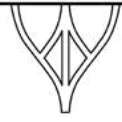




TERRELL PLACE



JOIN:

FRESH
Baguette



MI·VIDA

1,258 - 24,259 SF REMAINING

MI·VIDA

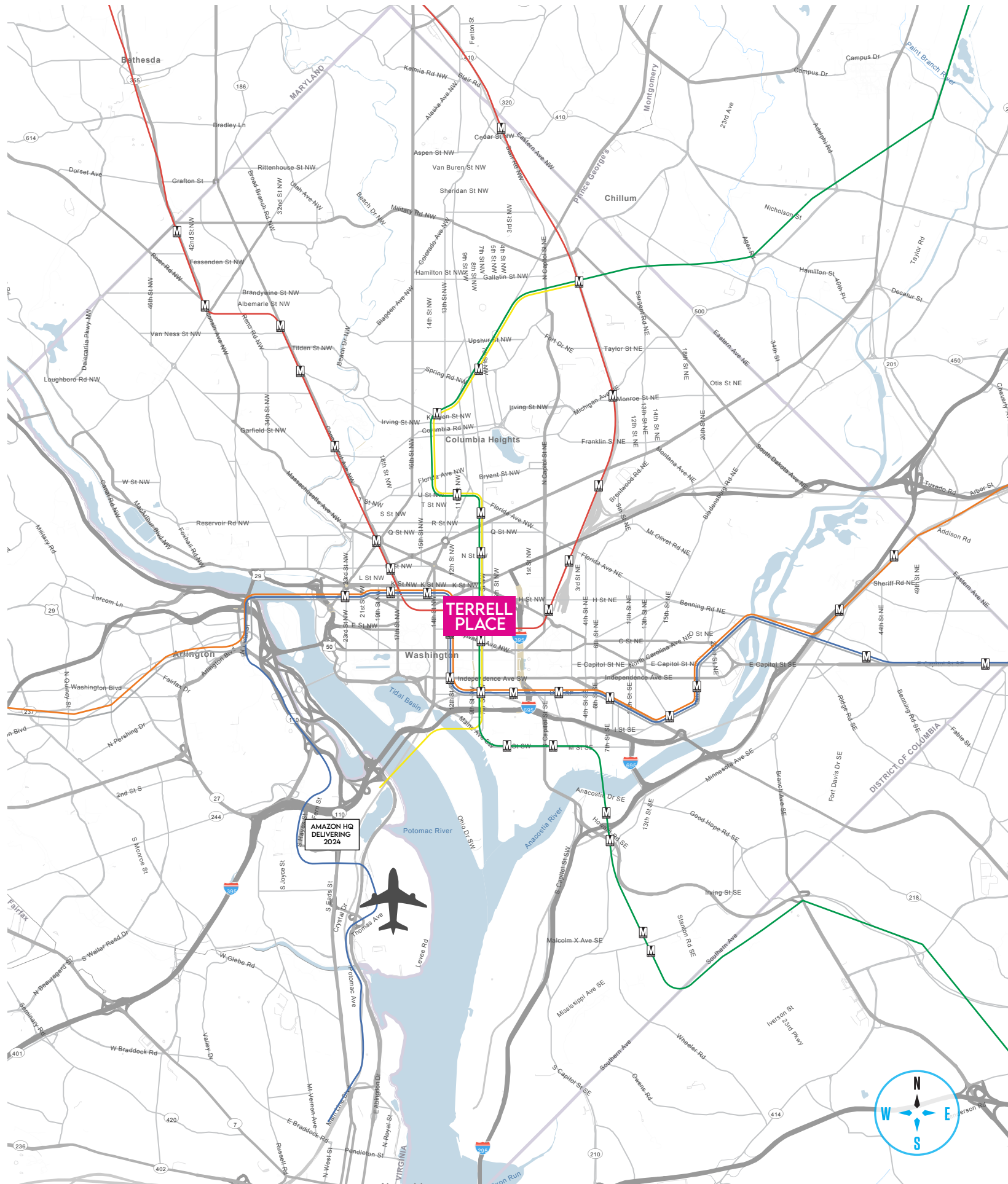
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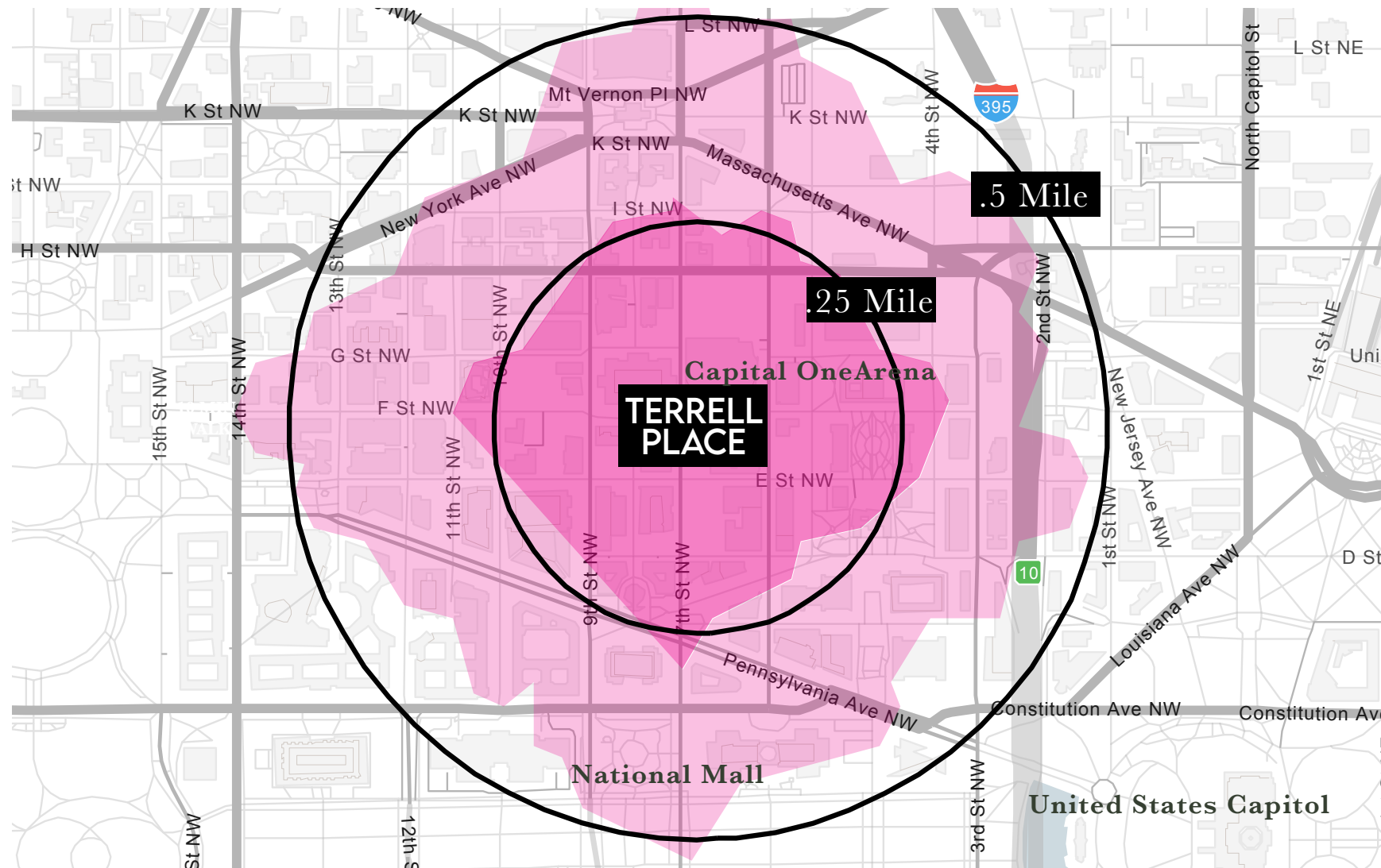


THE DC MARKET +PENN QUARTER



Washington, DC is home to an ever growing population that brings energy and excitement to its distinct neighborhoods identified by their history, culture and architecture. Located north of Pennsylvania Avenue and east of DC's central business district, **Penn Quarter is the embodiment of all that makes DC interesting.** With a back drop of historic architecture and cultural institutions like the National Portrait Gallery this neighborhood has long been an attraction for tourists and locals alike, **bringing millions of people through its streets each year.** Anchored by the Capitol One Arena and a robust daytime population, Penn Quarter is a thriving live, work, play neighborhood with renowned restaurants and shops to that draw crowds day after day. **Terrell Place is at the center of it all.**

TRADE AREA



6 MILLION RESIDENTS
IN DC METRO AREA

22 MILLION

Annual Visitors to Washington, DC


CAPITAL ONE ARENA
3 MILLION
ANNUAL VISITORS

Portrait gallery
2.8 million annual visitors

20,000
seat venue with
230 annual events

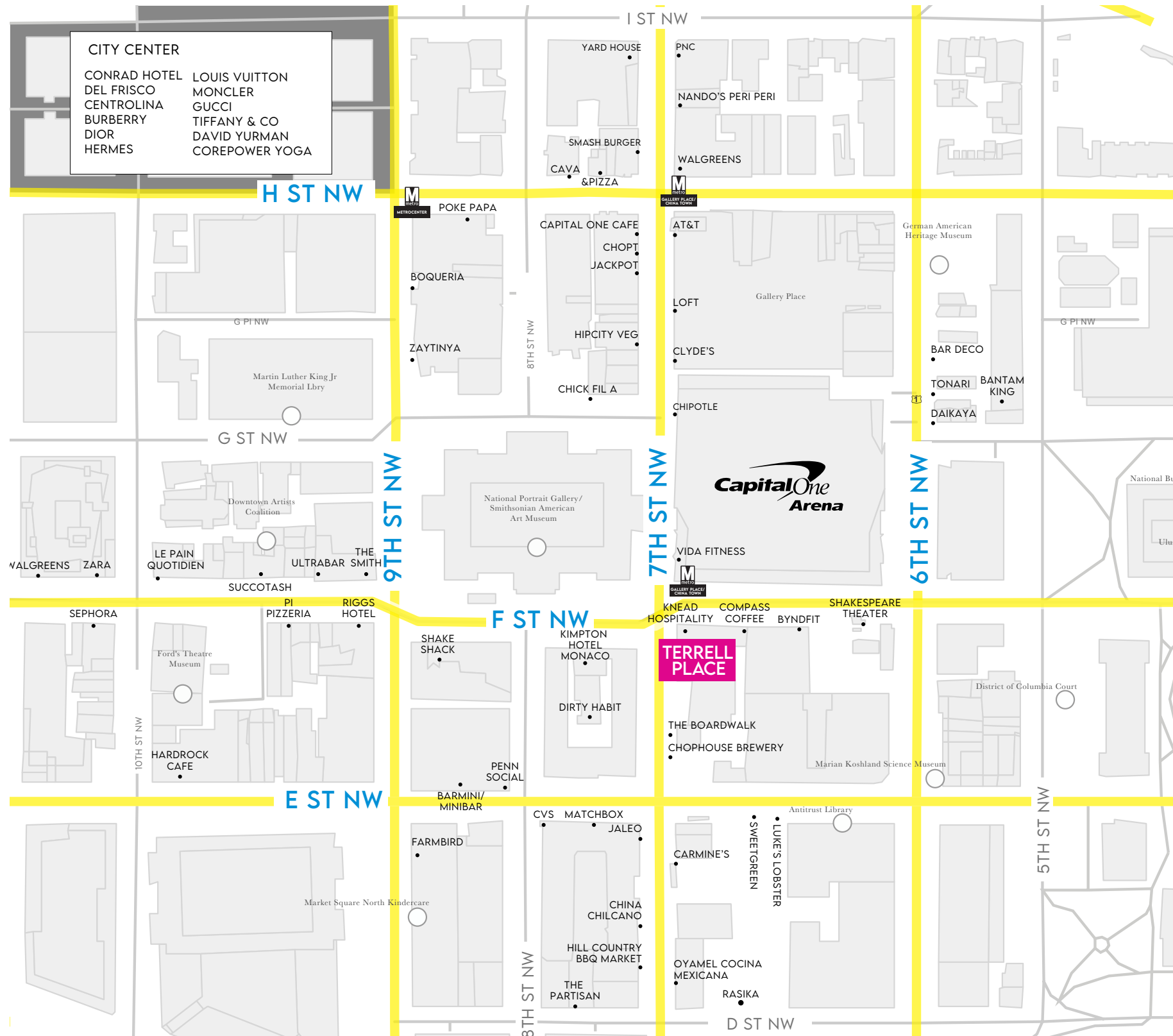
ABUNDANT TRANSIT OPTIONS ADJACENT TO SITE 

LESS THAN
10 min walk
to National Mall

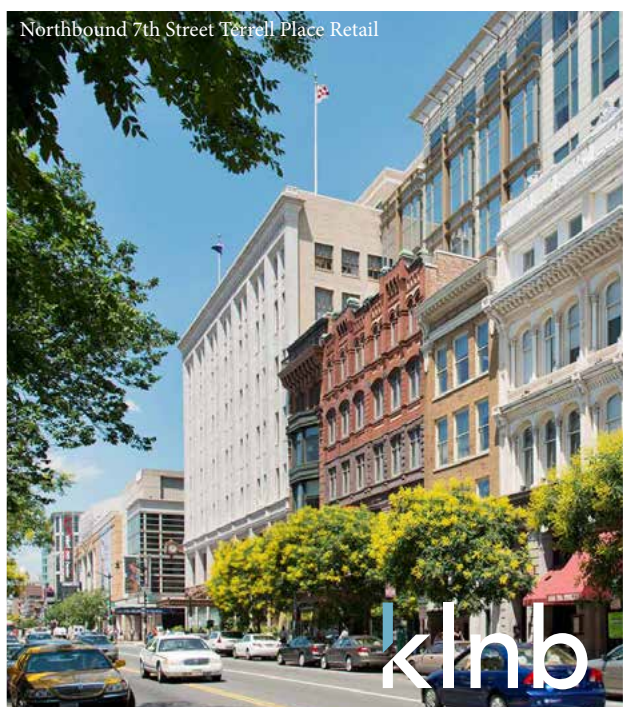
22,347
AVERAGE MONTHLY CAPITAL BIKESHARE ARRIVALS 

DEMOGRAPHICS	5 MIN WALK	10 MIN WALK	.25-MILE	.5-MILE	1-MILE
POPULATION	2,948	8,707	2,726	11,461	44,375
DAYTIME POPULATION	20,066	65,638	19,918	66,722	247,480
HOUSEHOLDS	1,871	5,309	1,817	6,866	24,303
AVERAGE HH INCOME	\$188,755	\$165,374	\$189,188	\$152,607	\$136,364

THE NEIGHBORHOOD



Stanley Cup crowds gather in front of Capital One Arena and National Portrait Gallery on 7th St.

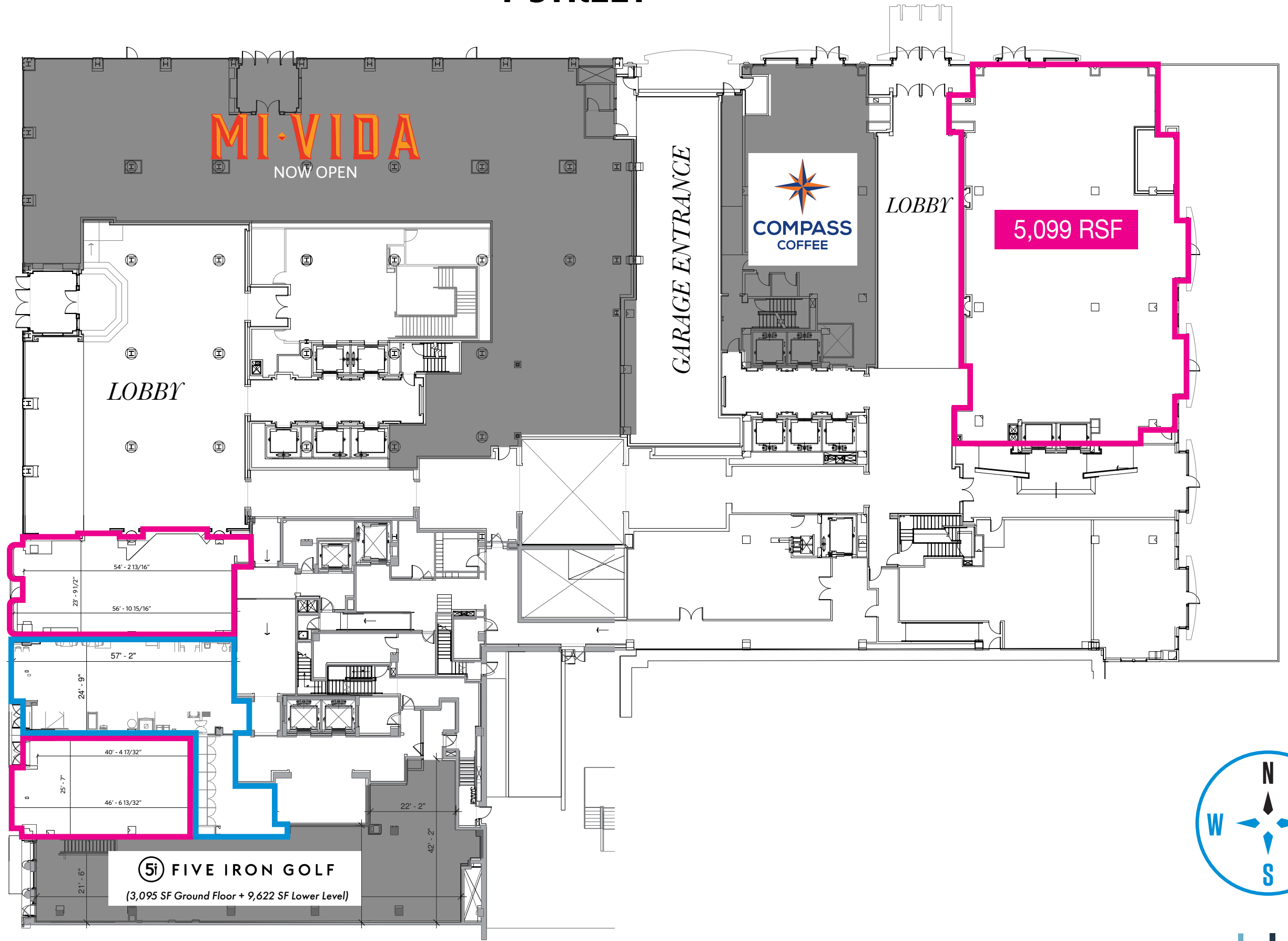


Compass Coffee F Street Terrell Place Retail

STREET LEVEL

F STREET

7TH STREET



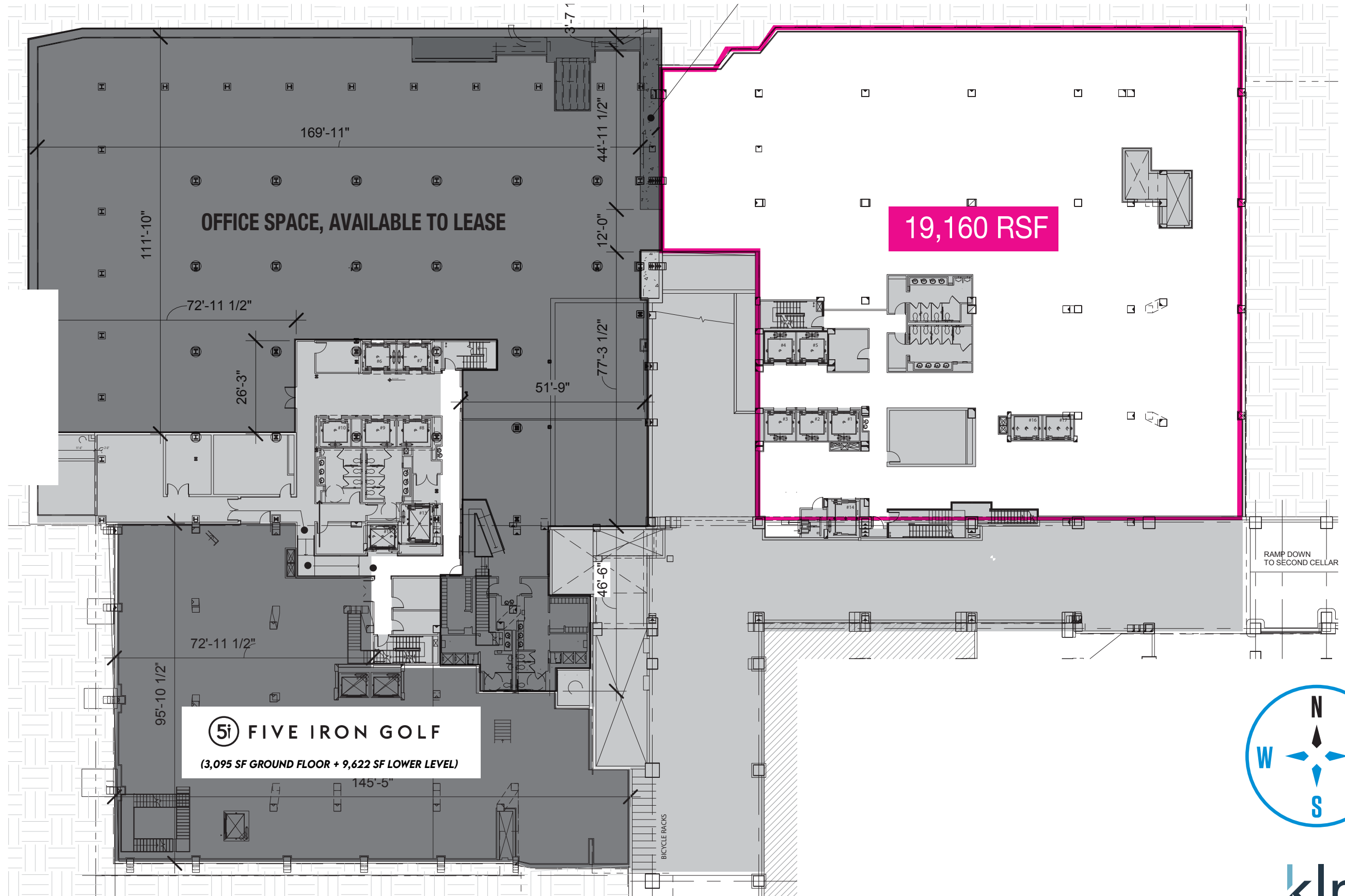
CEILING HEIGHT: 15' 10"



LOWER LEVEL

F STREET

7TH STREET



FOR LEASING INQUIRIES, PLEASE
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