

CAPITAL GALLERY

600 MARYLAND AVE

686 - 4,351 SF
2ND GENERATION RETAIL
CAFÉ AND BAKERY
OPPORTUNITIES



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bxp Boston Properties **klnb**

SITE DETAILS

CAPITAL GALLERY 600 MARYLAND AVE SW

AVAILABLE NOW

- Daycare opportunity with potential play area and opportunities available ideal for fitness, service users and coffee operators
- 2nd generation café spaces available
- Located at the L'Enfant Plaza Metro (5,725 RPD)
- Capital Gallery East & West office complex comprise of approximately 697,800 SF
- Major office tenants include Smithsonian Institute and Graduate Schools USA
- Less than a 10 minute walk to The Wharf (550K+ monthly visitors)

HIGH DAYTIME RETAIL DEMAND

SOUTHWEST IS

A HIGHLY UNDERSERVED DAYTIME POPULATION:

- 26 federal headquarters
- 163,492 daytime employees within one mile

A BOOMING RESIDENTIAL MARKET:

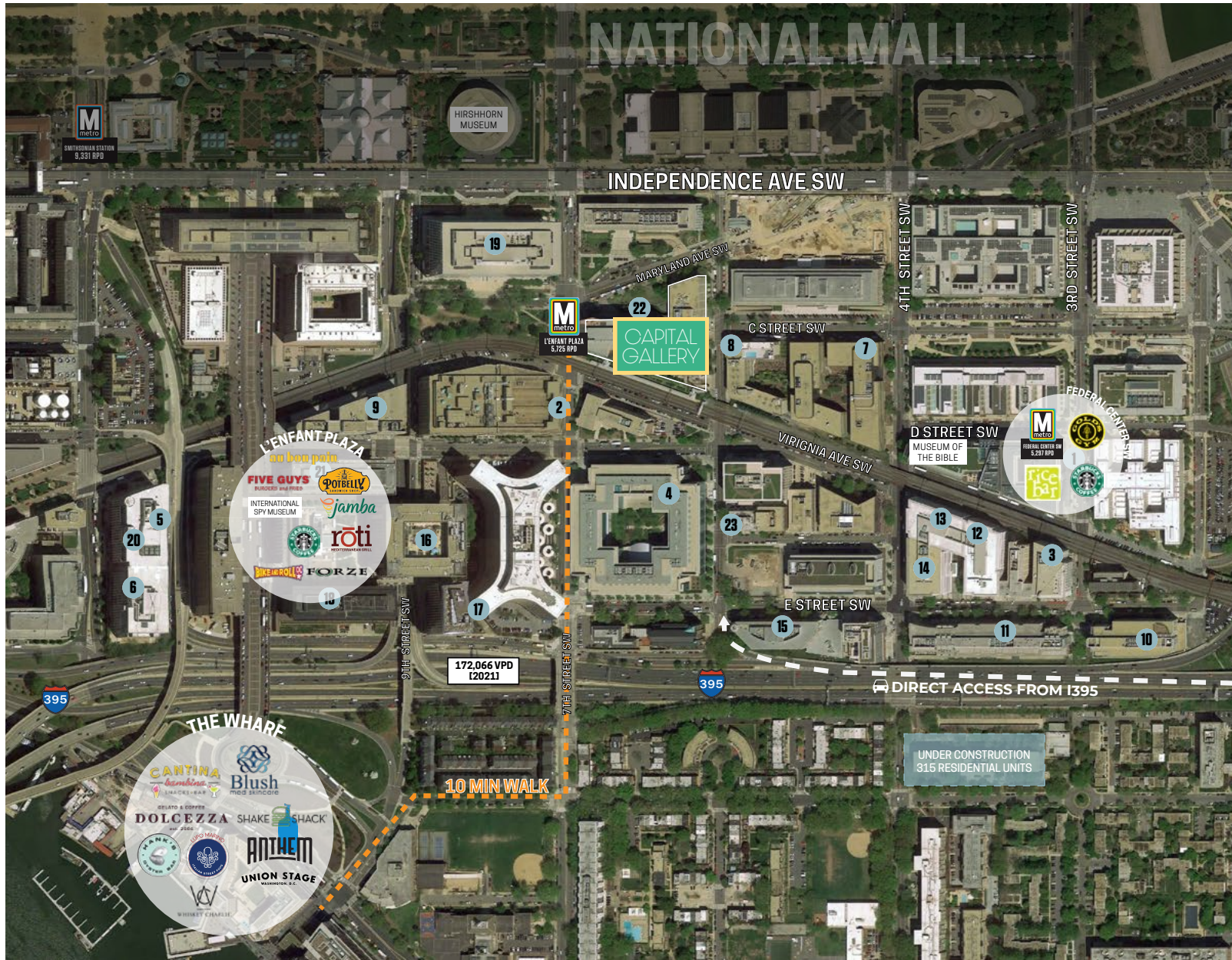
- 1,137 new residential units delivered during 2020-2022
- 1,306 residential units under construction and 1,800 residential units in the pipeline
- 16,942 current residential units

A TOURISM HUB:

- Over 1,600 hotel rooms in the surrounding area
- 430,000 SF Museum of the Bible saw 1M visitors in its first year
- 22M annual visitors between the National Mall and The Wharf
- Newly expanded Spy Museum at L'Enfant Plaza Metro



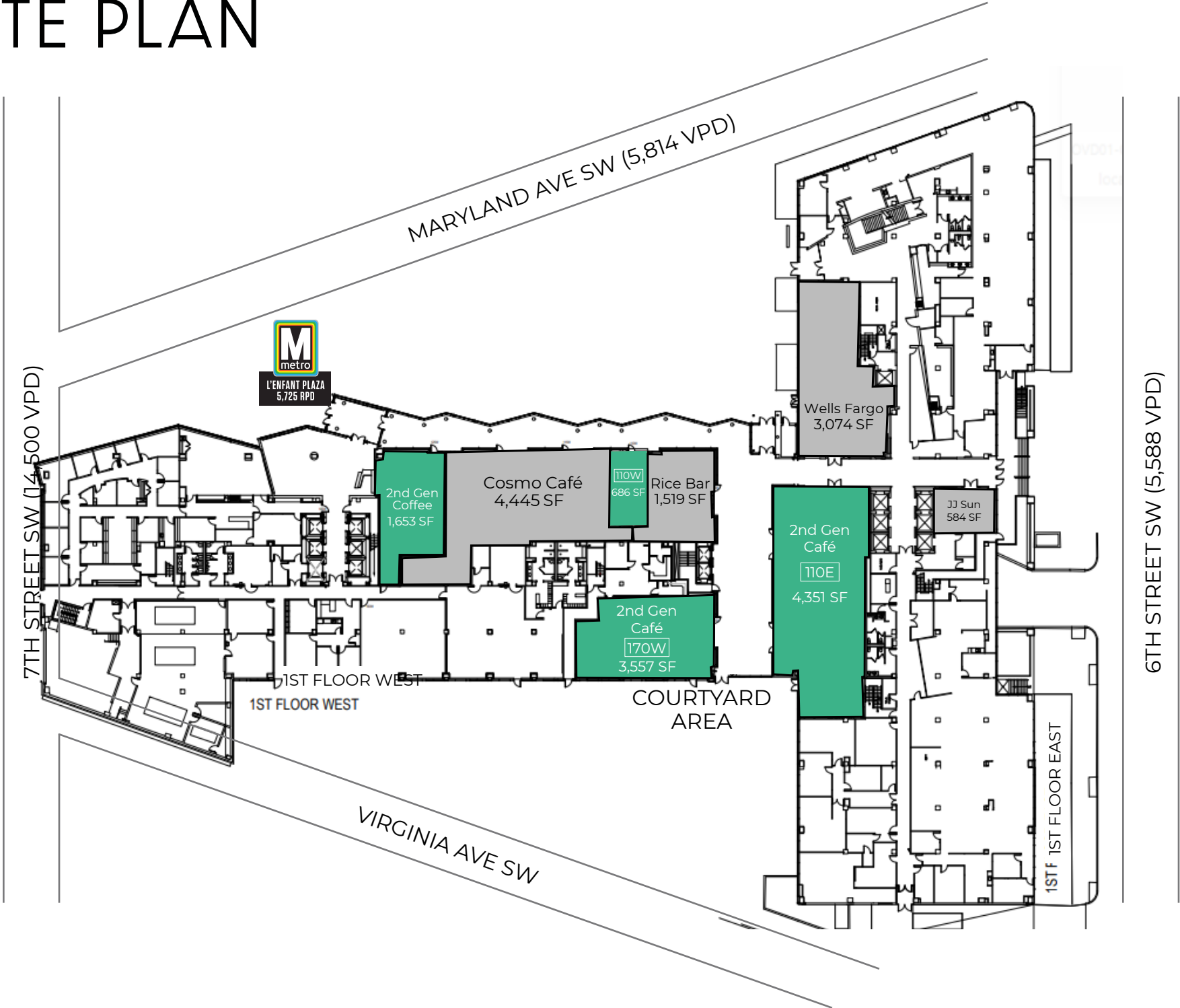
PRIMARY MARKET



HIGHLY UNDERSERVED
DAYTIME
POPULATION
5.5M SF

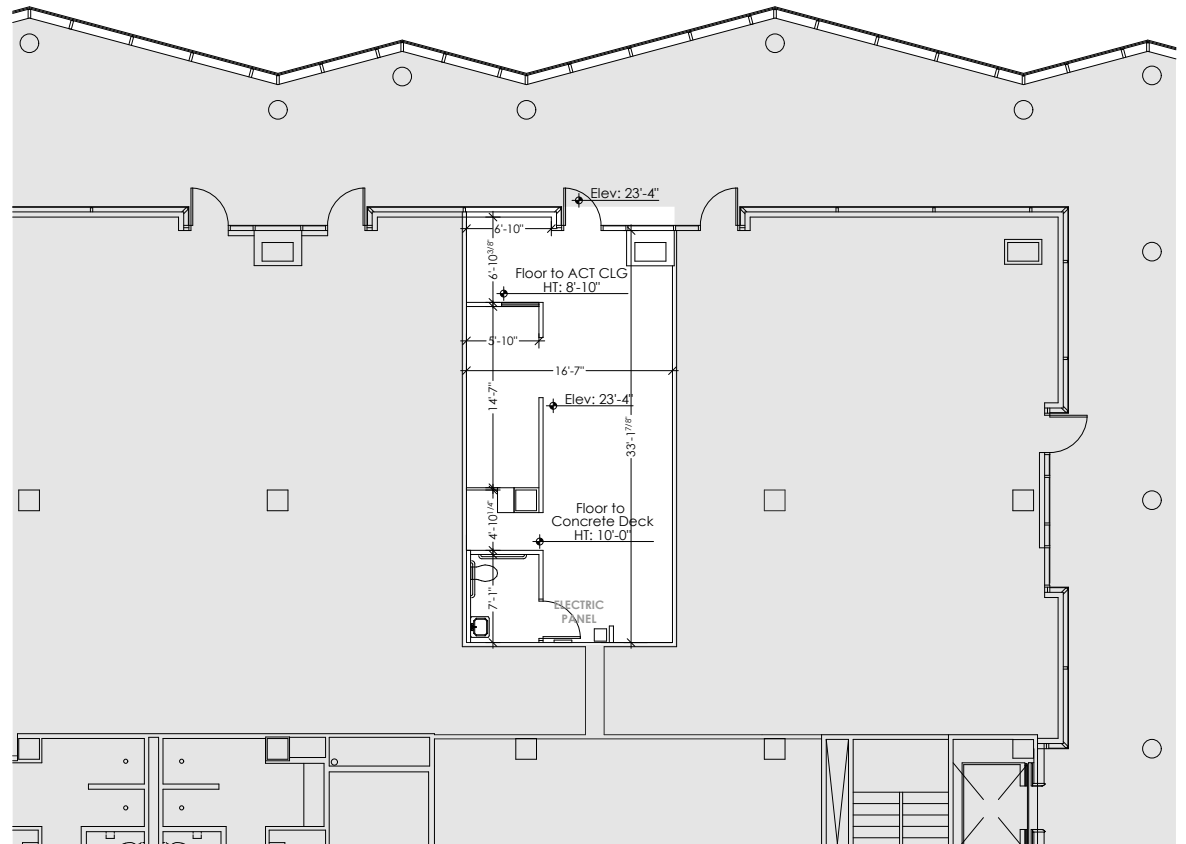
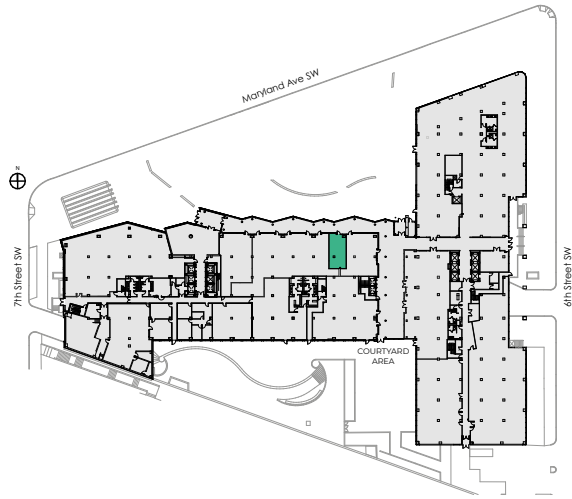
1	SBA 278,007 SF	8	FEMA 302,944 SF	16	EPA 173,944 SF
2	GSA 83,464 SF	9	ENERGENS 37,006 SF	17	URBAN 140,104 SF
3	AAR 36,715 SF	10	FMCS 36,954 SF	18	HHS 104,459 SF
4	NPS 266,283 SF	11	NASA 597,253 SF	19	EPA 99,585 SF
5	USDA 38,047 SF	12	USDA 330,000 SF	20	NATIONAL & COMMUNITY SERVICE 20,754 SF
6	USDA 199,220 SF	13	USDA 180,000 SF	21	VERACITY 33,466 SF
7	USDA 314,243 SF	14	USDA 180,000 SF	22	Graduate School 215,459 SF
	USDA 350,641 SF	15	USDA 194,601 SF	23	Washington Global 24,237 SF

SITE PLAN



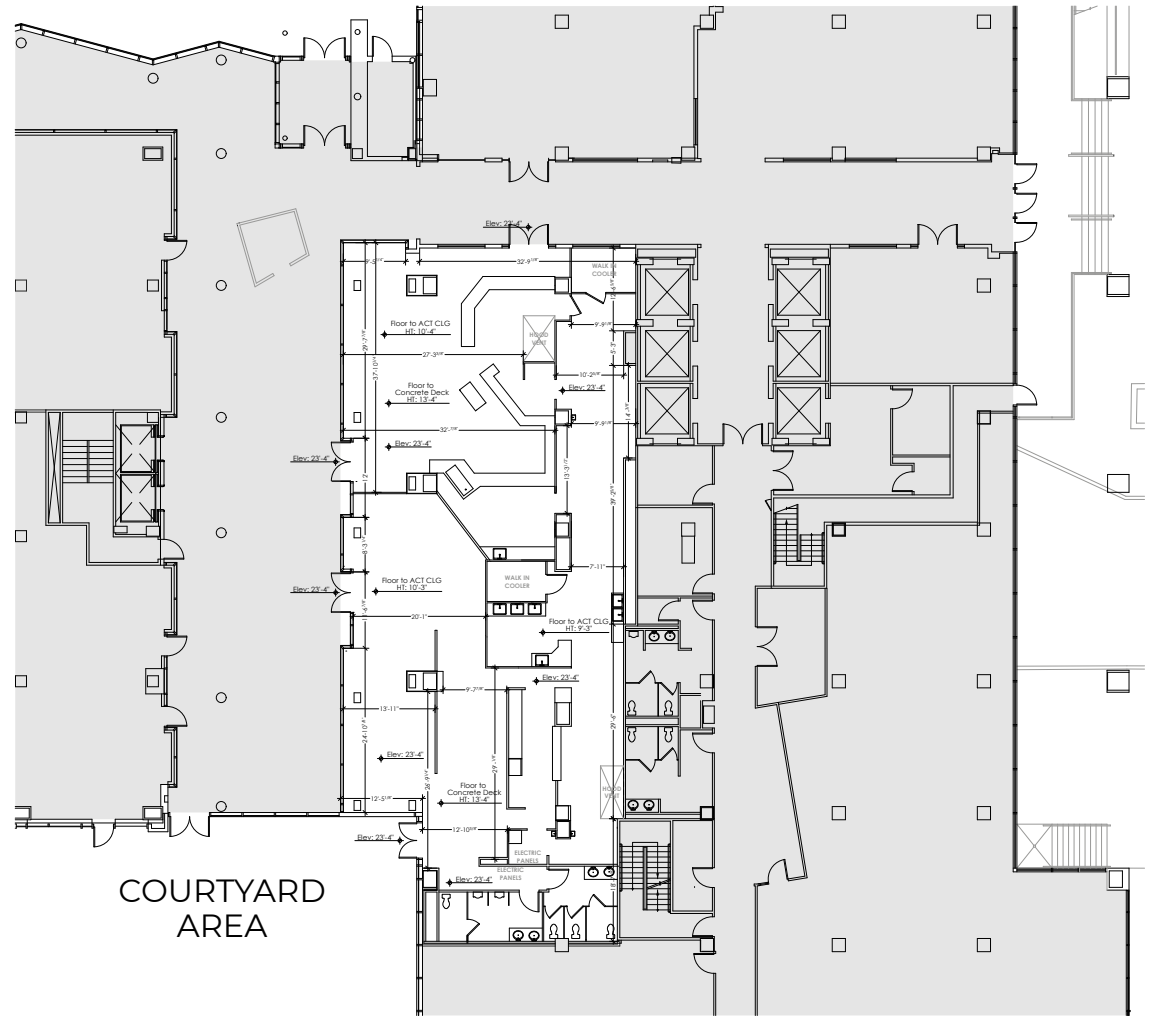
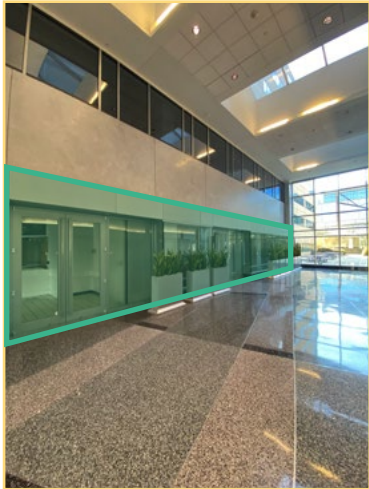
686 SF

2ND GENERATION RETAIL



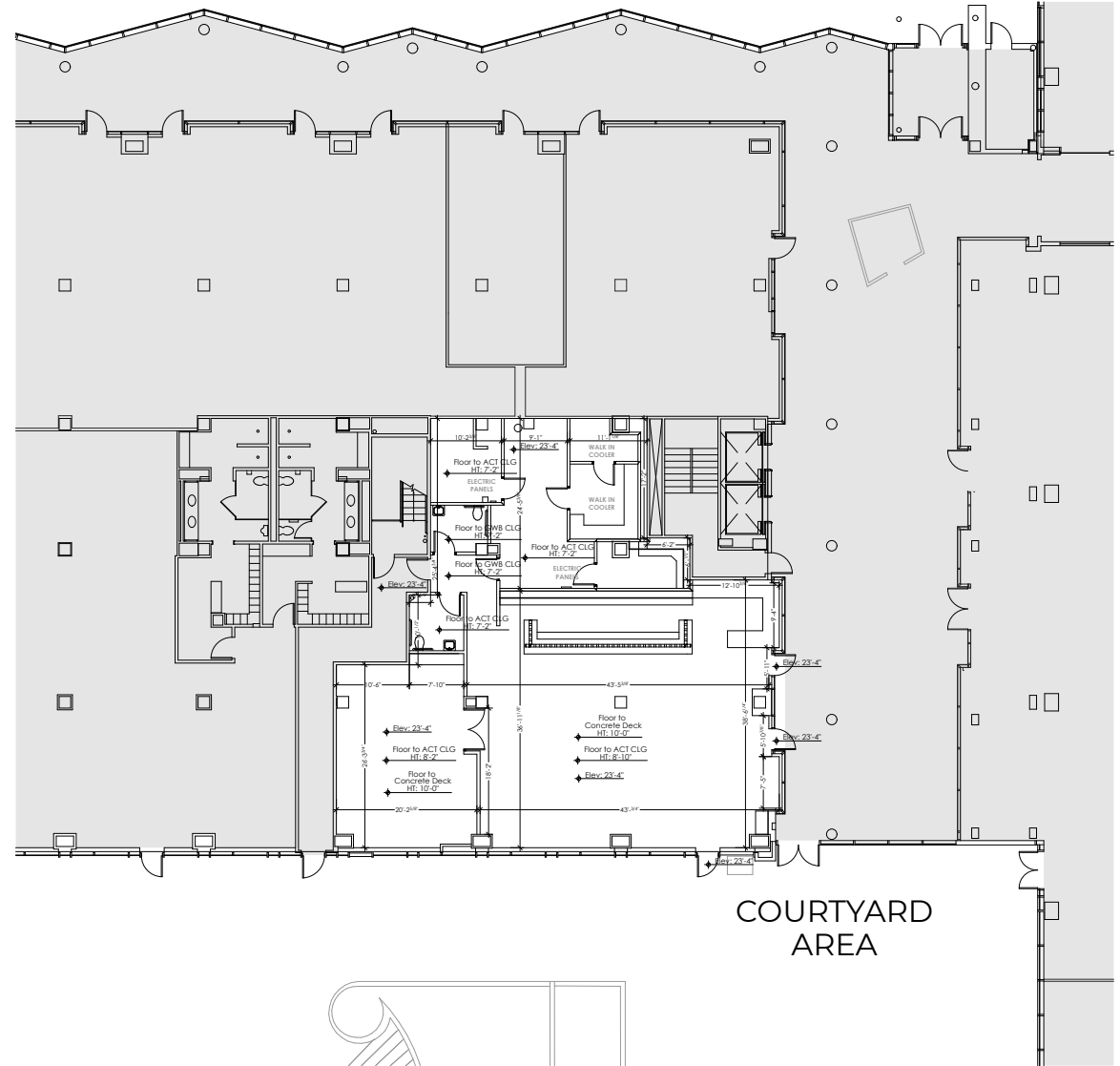
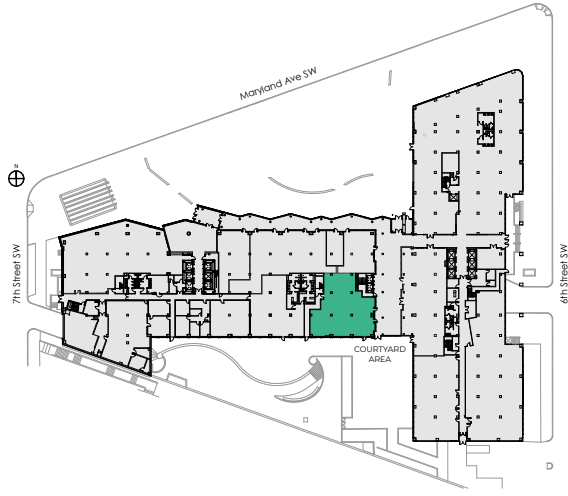
4,351 SF

2ND GENERATION CAFE



3,557 SF

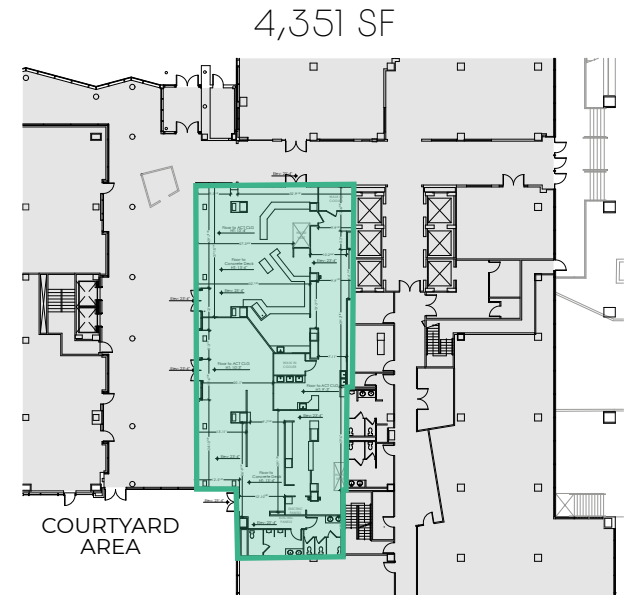
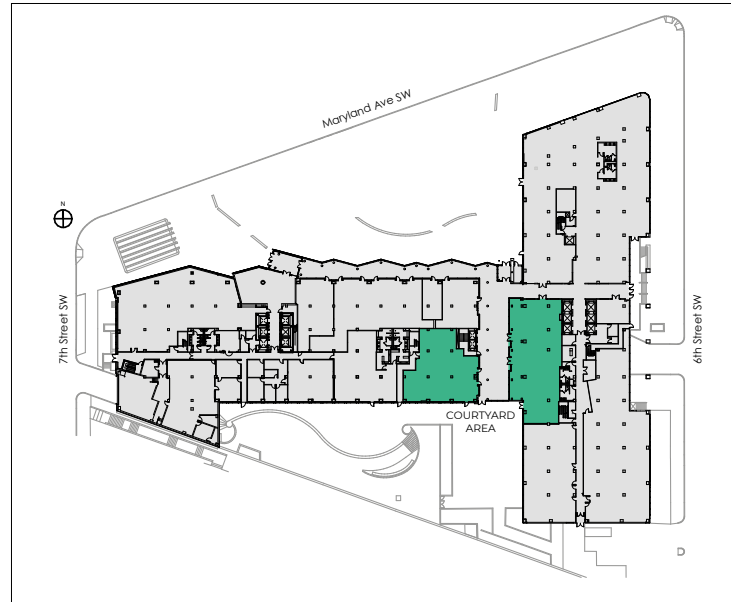
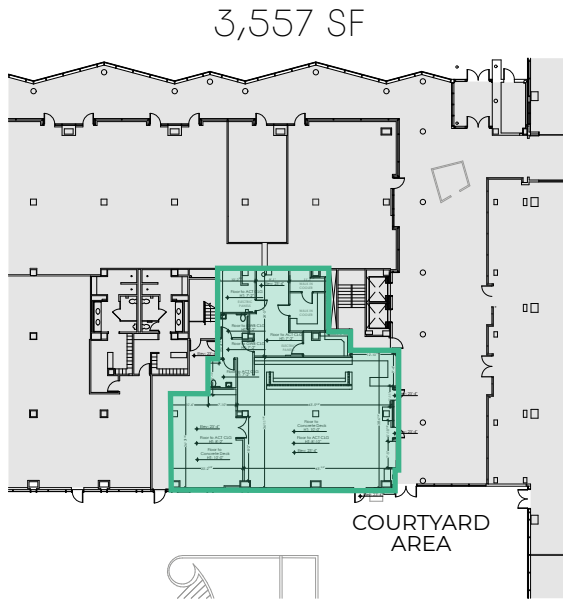
2ND GENERATION CAFE



COURTYARD
AREA



7,908 SF DAYCARE OPPORTUNITY



OUTSIDE VIEW



Outdoor courtyard with direct access to 3,557 SF and 4,351 SF spaces (potential outdoor play area for daycare operator)

INSIDE VIEW



Retail availability adjacent to courtyard

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