

# THE PARKS

*Marketplace*

Vented Restaurant &  
Move-In Ready Neighborhood  
Amenity Spaces

Available for Lease:

**694 - 3,367 SF**

## JOIN THESE RETAILERS



Hines

URBAN  
ATLANTIC

TRIDEN  
Development Group

klnb

JENNIFER PRICE

jprice@klnb.com  
202.420.7768

KIM STEIN

kstein@klnb.com  
202.652.2338

MATT SKALET

mkalet@klnb.com  
202.420.7775

KELLY ATKINSON

katkinson@klnb.com  
202.420.7762

# A DYNAMIC MIXED-USE DESTINATION

<b>TOTAL SIZE</b> <b>66 AC</b>	<b>RETAIL</b> <b>150,000 SF</b>	<b>RETAIL PARKING</b> <b>530 SPACES</b>
<b>OFFICE/MEDICAL</b> <b>325,000 SF</b>	<b>RESIDENTIAL</b> <b>2,345 UNITS</b>	<b>MEDICAL RESEARCH</b> <b>450,000 SF</b>
		<b>RETAIL / ARTISAN</b> <b>20,000 SF</b>

**THE PARKS | MARKETPLACE**

**CHILDREN'S NATIONAL MEDICAL CENTER**

- Neurology research center and incubator
- 14 acre & 800 researchers
- Phase 1 of 200,000 SF Building.



## PROPERTY AMENITIES

- 16 AC**  
TOTAL SIZE OF PARKS AND OPEN SPACES
- 6 Acre Great Lawn
  - 2 Playgrounds
  - Dog Park for Small & Large Dogs
  - Arts Park & Entertainment Area on Great Lawn and at Juneberry Garage
  - Ample Parking
  - Marketplace Plaza with Fountain & Firepit

## SIGNATURE EVENTS & PROGRAMMING

- Summer Jazz Series
- Down in the Reeds – Music Festival
- Movies on the Lawn
- Spring Festival and Easter Egg Roll
- Home Rule Music Festival
- Fitness Events

# DEMOGRAPHICS

● TRUE TRADE AREA  
70% WITHIN 25 MI.

● 15 MIN. DRIVE TIME

## TOP CONSUMER SEGMENTS



SUBURBAN  
STYLE

23.7%



BOOMING W/  
CONFIDENCE

19.7%



POWER  
ELITE

10.1%

## AUDIENCE OVERVIEW

	TRUE TRADE AREA	15 MIN. DRIVE TIME
Total Population	172,449	311,562
Daytime Population	145,599	271,126
Average HH. INcome	\$162,254	\$179,192
Median age	36.1	37.6
Education (College 4 Yr+)	66.3%	65.3%



3 THE PARKS | HISTORIC WALTER REED



# SITE PLAN

- AVAILABLE SPACES
- AT LEASE
- OUTDOOR SEATING
- ☒ VENTING



**E** ELEVATOR TO PARKING    **P** PARKING RAMP

GEORGIA AVE NW | 22,890 ADT

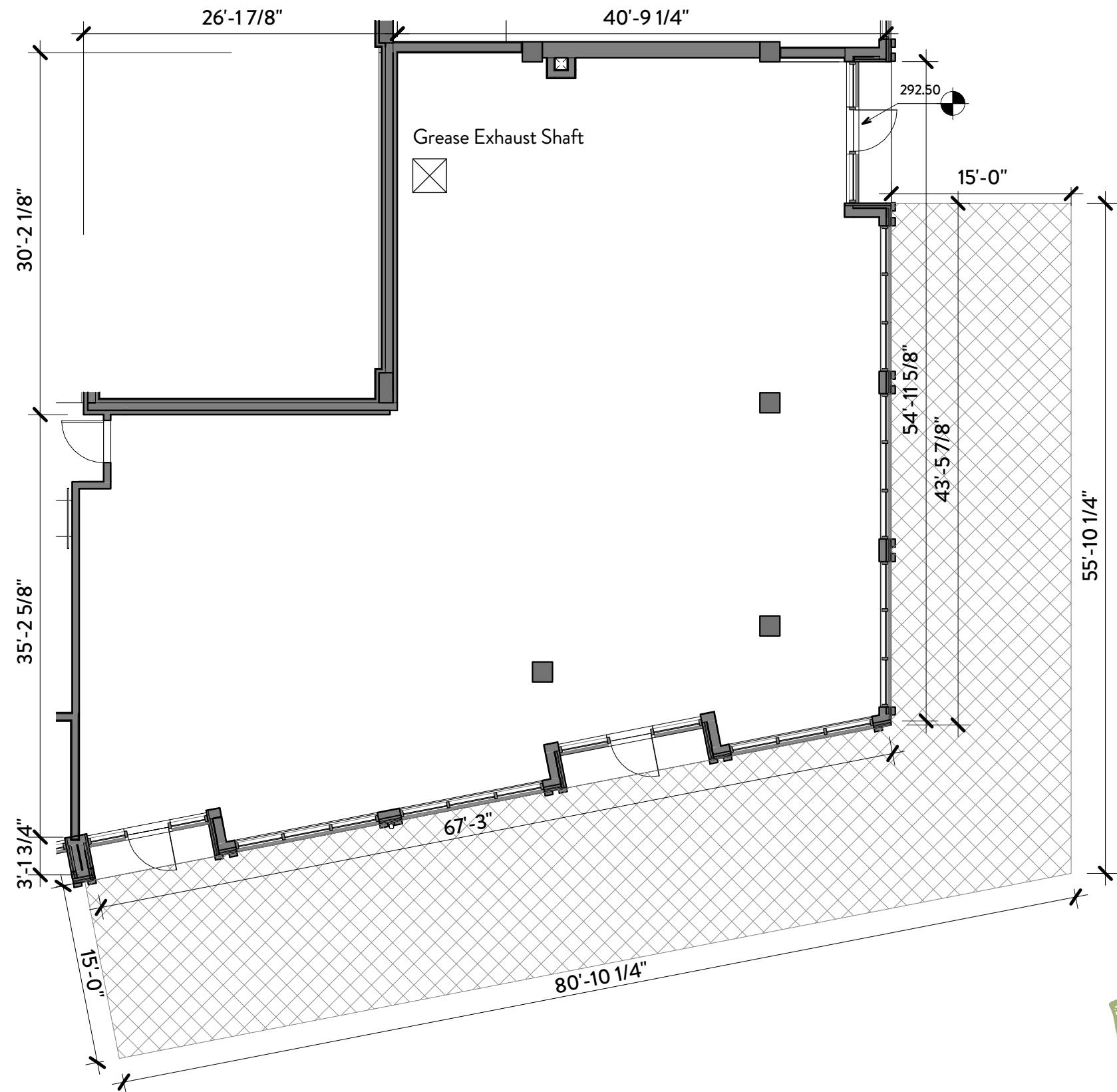
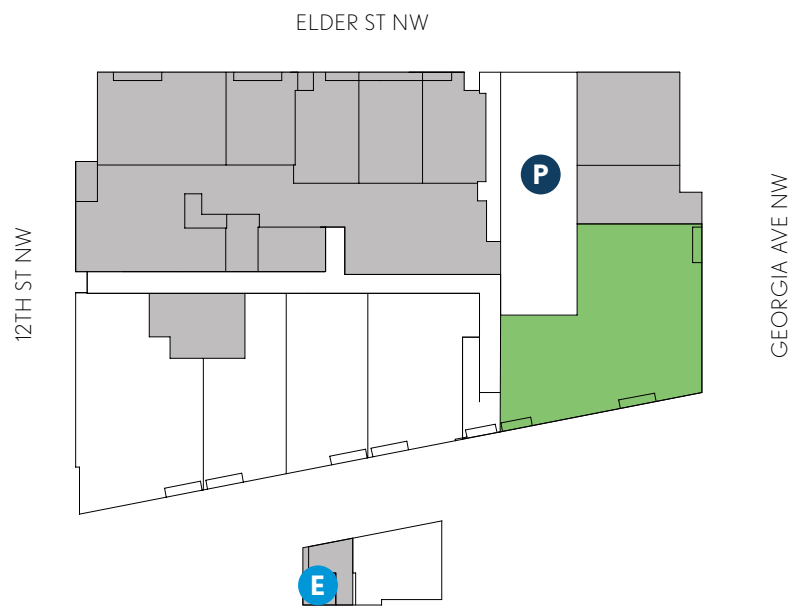




## KITE HOUSE

# SUITE 301 3,367 SF

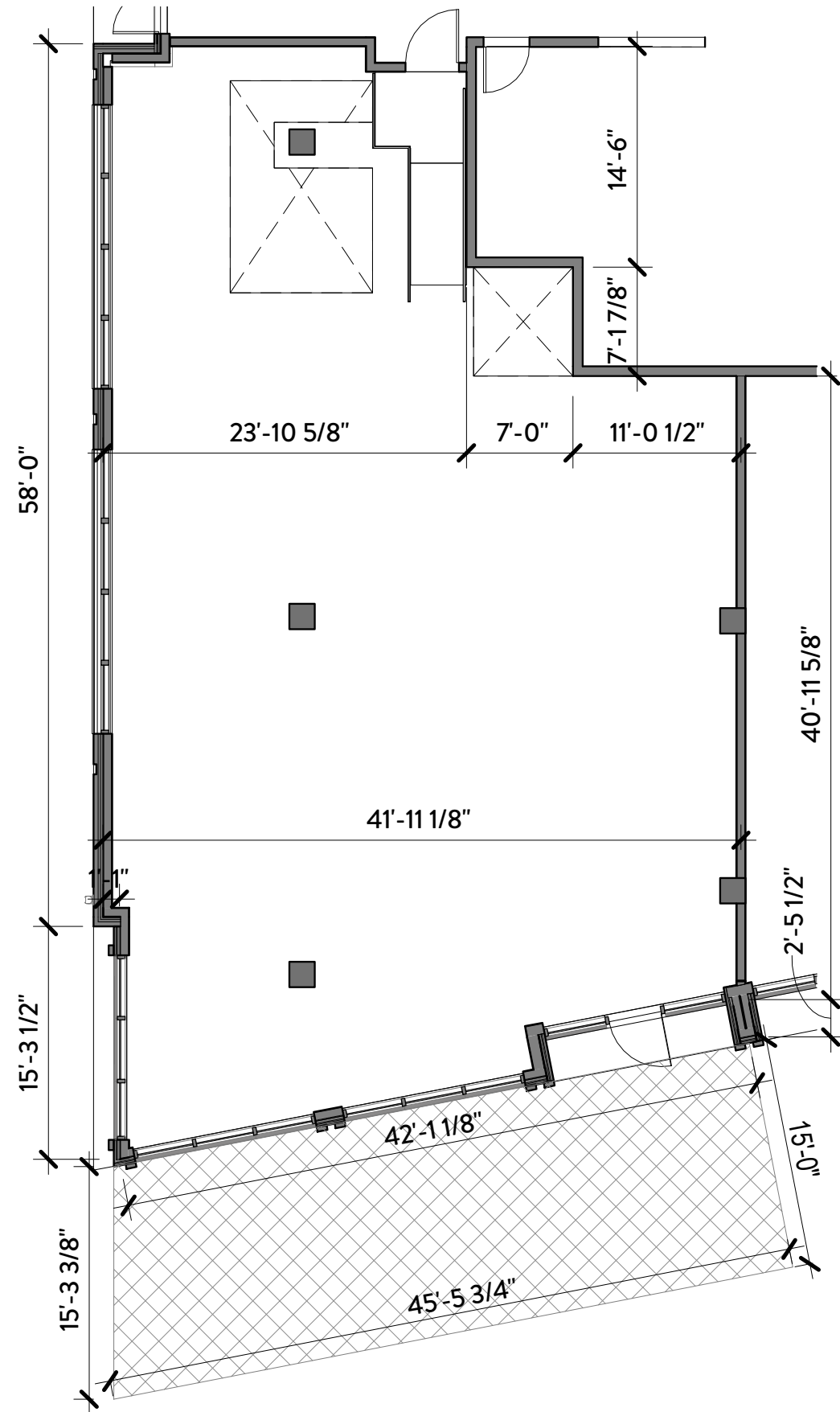
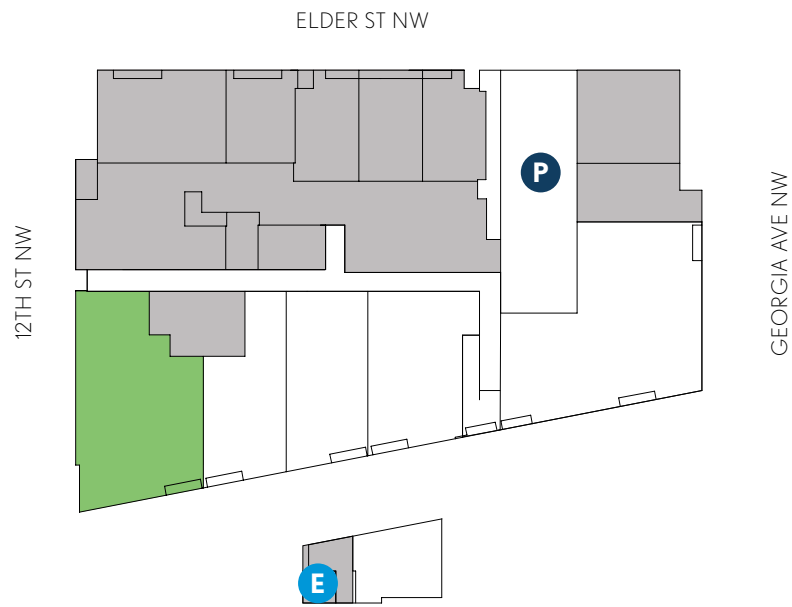
- 14'-8" to underside of slab
- 1,865 SF dedicated outdoor seating
- Exhaust shaft



## KITE HOUSE

# SUITE 306 2,547 SF

- Ceiling height: 15'-6"
- 660 SF dedicated outdoor seating
- Exhaust shaft

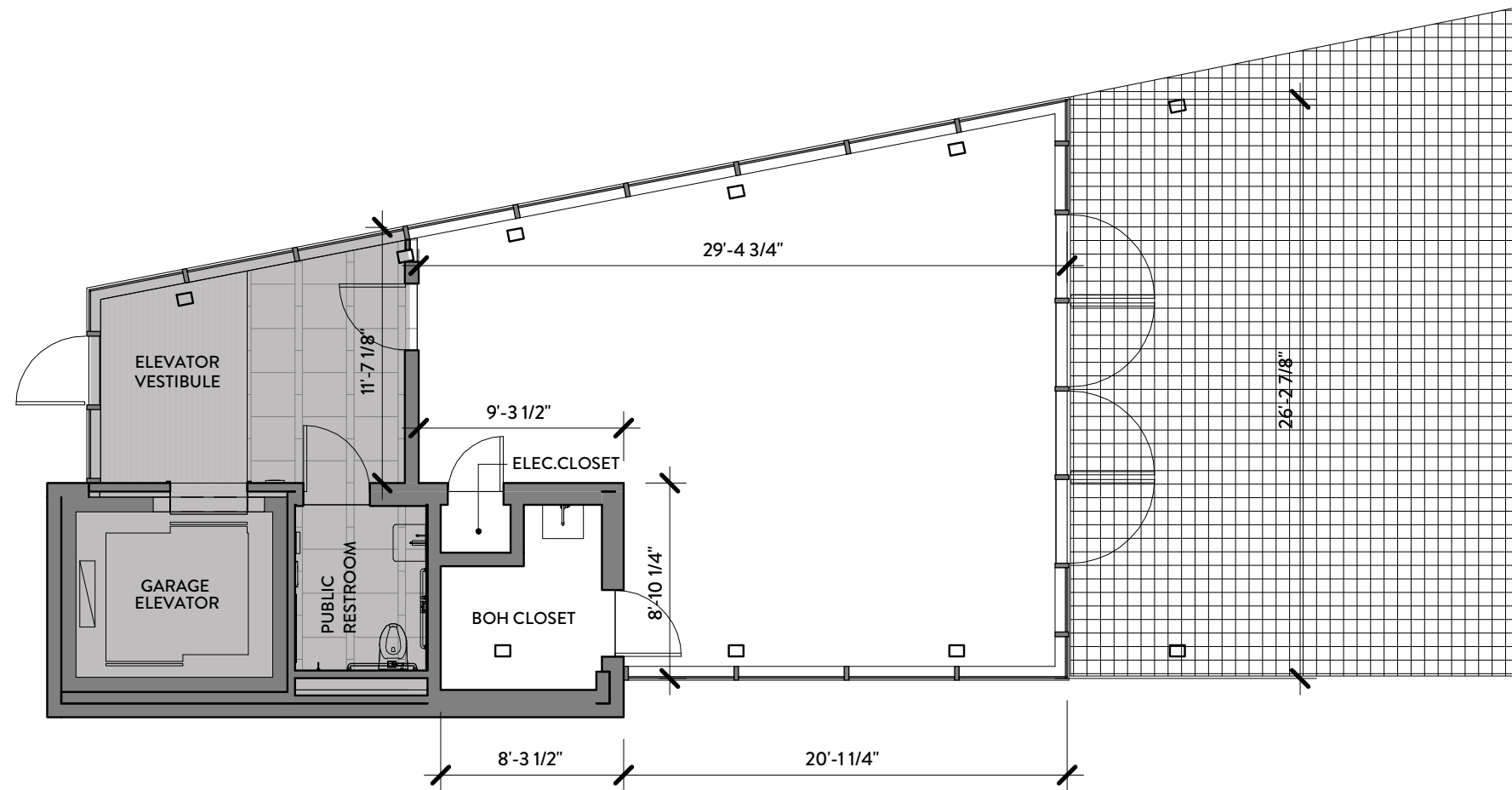
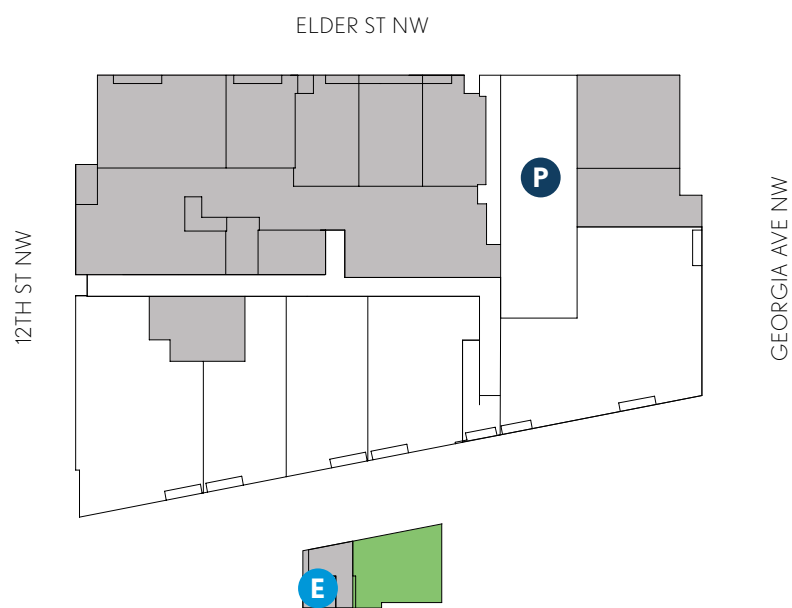


## KITE HOUSE

# K1 - KIOSK

## 694 SF

- Ceiling height: 11'-9" ~ 12'-9"
- Outdoor seating
- Restroom available for retail use

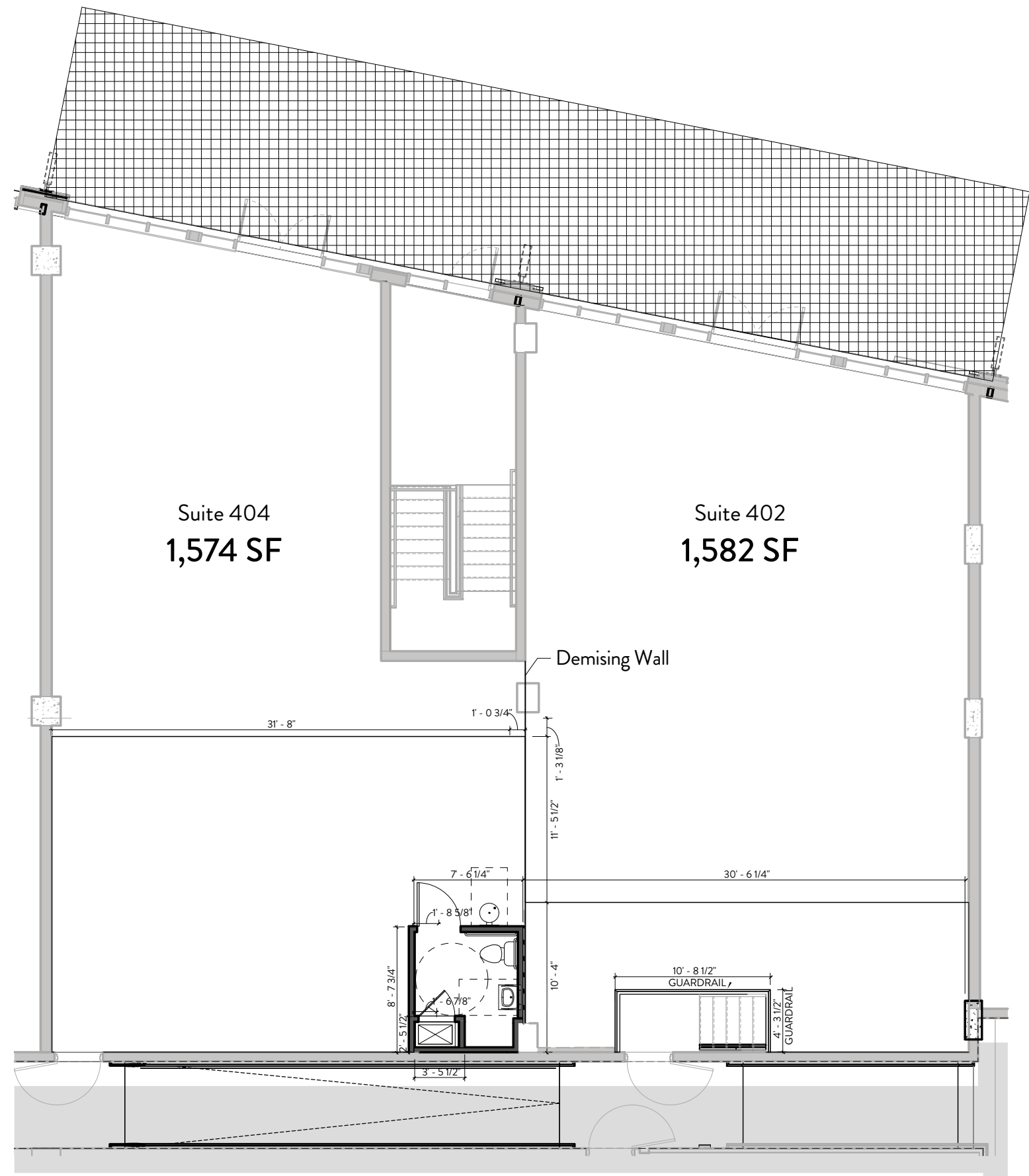
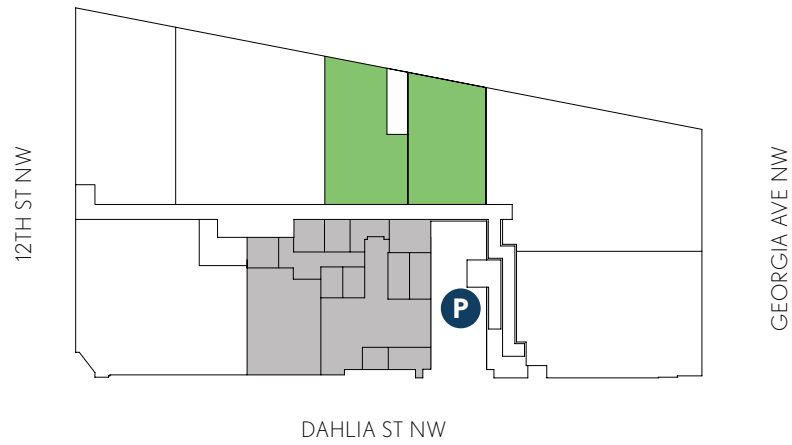


## CLOVER AT THE PARKS

# SUITE 402 & 404

## 3,156 SF DEMISING OPTIONS AVAILABLE

- Suite 402: 1,582 SF | Suite 404: 1,574 SF
- Ceiling height: 13'-4"
- Move-in condition



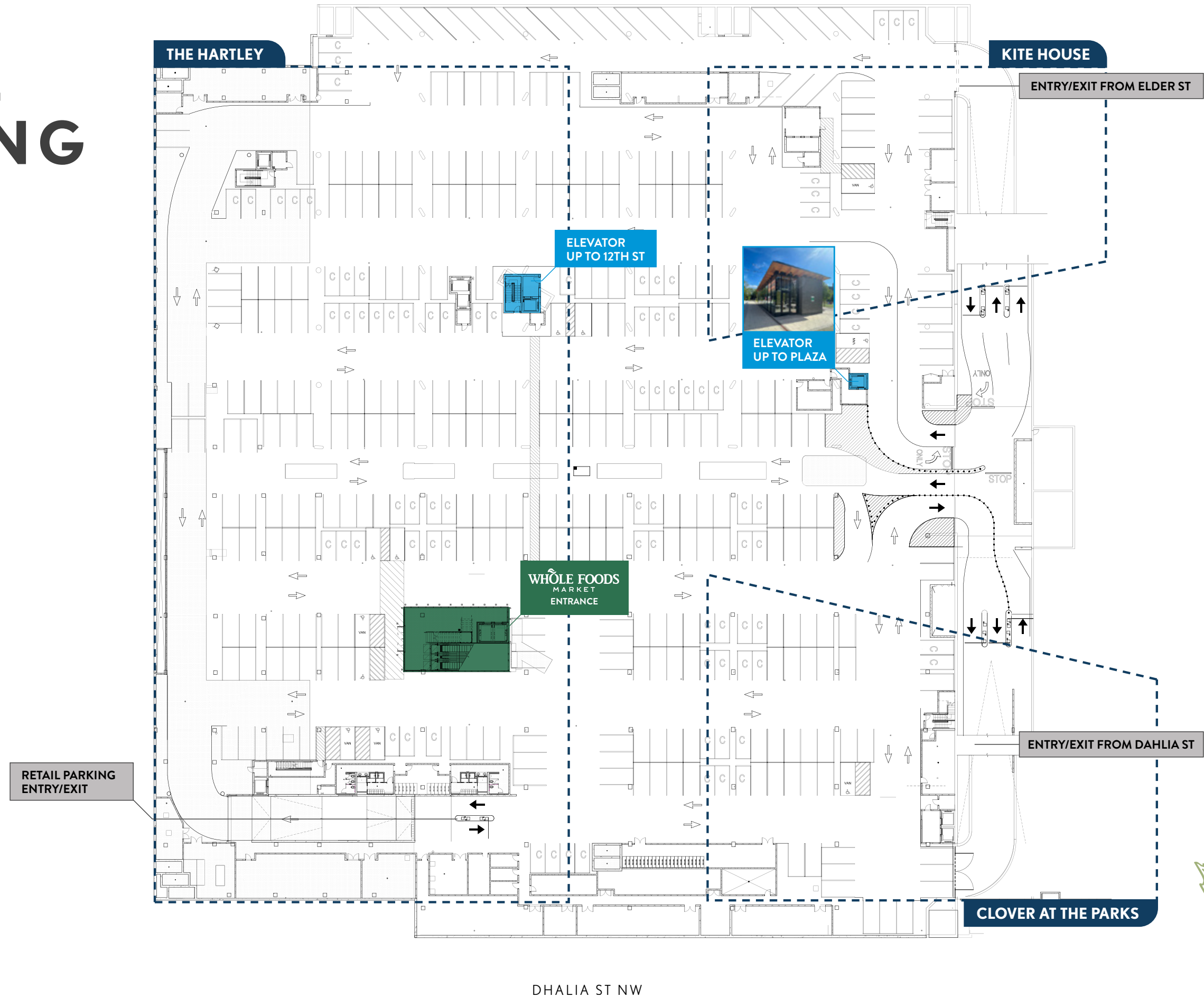
# RETAIL PARKING PLAN

LEVEL G1

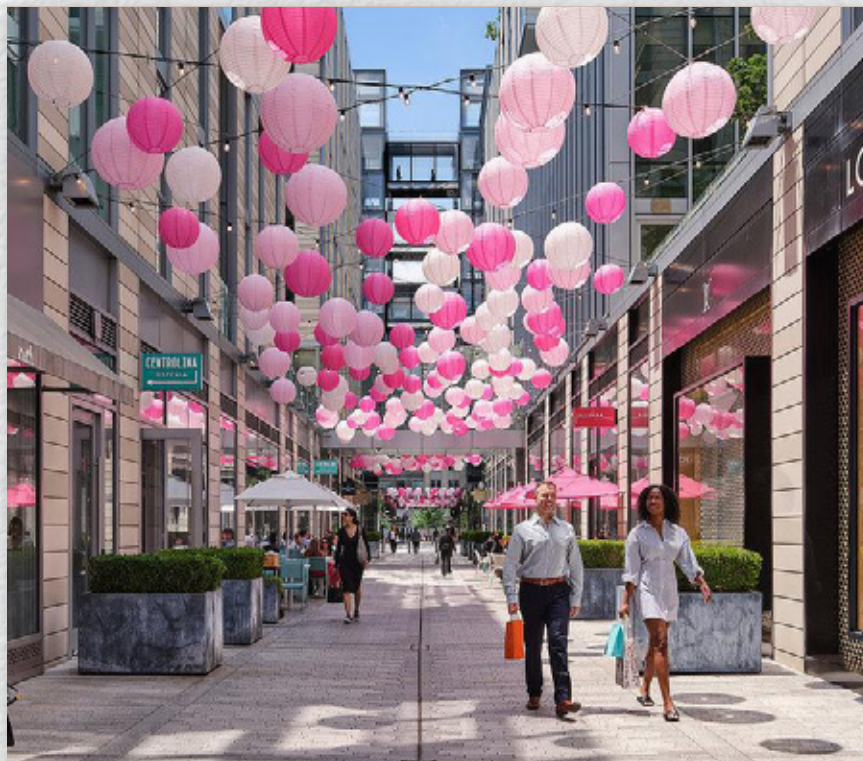
TOTAL RETAIL PARKING

**407** SPACES

ELDER ST NW



# ABOUT US



## HINES

Hines is a leading global real estate investment manager. We own and operate USD 91.8 billion<sup>1</sup> of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 4,600 employees in 30 countries draw on our 68-year history to build the world forward by investing in, developing, and managing some of the world's best real estate. To learn more, visit [www.hines.com](http://www.hines.com) and follow @Hines on social media.

<sup>1</sup>Includes both the global Hines organization and RIA AUM as of June 30, 2025.



## URBAN ATLANTIC

Founded in 1998, Urban Atlantic is a real estate investment and development firm focused on creating large-scale, mixed-use, mixed-income, transit-oriented urban communities. Headquartered in Bethesda, Maryland, the firm's portfolio includes more than \$2 billion in completed developments, representing over 8,800 residential units and 1 million square feet of commercial space. A nationally recognized leader in public-private urban development, Urban Atlantic has deep roots in Washington, DC and projects throughout the East Coast.



## TRIDEN DEVELOPMENT GROUP

Based in Washington, DC, the firm serves as an equity master development partner on more than \$8 billion in mixed-use projects. With decades of combined experience, the team specializes in public-private collaborations and provides development, equity investment, construction management, and advisory services across major urban markets. Notable projects include CityCenterDC, The Wharf DC, and The Parks at Walter Reed.



THE  
PARKS

Marketplace



FOR LEASING INQUIRIES, CONTACT:

**JENNIFER PRICE**

*Managing Principal*

[jprice@klNb.com](mailto:jprice@klNb.com)  
202.420.7768

**KIM STEIN**

*Principal*

[kstein@klNb.com](mailto:kstein@klNb.com)  
202.652.2338

**MATT SKALET**

*Principal*

[mkalet@klNb.com](mailto:mkalet@klNb.com)  
202.420.7775

**KELLY ATKINSON**

*Vice President*

[katkinson@klNb.com](mailto:katkinson@klNb.com)  
202.420.7762

[VIEW PROPERTY WEBSITE](#)

[LEARN MORE ABOUT THE PARKS](#)

**klNb**

THE IN FOR MARKET INSIGHT

[KLNB.COM](http://KLNB.COM)

[@](#) [in](#) [f](#) #KLNB CRE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

Hines

URBAN  
ATLANTIC

TRIDEN  
Development Group