

# MARKET SQUARE *RETAIL*

PRIP

Real Estate Investment  
Management



**RAPPAPORT**  
CULTIVATING PLACES

# D.C. BY THE NUMBERS



**6TH**  
LARGEST METROPOLITAN  
AREA IN THE U.S.

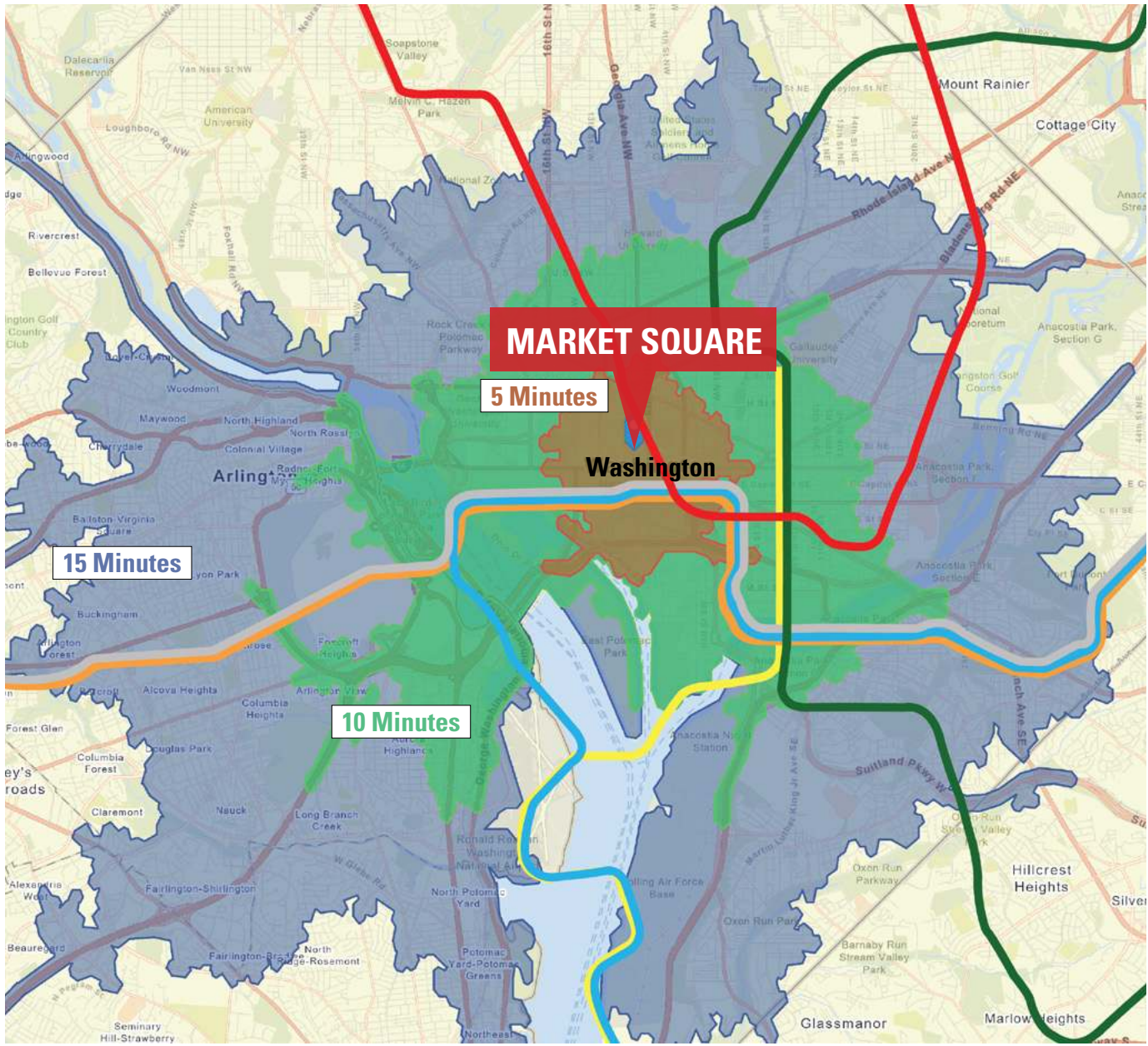
**22**  
MILLION VISITORS  
IN 2022

**\$8.1**  
BILLION IN TOURIST  
SPENDING IN 2022

**\$93K**  
MEDIAN HOUSEHOLD  
INCOME

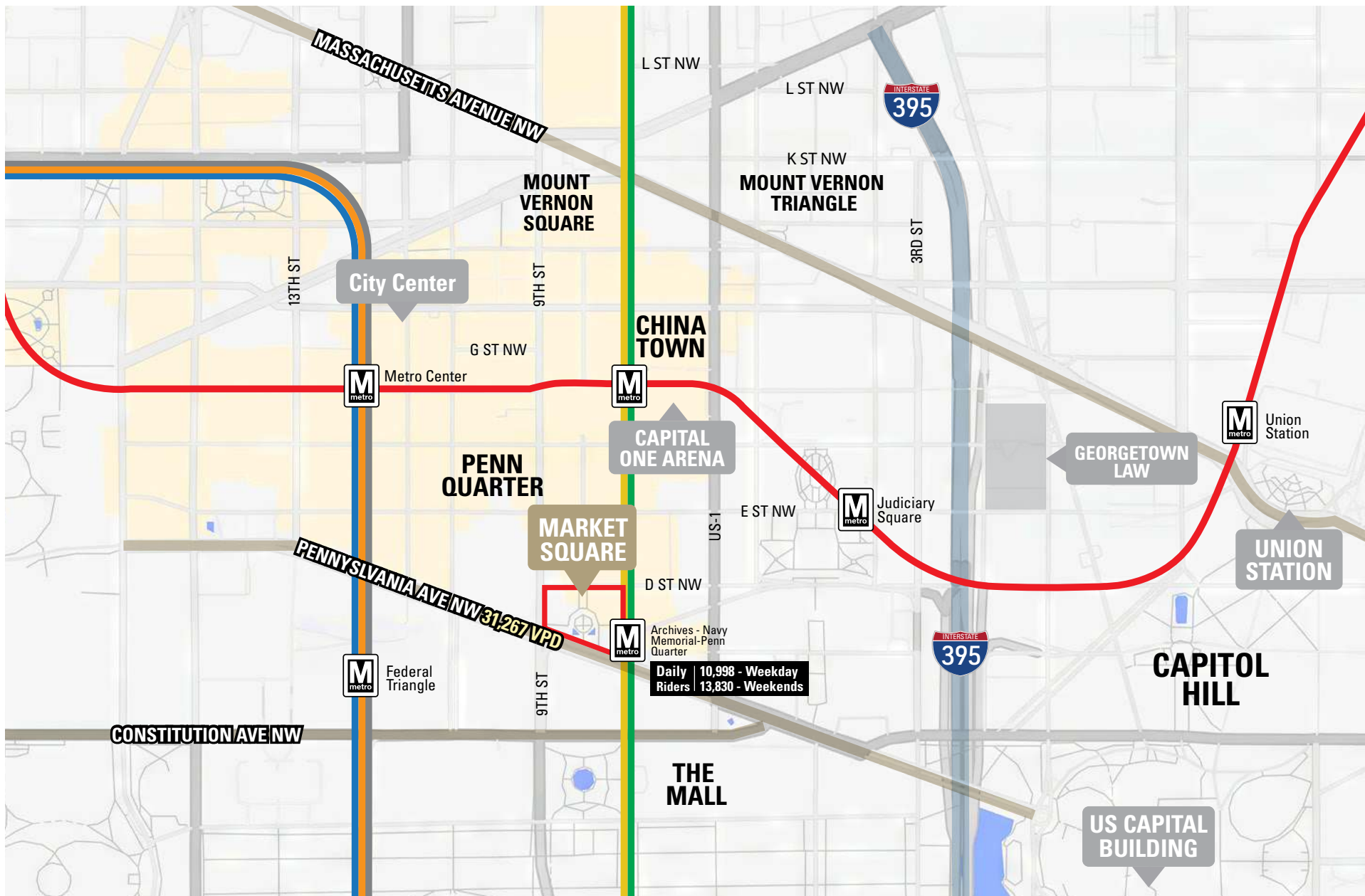
**1**  
MILLION DAYTIME  
POPULATION

**>75%**  
KASTLE KEYCARD SWIPE  
RATE OF NEAR PRE-COVID  
LEVELS

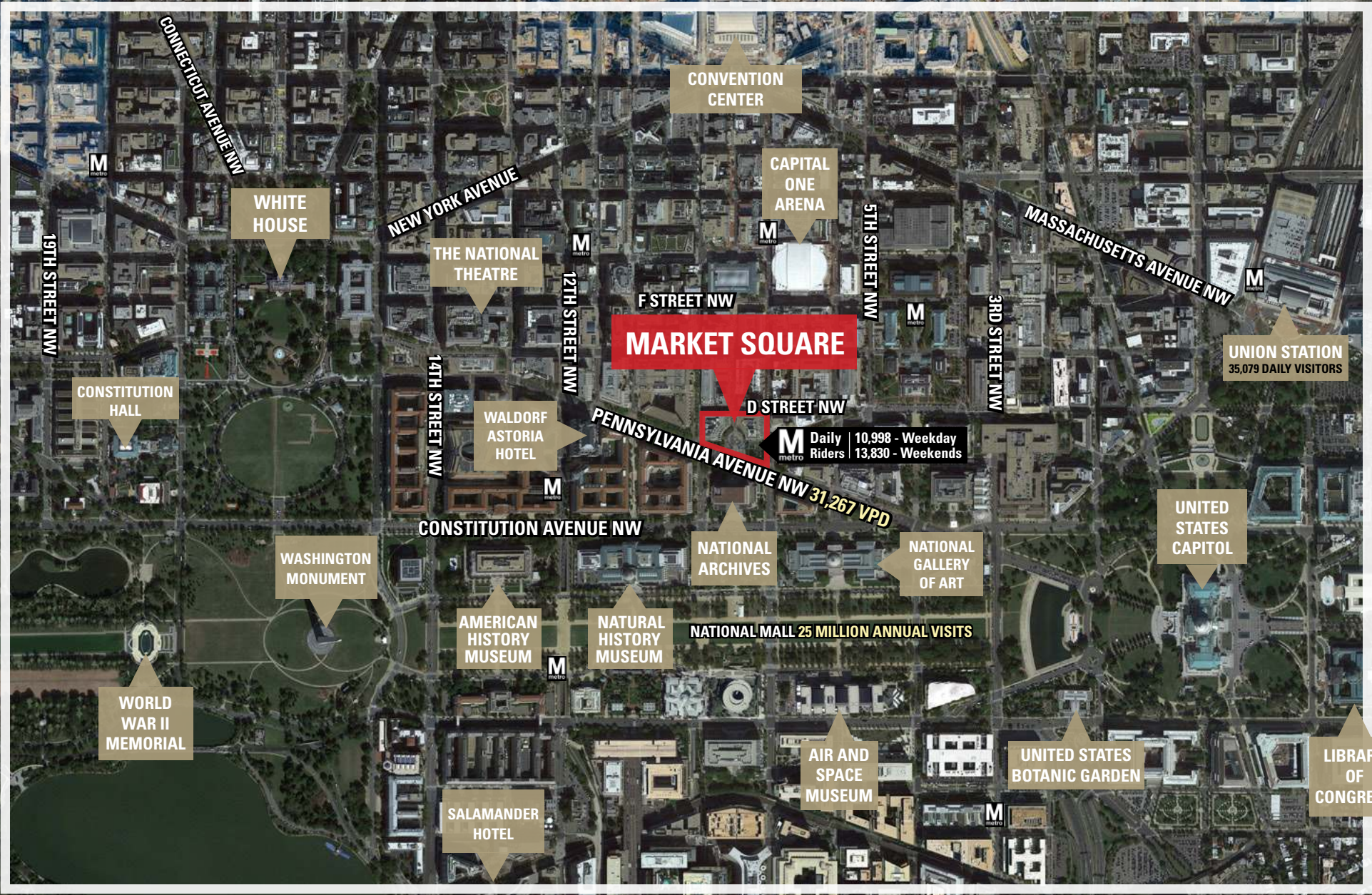


# DEMOGRAPHICS

	5 Min	10 Min	15 Min
<b>Population</b>	236,712	679,884	1,173,641
<b>Households</b>	3,452	32,815	112,892
<b>Bachelor's Degree or Higher</b>	1,103	2,463	17,143
<b>Average Household Income</b>	\$177,221	\$174,609	\$161,462
	<b>.25 Mi</b>	<b>0.5 Mi</b>	<b>1 Mi</b>
<b>Total Employees</b>	20,609	65,019	218,972
	<b>Vehicles per day</b>		
<b>Penn Ave NW</b>			31,267
<b>9th Street</b>			16,709
<b>E Street</b>			11,327
<b>Walkscore</b>	<b>Capital Bikeshare Arrivals</b>		
99			1,752



Daily 10,998 - Weekday  
Riders 13,830 - Weekends



CONVENTION CENTER

CAPITAL ONE ARENA

WHITE HOUSE

THE NATIONAL THEATRE

F STREET NW

MARKET SQUARE

UNION STATION  
35,079 DAILY VISITORS

19TH STREET NW

CONNECTICUT AVENUE NW

NEW YORK AVENUE

5TH STREET NW

MASSACHUSETTS AVENUE NW

CONSTITUTION HALL

12TH STREET NW

14TH STREET NW

WALDORF ASTORIA HOTEL

D STREET NW

M metro Daily 10,998 - Weekday Riders 13,830 - Weekends

PENNSYLVANIA AVENUE NW 31,267 VPD

CONSTITUTION AVENUE NW

UNITED STATES CAPITOL

WASHINGTON MONUMENT

NATIONAL ARCHIVES

NATIONAL GALLERY OF ART

AMERICAN HISTORY MUSEUM

NATURAL HISTORY MUSEUM

NATIONAL MALL 25 MILLION ANNUAL VISITS

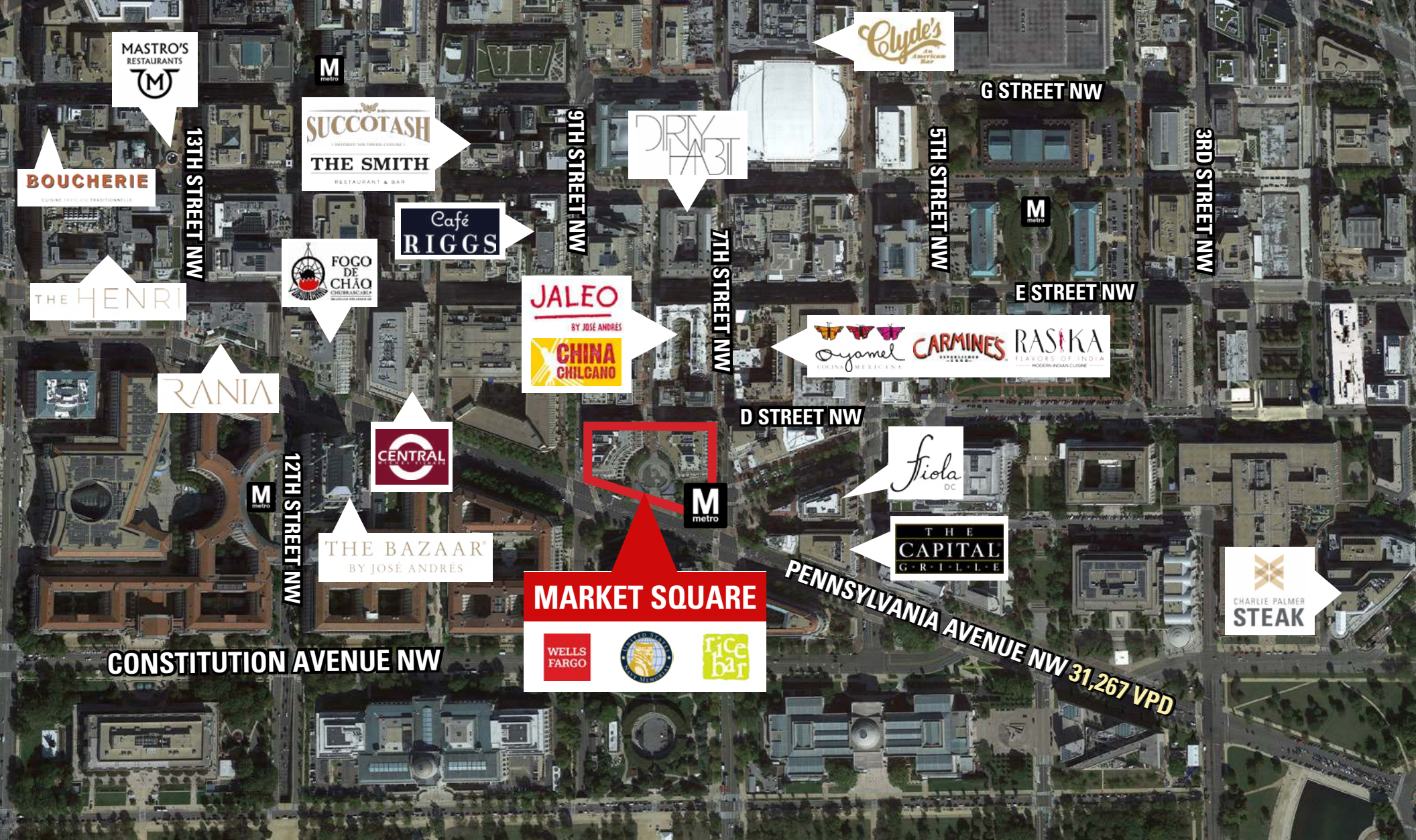
WORLD WAR II MEMORIAL

SALAMANDER HOTEL

AIR AND SPACE MUSEUM

UNITED STATES BOTANIC GARDEN

LIBRARY OF CONGRESS



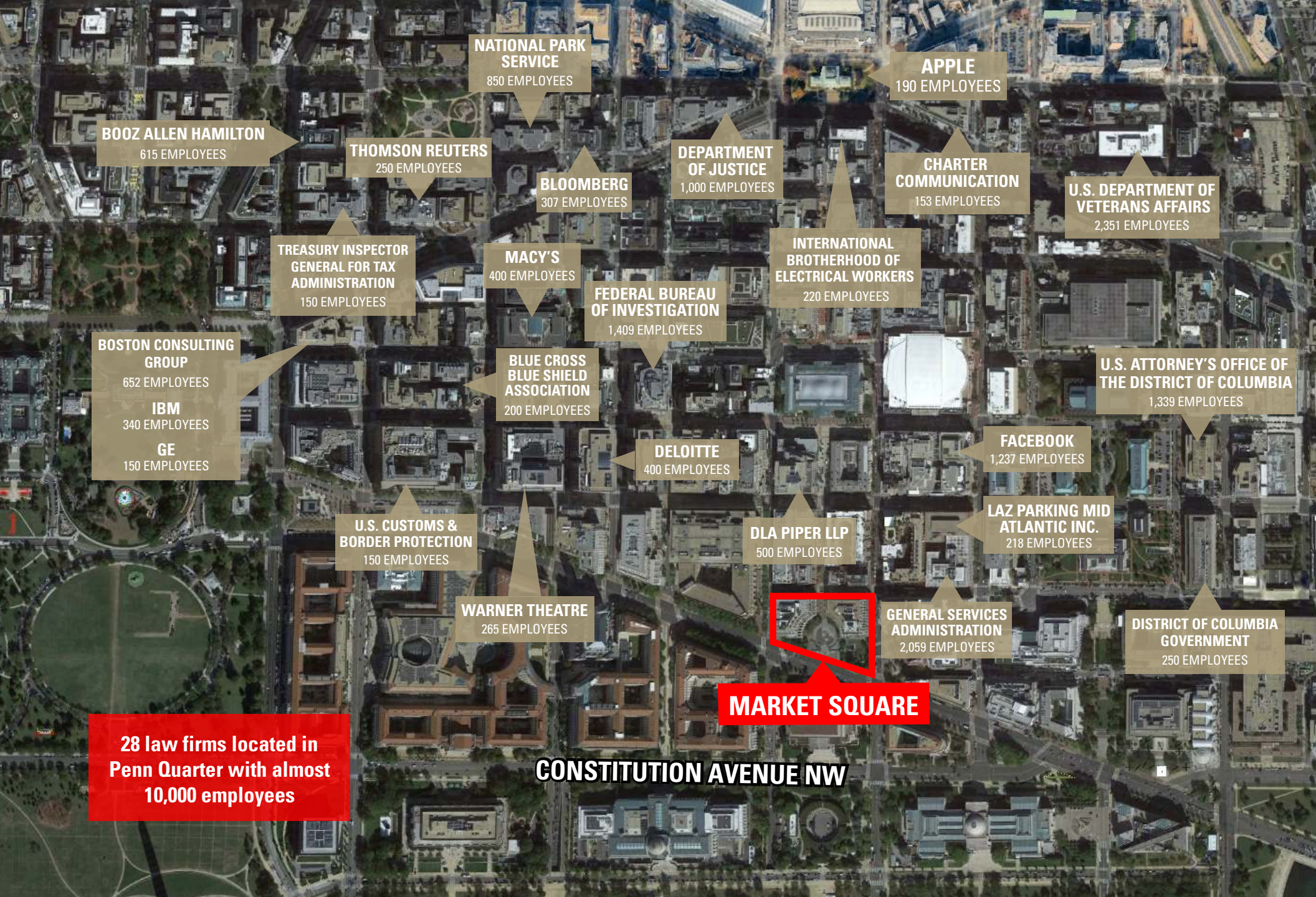
**MARKET SQUARE**

WELLS FARGO

UNIVERSITY OF THE DISTRICT OF COLUMBIA

RICE BAR

**AT THE CENTER OF D.C.'S FINE DINING CORE**



**BOOZ ALLEN HAMILTON**  
615 EMPLOYEES

**THOMSON REUTERS**  
250 EMPLOYEES

**NATIONAL PARK SERVICE**  
850 EMPLOYEES

**APPLE**  
190 EMPLOYEES

**BLOOMBERG**  
307 EMPLOYEES

**DEPARTMENT OF JUSTICE**  
1,000 EMPLOYEES

**CHARTER COMMUNICATION**  
153 EMPLOYEES

**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
2,351 EMPLOYEES

**TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION**  
150 EMPLOYEES

**MACY'S**  
400 EMPLOYEES

**FEDERAL BUREAU OF INVESTIGATION**  
1,409 EMPLOYEES

**INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS**  
220 EMPLOYEES

**BOSTON CONSULTING GROUP**  
652 EMPLOYEES

**BLUE CROSS BLUE SHIELD ASSOCIATION**  
200 EMPLOYEES

**U.S. ATTORNEY'S OFFICE OF THE DISTRICT OF COLUMBIA**  
1,339 EMPLOYEES

**IBM**  
340 EMPLOYEES  
**GE**  
150 EMPLOYEES

**DELOITTE**  
400 EMPLOYEES

**FACEBOOK**  
1,237 EMPLOYEES

**U.S. CUSTOMS & BORDER PROTECTION**  
150 EMPLOYEES

**DLA PIPER LLP**  
500 EMPLOYEES

**LAZ PARKING MID ATLANTIC INC.**  
218 EMPLOYEES

**WARNER THEATRE**  
265 EMPLOYEES

**GENERAL SERVICES ADMINISTRATION**  
2,059 EMPLOYEES

**DISTRICT OF COLUMBIA GOVERNMENT**  
250 EMPLOYEES

**MARKET SQUARE**

**CONSTITUTION AVENUE NW**

**28 law firms located in Penn Quarter with almost 10,000 employees**

# SITE DETAILS

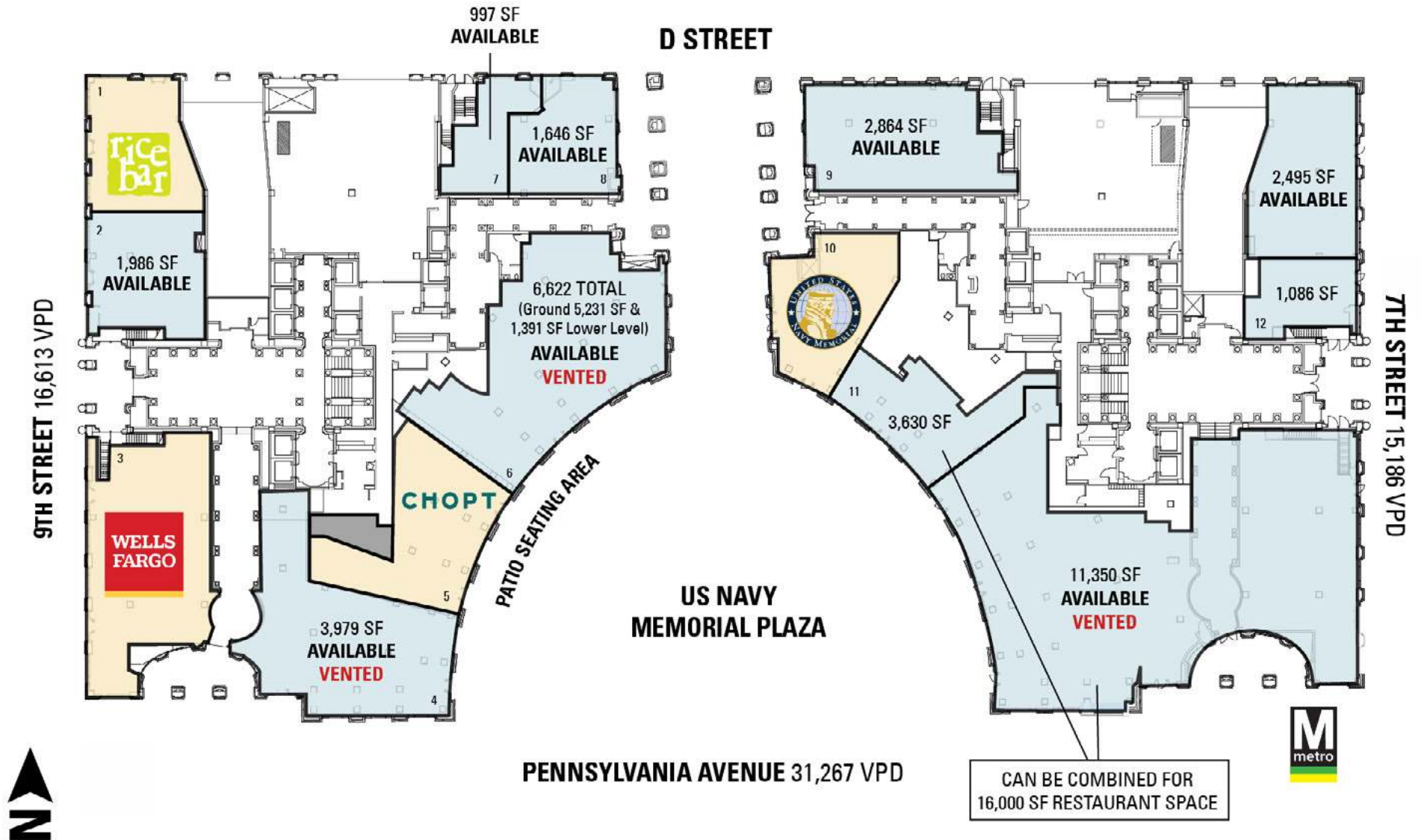
Market Square is one of the most iconic private office buildings in Washington, D.C. Home to more than 30 Fortune 500 companies, private firms, government agencies, and foreign consulates, the building benefits from its Pennsylvania Ave location— equidistant between the U.S. Capitol and The White House.



- On-site Metro access to Archives-Navy Memorial-Penn Quarter station (green & yellow lines)
- Superior ingress/egress to I-395
- Adjacent to Penn Quarter and the 7th Street Retail Corridor
- Unrivaled proximity to the U.S. Capitol and House/Senate Office Buildings
- Central choice for retail and dining among the key players of D.C.'s East End.



# SITE PLAN





**MARKET SQUARE**  
**701 & 801 PENNSYLVANIA AVE NW, WASHINGTON, D.C. 20004**

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Mike Howard | [mhoward@rappaportco.com](mailto:mhoward@rappaportco.com) | 202.255.4202**