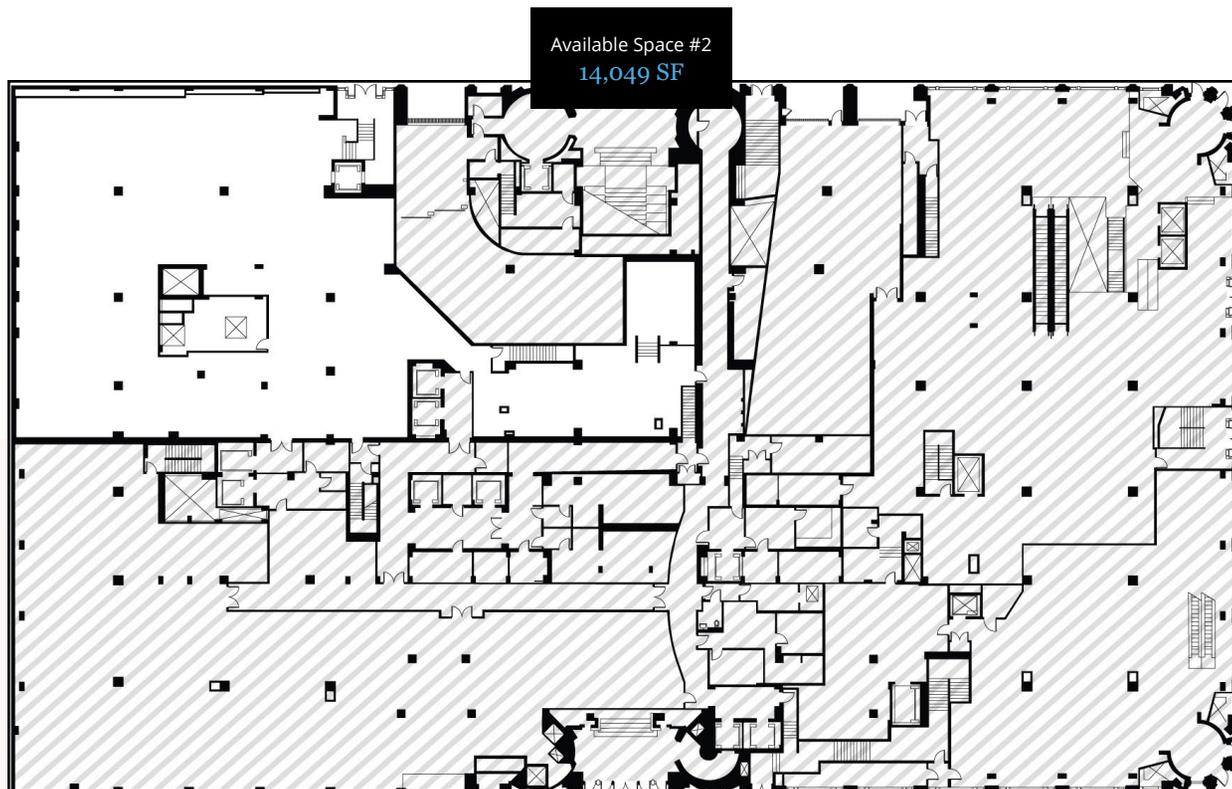
Available Retail Space

THE MARKET AT DISTRICT CENTER

14,049 SF

TOTAL AVAILABLE RETAIL

- Opportunity to expand for an additional 1710 sf achieving approximately 75 feet of frontage and a hard corner position on 11th and F Street NW.
- Positioned adjacent to the building's parking garage entrance, and a 2-minute walk to Metro Center station.
- Strong co-tenancy with Nordstrom Rack, and surrounding like retailers including H&M, Lululemon, Sephora, Netflix House, Barnes & Noble and more



Images: Exquisitely Composed Images and Sandlot Downtown



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

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