

20  
MASS



Proposed Rendering

# *Capitol Hill's experiential 11,687 SF Retail Offering*

20 MASSACHUSETTS AVENUE NW  
WASHINGTON, DC





# Mass // Emergence

Completely re-imagined and transformed, the new 20 Mass will add two top floors and a 14,500 SF amenities penthouse, accompanied with new floor-to-ceiling glass façade. This newest mixed-use project will include Trophy office, a 271 key Royal Sonesta hotel, and 11,687 SF of street level retail. The building features exterior seating areas, onsite collaboration spaces, a rooftop deck amenity and multiple lounge areas.

Along with all-new amenities, retailers will benefit from unparalleled access thanks to the building's unique location on Massachusetts Ave, just one block from Union Station and in direct proximity to I-395, I-295, and New York Ave. In addition, the growing diverse community of students and residents in NoMa/Union Market/Capitol Hill will drive customer traffic and continue to energize the increasingly robust neighborhood surrounding 20 Mass.



Delivers Spring 2023



Easy access to Capitol Hill and Union Station



Unparalleled frontage facing Massachusetts Ave

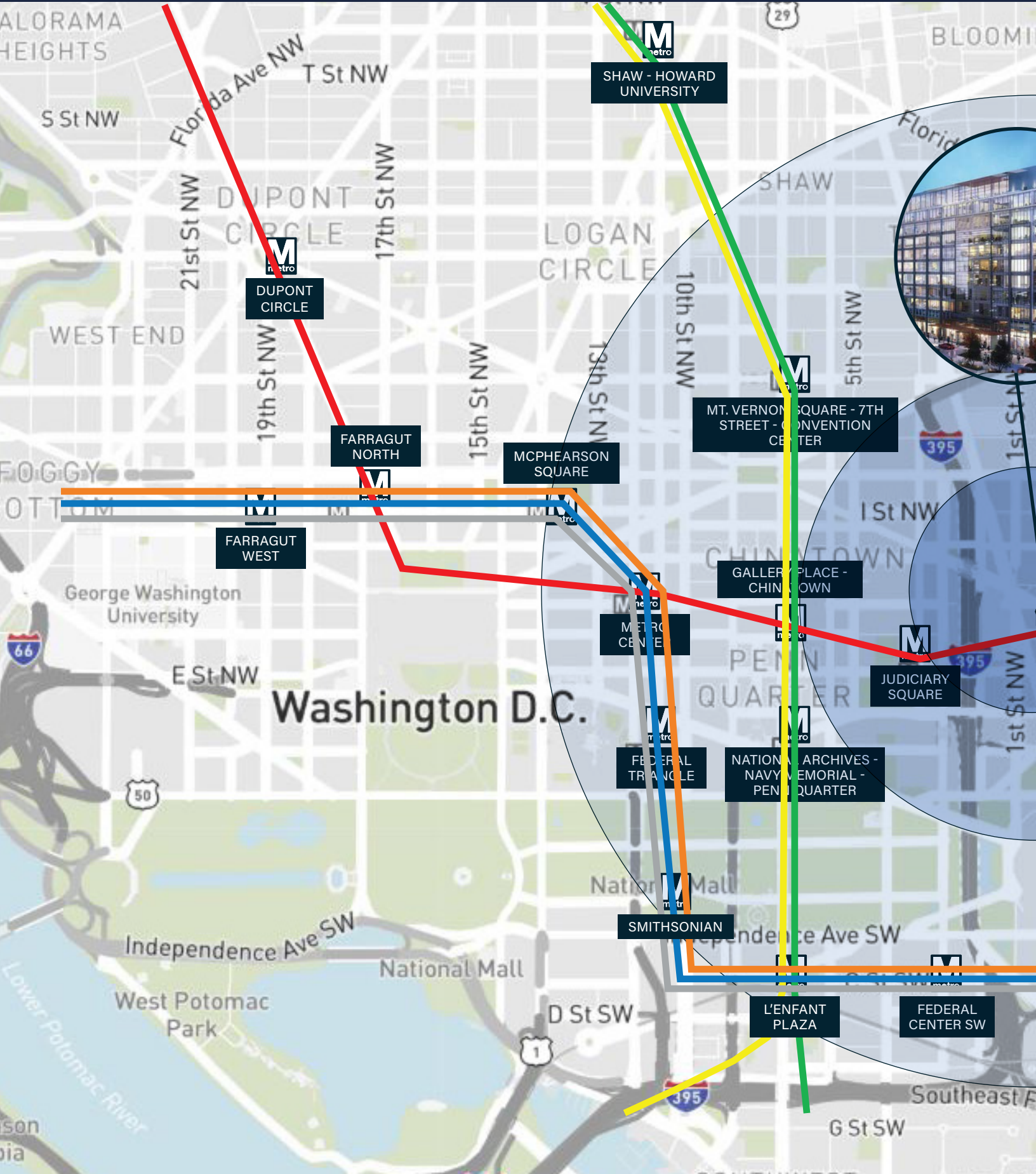


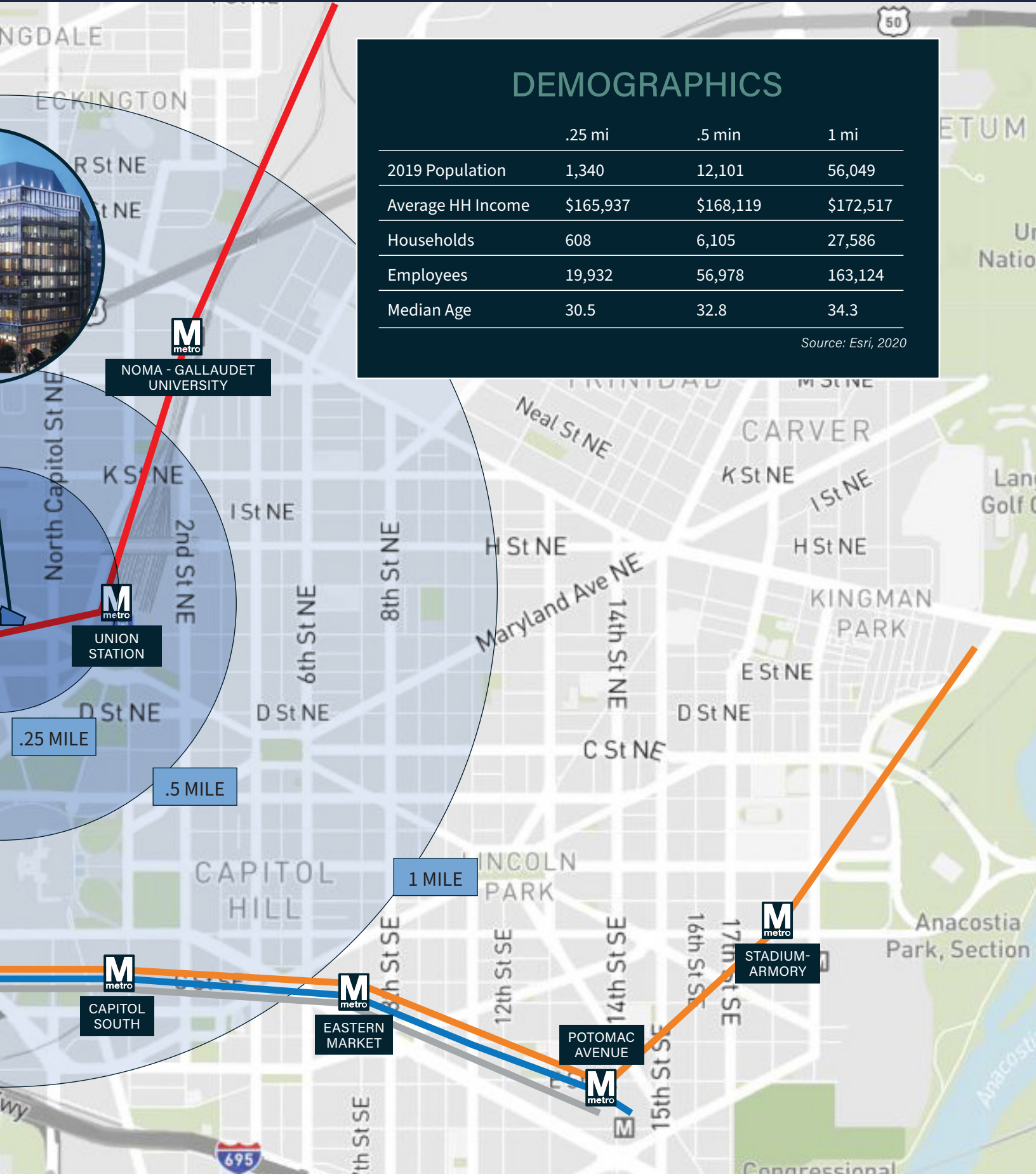
Tremendous outdoor seating and ceiling heights



~ 11,687 SF of retail space with multiple demising options in DC's newest mixed use development with Trophy office space (183,515 SF) and a Royal Sonesta Hotel (271-Keys)

# Washington, DC Trade Area





## DEMOGRAPHICS

	.25 mi	.5 mi	1 mi
2019 Population	1,340	12,101	56,049
Average HH Income	\$165,937	\$168,119	\$172,517
Households	608	6,105	27,586
Employees	19,932	56,978	163,124
Median Age	30.5	32.8	34.3

Source: Esri, 2020

# Capitol Hill Trade Area

## STRONG MARKET FUNDAMENTALS

6.1 M

6.1 M SF of office space is in current supply with over 1.3 million SF of “shovel-ready” projects in the pipeline

20,000

Space is located in a high traffic area with 20,000 VPD directly in front on Massachusetts Ave NW and 28,634 RPD from Union Station Metro

12,500+

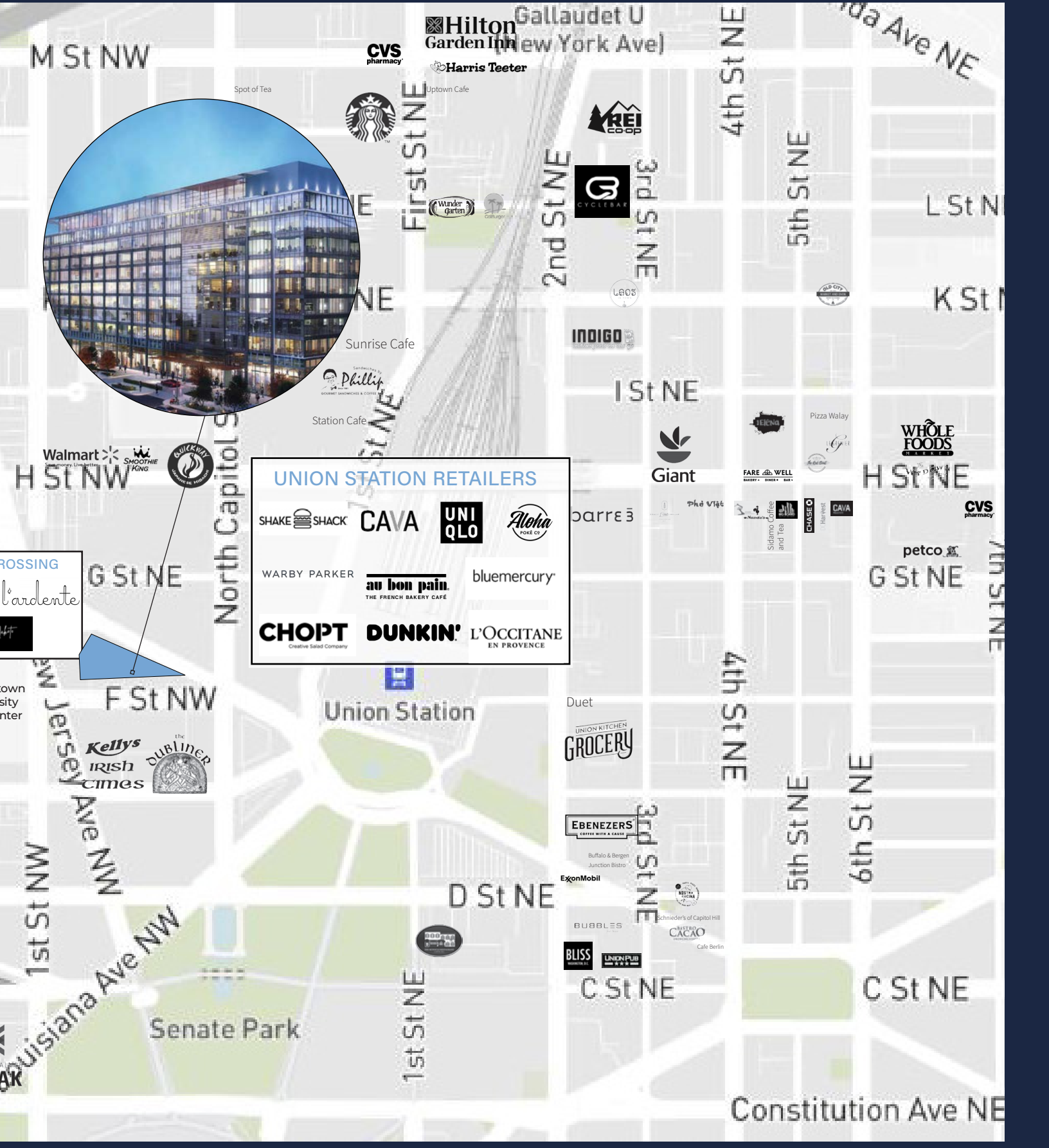
There are over 12,500 multifamily units between the Capitol Hill and NoMA/ Union Market trade areas





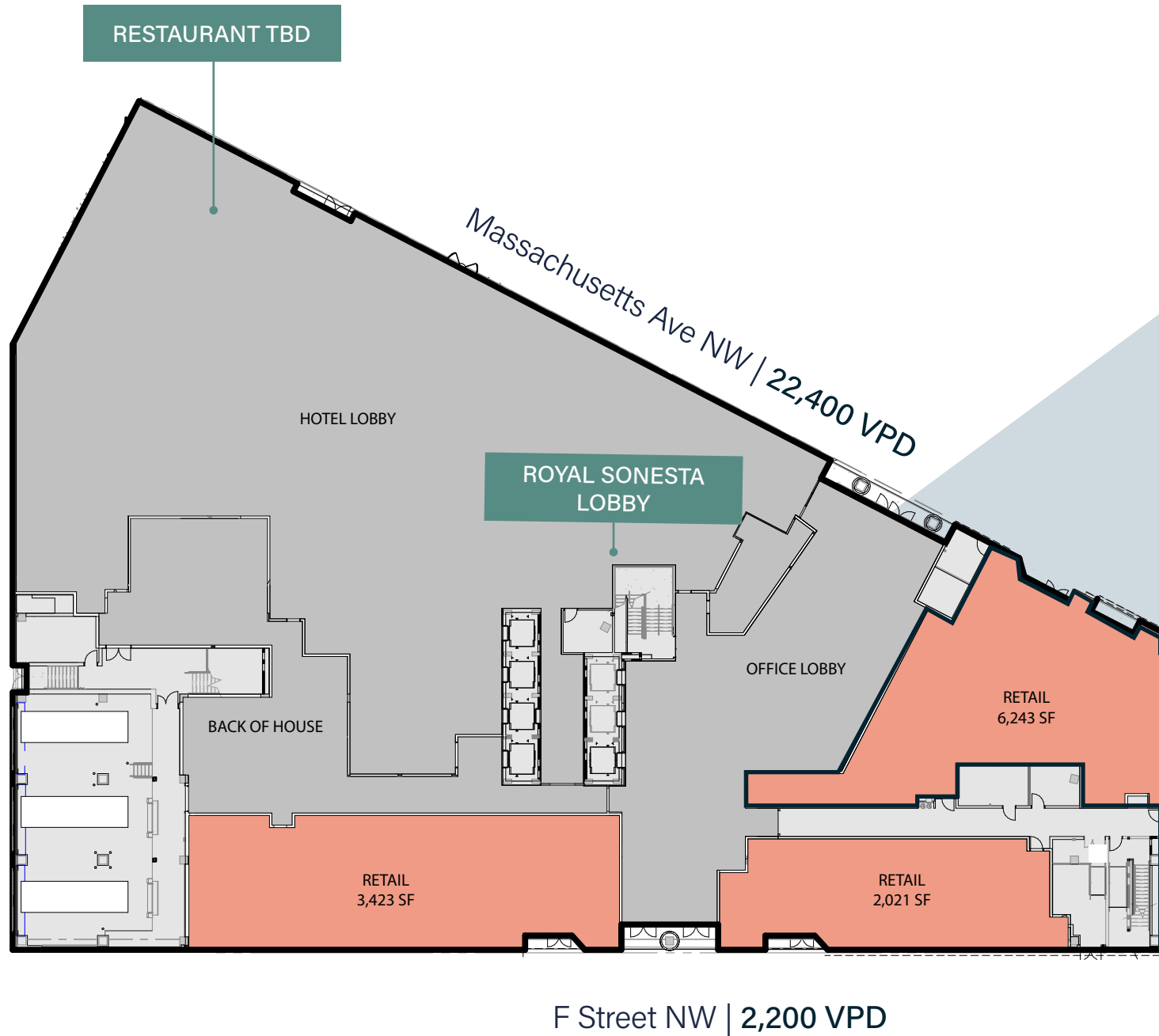
**UNION STATION RETAILERS**

SHAKE SHACK	CAVA	UNIQLO	Aloha
WARBY PARKER	au bon pain. THE FRENCH BAKERY CAFE	bluemercury	
CHOPT Creative Salad Company	DUNKIN'	L'OCCITANE EN PROVENCE	



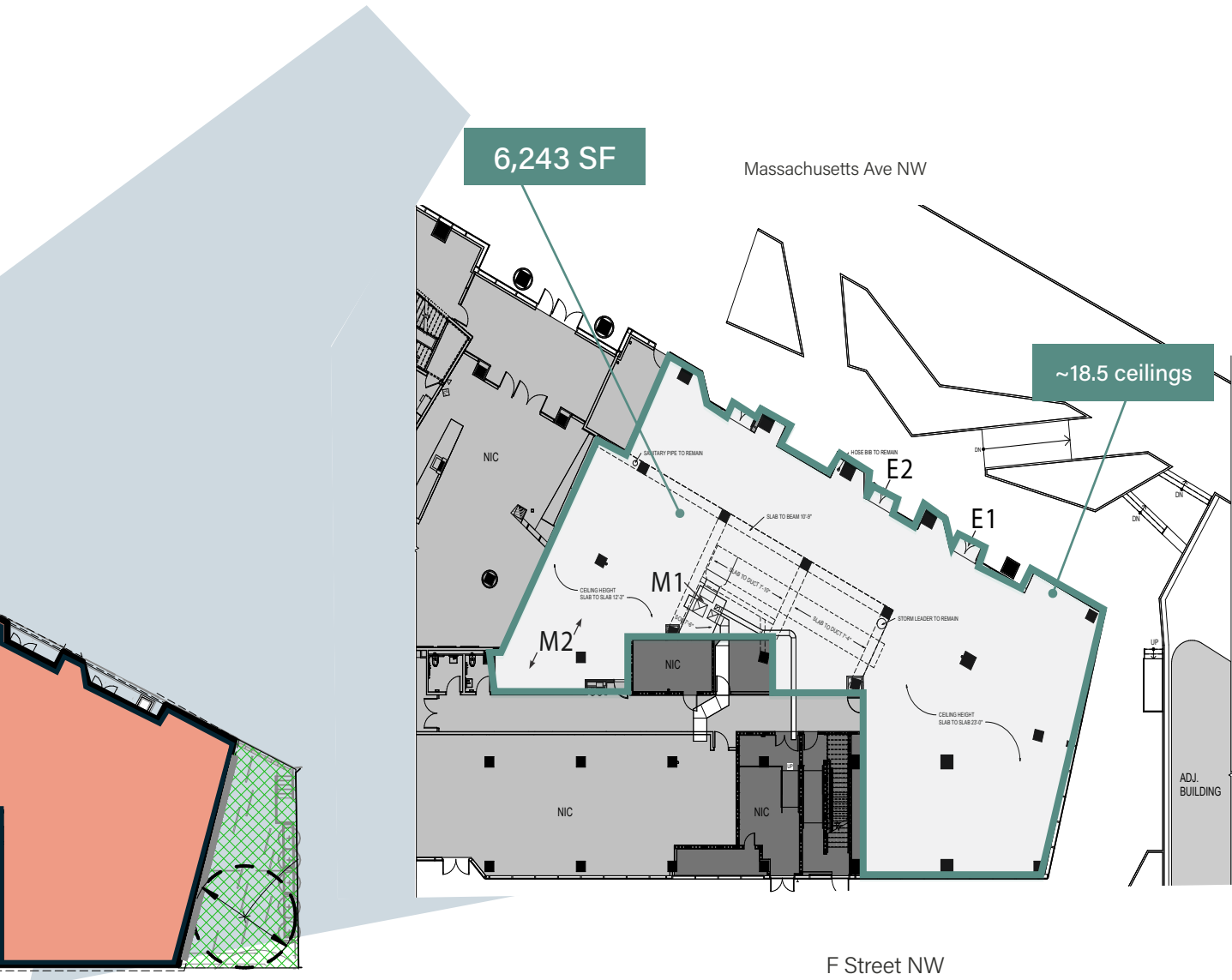
# Floor Plan

## GROUND FLOOR LAYOUT





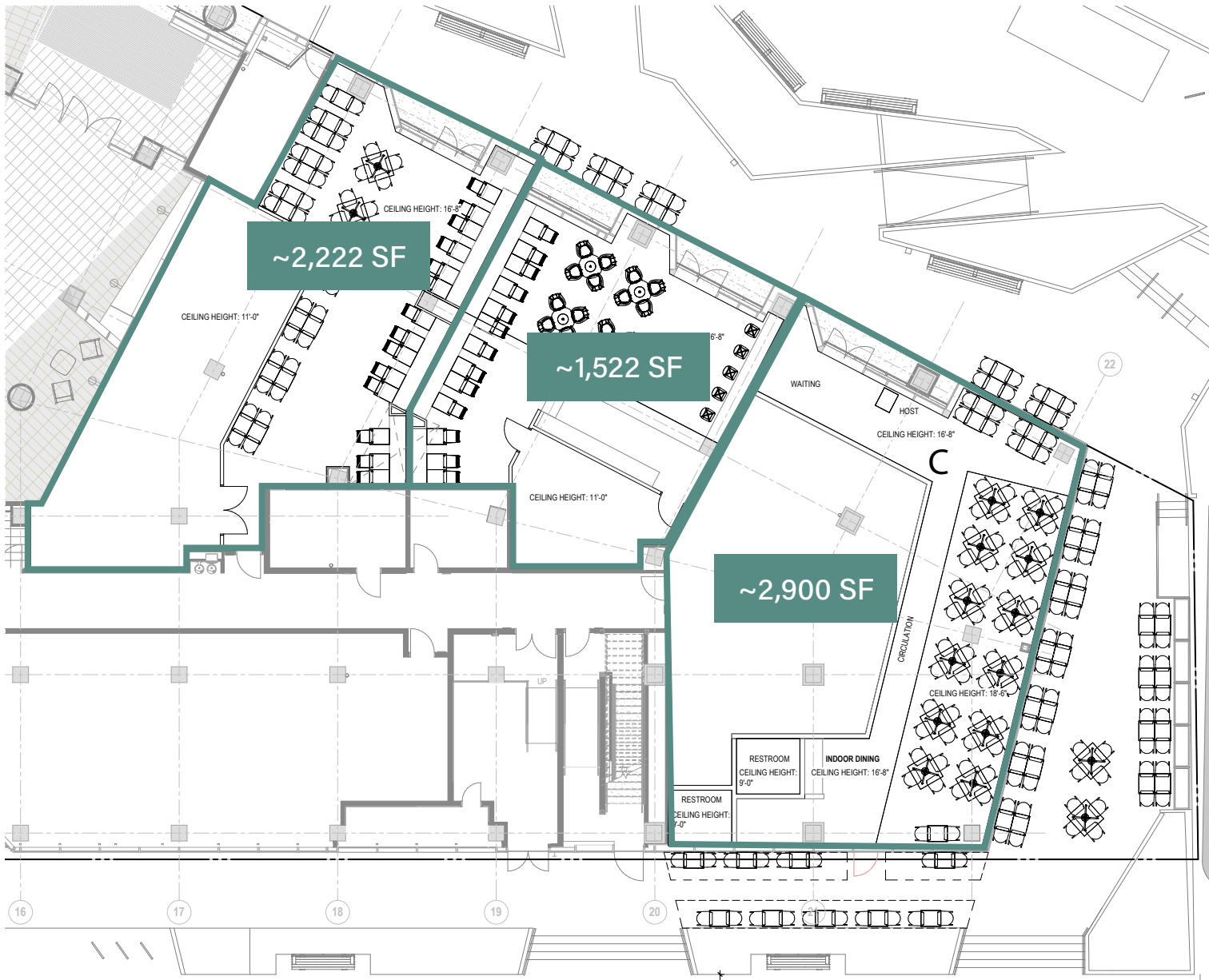
# EXISTING CONDITION



# Test Fits and Demising Options

## DEMISED SUITES

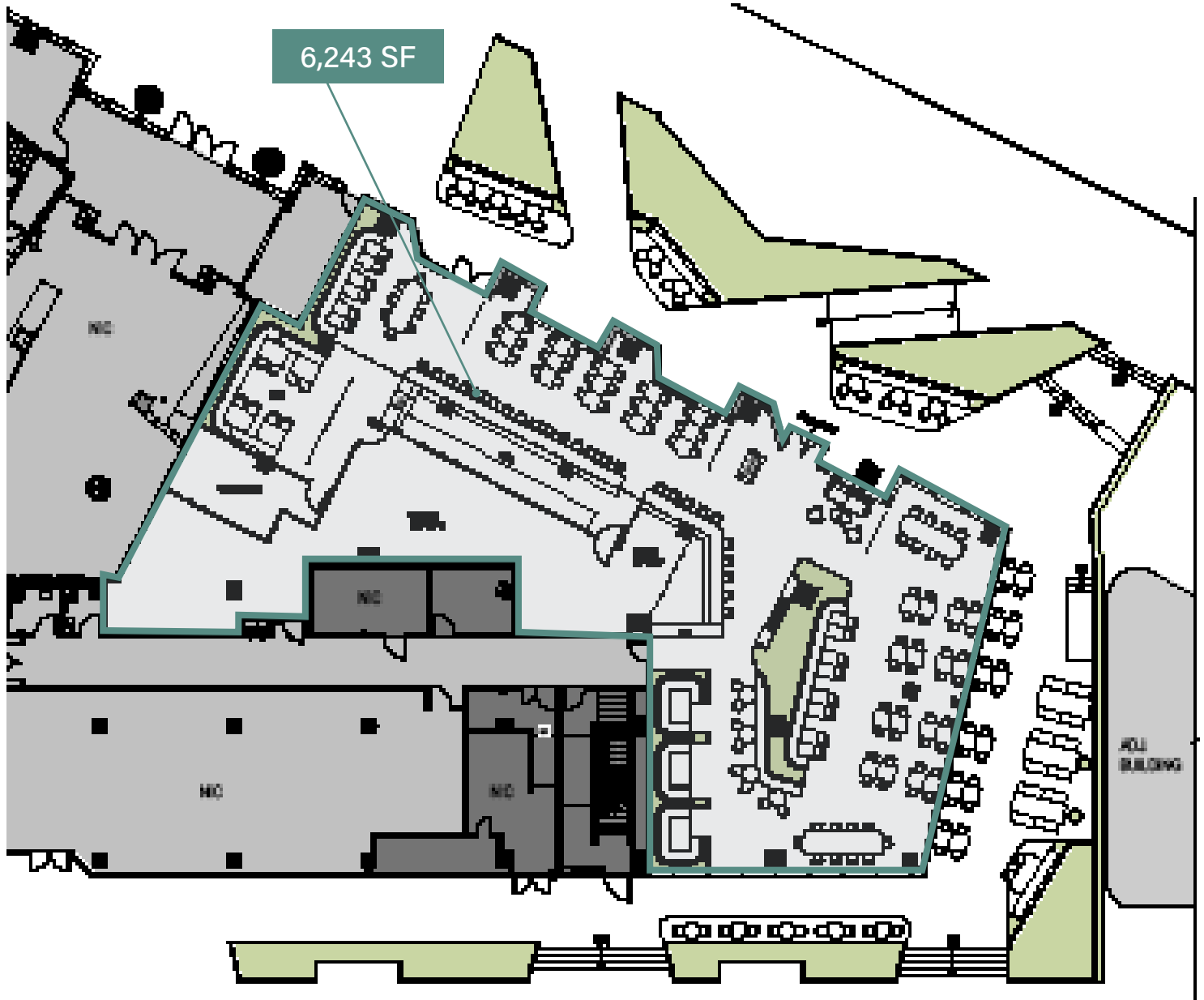
Massachusetts Ave NW | 22,400 VPD



F Street NW | 2,200 VPD

# SINGLE RESTAURANT

Massachusetts Ave NW | 22,400 VPD



F Street NW | 2,200 VPD



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Proposed Rendering

FOR MORE INFORMATION, PLEASE CONTACT:

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THE  
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GROUP