

600 Fifth

NORTHWEST

Corner Retail
Spaces for Lease

*in DC's vibrant East End,
cultural and entertainment district*



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OWNED, DEVELOPED, AND MANAGED BY

ROCKEFELLER
GROUP

STONEBRIDGE

AT THE HEART OF IT ALL

DULLES INTERNATIONAL AIRPORT
29 MILES

BWI AIRPORT
32 MILES

MONTGOMERY COUNTY

Bethesda

Silver Spring

College Park

PRINCE GEORGE'S COUNTY

FAIRFAX COUNTY

McLean

Tysons

Virginia

Washington, D.C.

600 Fifth

Rosslyn-Ballston Corridor

UNION STATION

ARLINGTON NATIONAL CEMETERY

Falls Church

ARLINGTON COUNTY

PENTAGON

Maryland

RONALD REAGAN WASHINGTON NATIONAL AIRPORT

JOINT BASE ANDREWS

ALEXANDRIA CITY

Alexandria

WASHINGTON, D.C.



A new landmark *is coming into view.*

TOTAL BUILDING SIZE

400,000 SF

Crowell 200,000 SF

TRANSIT SCORE

100

Rider's Paradise
World-class public transportation

NEARBY METRO STATIONS

WALK TIME / DAILY RIDERSHIP

Gallery Pl-Chinatown ●●● 2 min / 9,628

Judiciary Square ● 3 min / 2,575

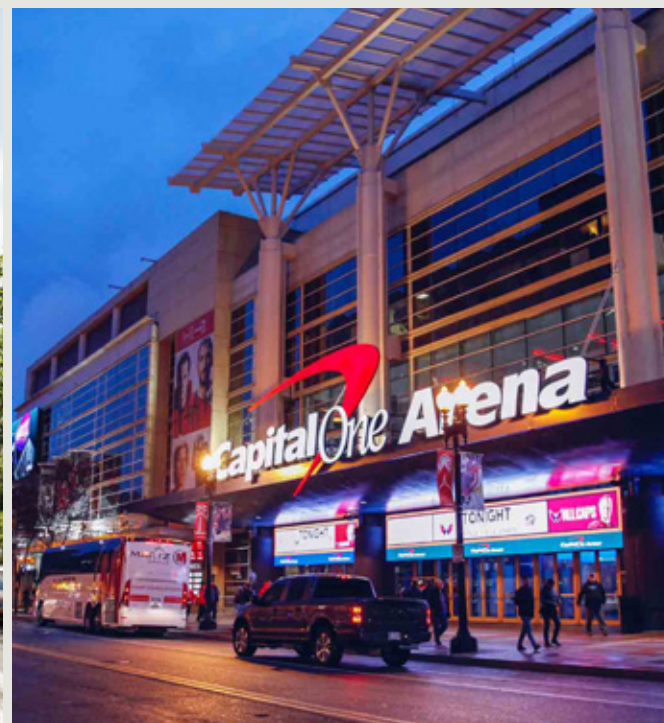
Archives-Navy Memorial-Penn Quarter ●● 8 min / 3,262

Metro Center ●●●● 12 min / 10,587

VIEW FROM 5TH & G ST NW INTERSECTION



VIEW FROM 5TH & F ST NW INTERSECTION



VIEW FROM 5TH ST NW



Near trendy shops, hotels and restaurants,
Capital One Arena and the
Smithsonian Museum of American Art.



Zaytinya by José Andrés

Shakespeare Theatre Company: Harman Hall



Rendering: New Entrance to Capital One Arena

Greatness all around you.

WITHIN A 10-MIN WALK

35+

Full-Service
Restaurants

20+

Michelin-Rated
Restaurants

40+

Fast Casual Eateries
and Coffee Shops

6+

World-Class
Entertainment
Venues

13+

Museums

40+

Retailers

AVG. NUMBER OF
EVENTS PER YEAR

220 Capital One
Arena

220 National
Building
Museum

275 Shakespeare
Theatre
Company

10+

Hotels

CONRAD
WASHINGTON DC

KIMPTON
HOTELS & RESTAURANTS

JW MARRIOTT

WALDORF ASTORIA
WASHINGTON DC

GRAND
HYATT

INTERCONTINENTAL
HOTELS & RESORTS

THE DOYLE COLLECTION

CAPITAL ONE ARENA LEADING DOWNTOWN'S REVITALIZATION

- \$1B+ Capital One Arena renovation in final planning stages, including an expanded main entrance at F Street.
- Glass-façade improvements and neighborhood-facing retail
- Improved access and upgraded streetscape along 6th Street
- Increased security focus surrounding 7th and H Streets intersection

In good company

MAJOR CORPORATE EMPLOYERS WITHIN A 1/2 MILE OF 600 FIFTH

3,700 Private Practice Attorneys

24 AMLaw 200 Firms **35** Fortune 500 Companies

Meta **VENABLE LLP**

Arnold & Porter **AARP**

DLA PIPER **pepco** AN EXELON COMPANY **MONUMENTAL**



CULINARY CAPITAL



Joe's
SEAFOOD
PRIME STEAK
& STONE CRAB

OLD EBBITT GRILL

The HAMILTON

HOTEL Washington
EST 1917
326 ROOMS

INTERCONTINENTAL
HOTELS & RESORTS
335 ROOMS

JW MARRIOTT
777 ROOMS

WANNER THEATRE
1924 100 2024
D.C.'s MONUMENT TO ENTERTAINMENT

WALDORF ASTORIA
WASHINGTON DC
263 ROOMS

Seven REASONS Del Frisco's
FIG & OLIVE

CONRAD
WASHINGTON DC
360 ROOMS

MARRIOTT
459 ROOMS

GRAND HYATT
902 ROOMS

CRANES
SPANISH KAISEKI

THE SMITH
RESTAURANT & BAR

MOON RABBIT

FORD'S THEATRE

RIGGS
WASHINGTON D.C.
181 ROOMS

JALEO
BY JOSÉ ANDRÉS

MONACO
WASHINGTON DC
184 ROOMS

WESTIN
HOTELS & RESORTS
807 ROOMS

ZAYTINYA

National Portrait Gallery

Capital One Arena

MI·VIDA
RESTAURANTE

CARMINE'S
ESTABLISHED 1990

RASIKA
FLAVORS OF INDIA
MODERN INDIAN CUISINE

Oyamel
COCINA MEXICANA

RPM
ITALIAN

TRULUCK'S

MOTTO
by Hilton
245 ROOMS

600 Fifth

STC SHAKESPEARE
THEATRE COMPANY

THE CAPITAL
GRILL·L·E

l'ardente love, Makoto

Arlo
445 ROOMS

LILLIAN AND ALBERT SMALL
CAPITAL JEWISH MUSEUM

TRANSFORMING GALLERY PL - CHINATOWN

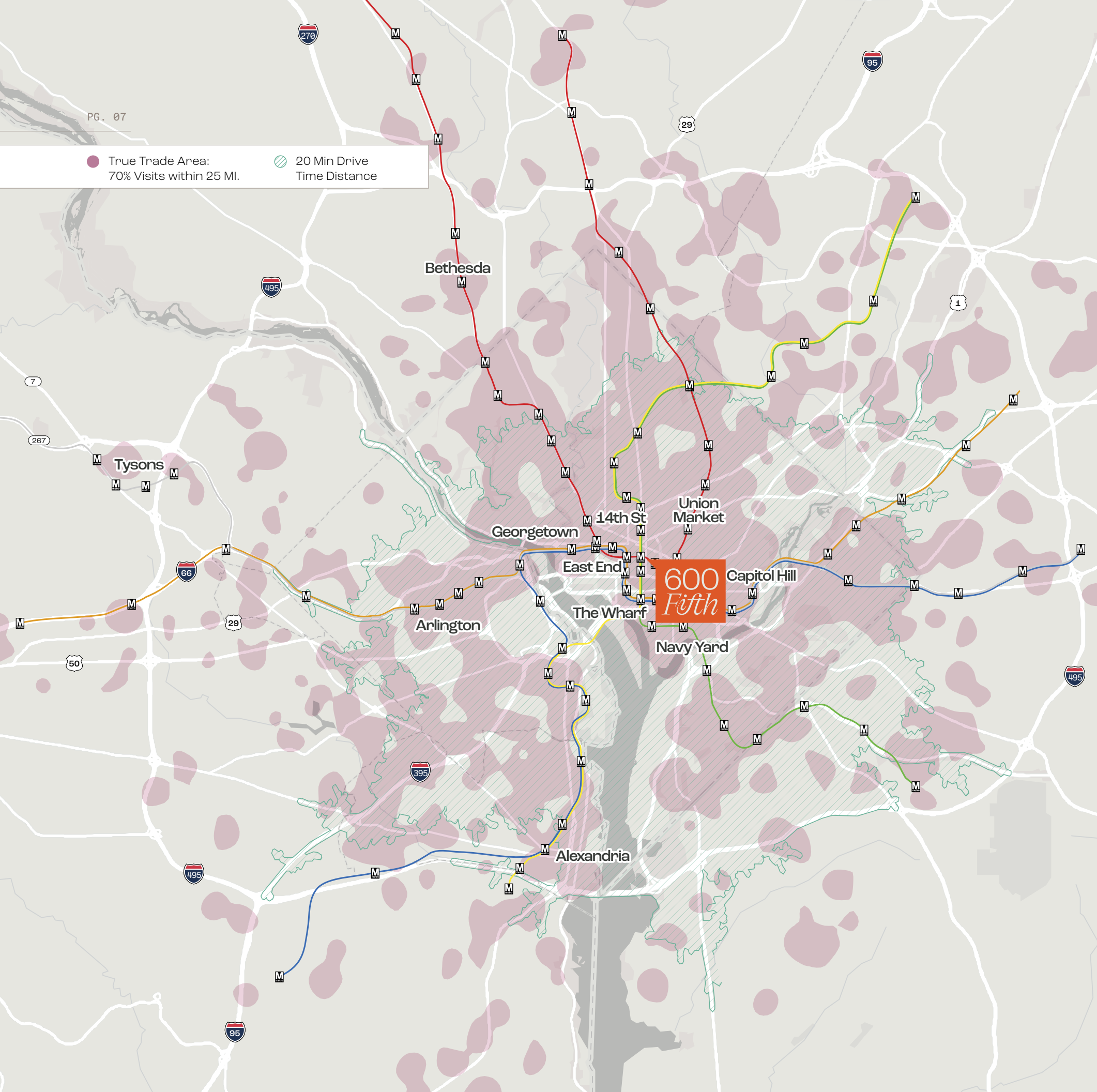


A goal is to create a mixed-use cultural district fostering inclusive community in the heart of the nation's capital, where people from across the region, the country, and the world, come together to collaborate, celebrate, and share their stories.

[CLICK HERE FOR MORE INFO.](#)

Pennsylvania Avenue
National Historic Site

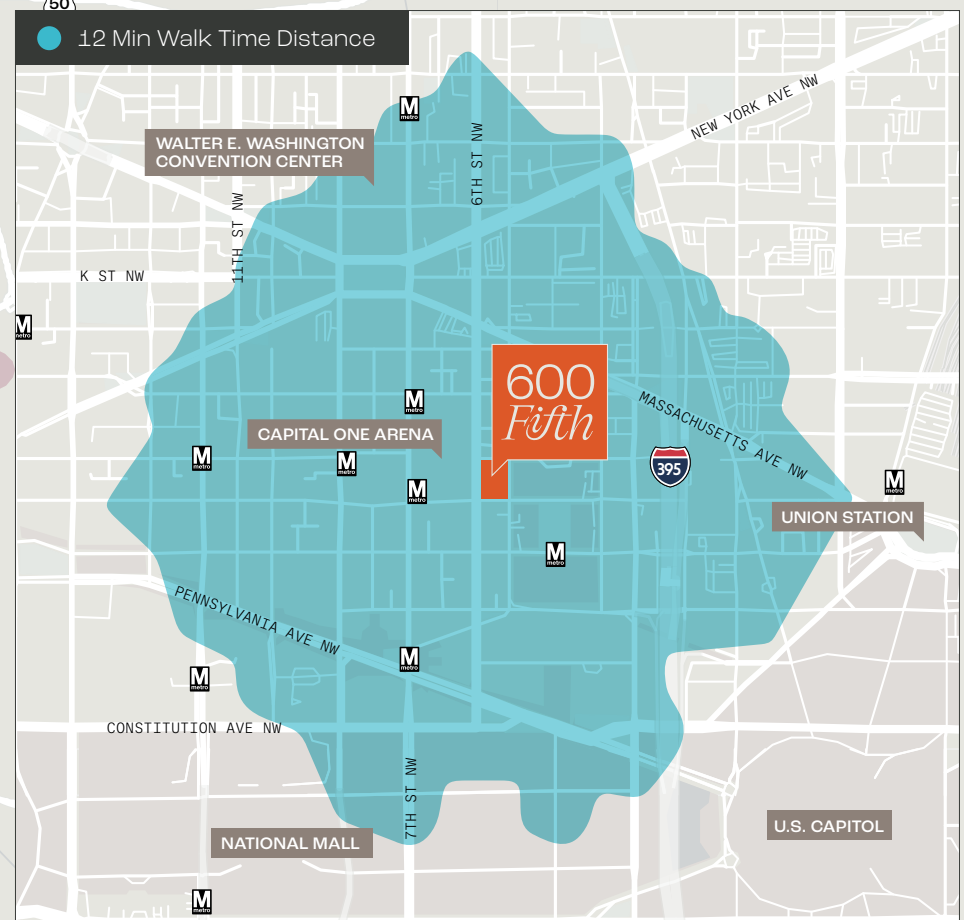
● True Trade Area: 70% Visits within 25 MI.
○ 20 Min Drive Time Distance



DEMOGRAPHICS

Source: Placer.ai & Esri

	12 MIN WALK TIME	20 MIN UBER RIDE	PLACER TRADE AREA
POPULATION	16,612	1,207,853	1,795,754
DAYTIME POPULATION	119,901	1,694,539	2,068,235
AVG. HH INCOME	\$171,290	\$152,626	\$153,971
BACHELOR'S DEGREE OR HIGHER	78%	63%	61%
\$ SPENT ON FOOD AWAY FROM HOME	\$62.66 M	\$3.06 B	\$4.39 B



VISITOR STATS

	Walter E. Washington Convention Center	Capital One Arena	Union Station
VISITORS	705.3K	2.1 M	2.3 M
VISIT FREQUENCY	2.13	1.64	2.74
AVG. DWELL TIME	179 min.	171 min.	35 min.

Customer Analysis

Source: Placer.ai

	600 Fifth	Seaport BOSTON, MA	Back Bay BOSTON, MA	12 South NASHVILLE, TN	Wedgewood Houston NASHVILLE, TN	East Sixth Street AUSTIN, TX	
CONSUMER SEGMENTS*	Young City Solos	29.1%	18.0%	17.1%	14.1%	13.7%	17.5%
	Power Elite	18.4%	19.8%	16.4%	29.8%	18.5%	18.9%
	Singles and Starters	14.4%	10.6%	21.4%	26.1%	25.7%	31.1%
AUDIENCE OVERVIEW	Median HH Income	\$114.2 K	\$112.4 K	\$89.2 K	\$91.0 K	\$73.1 K	\$85.1 K
	Median Age	33.6	33.6	32.9	32.4	32.0	32.7
	Education (College 4 Yr+)	69.0%	63.1%	61.0%	70.9%	58.2%	62.6%

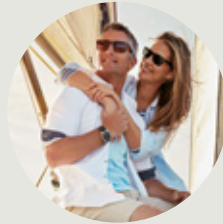
* TOP CONSUMER LIFESTYLE SEGMENTS

YOUNG CITY SOLOS



Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas.

POWER ELITE



The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

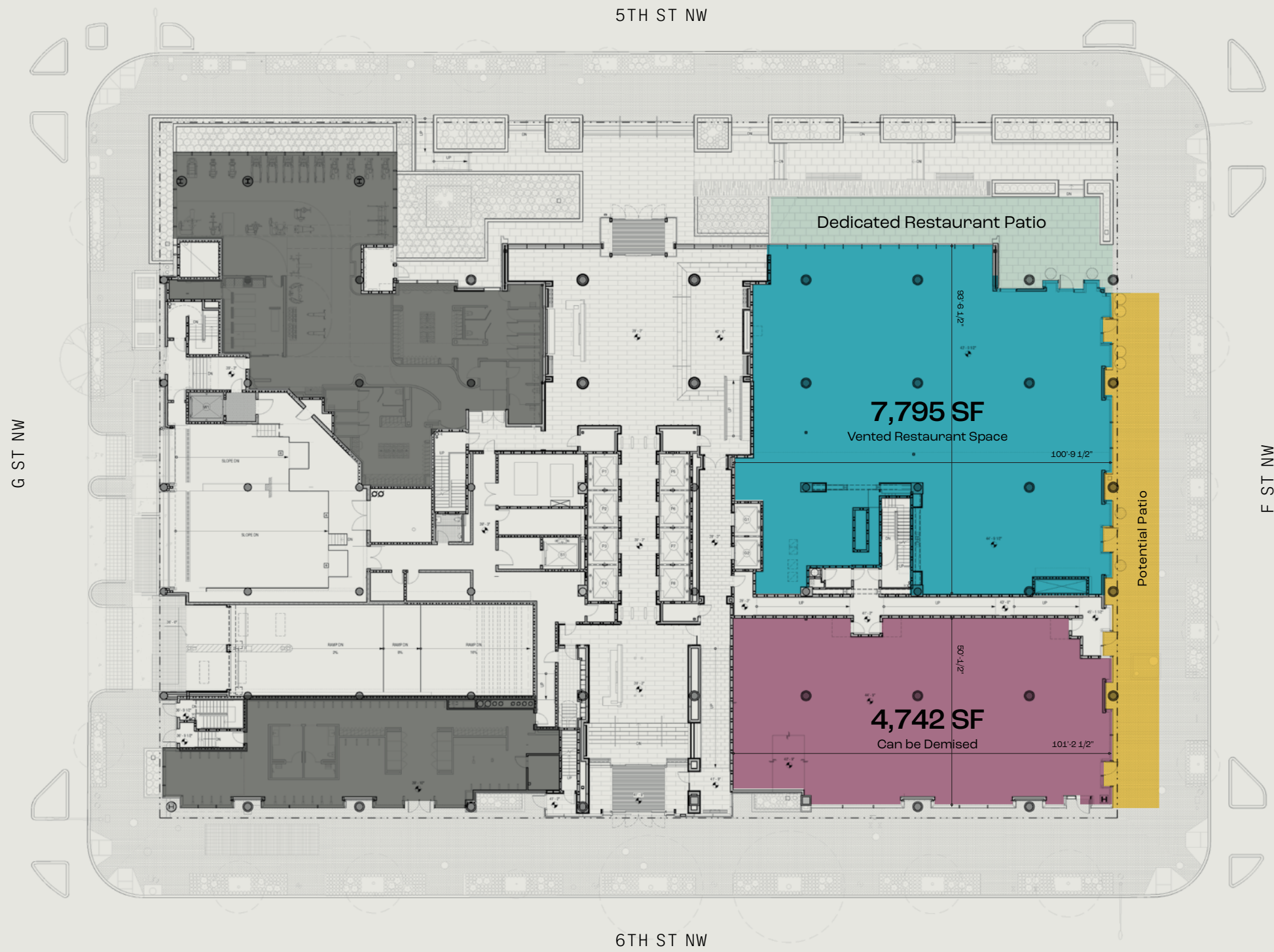
SINGLES & STARTERS



Young singles starting out and some starter families living a city lifestyle.

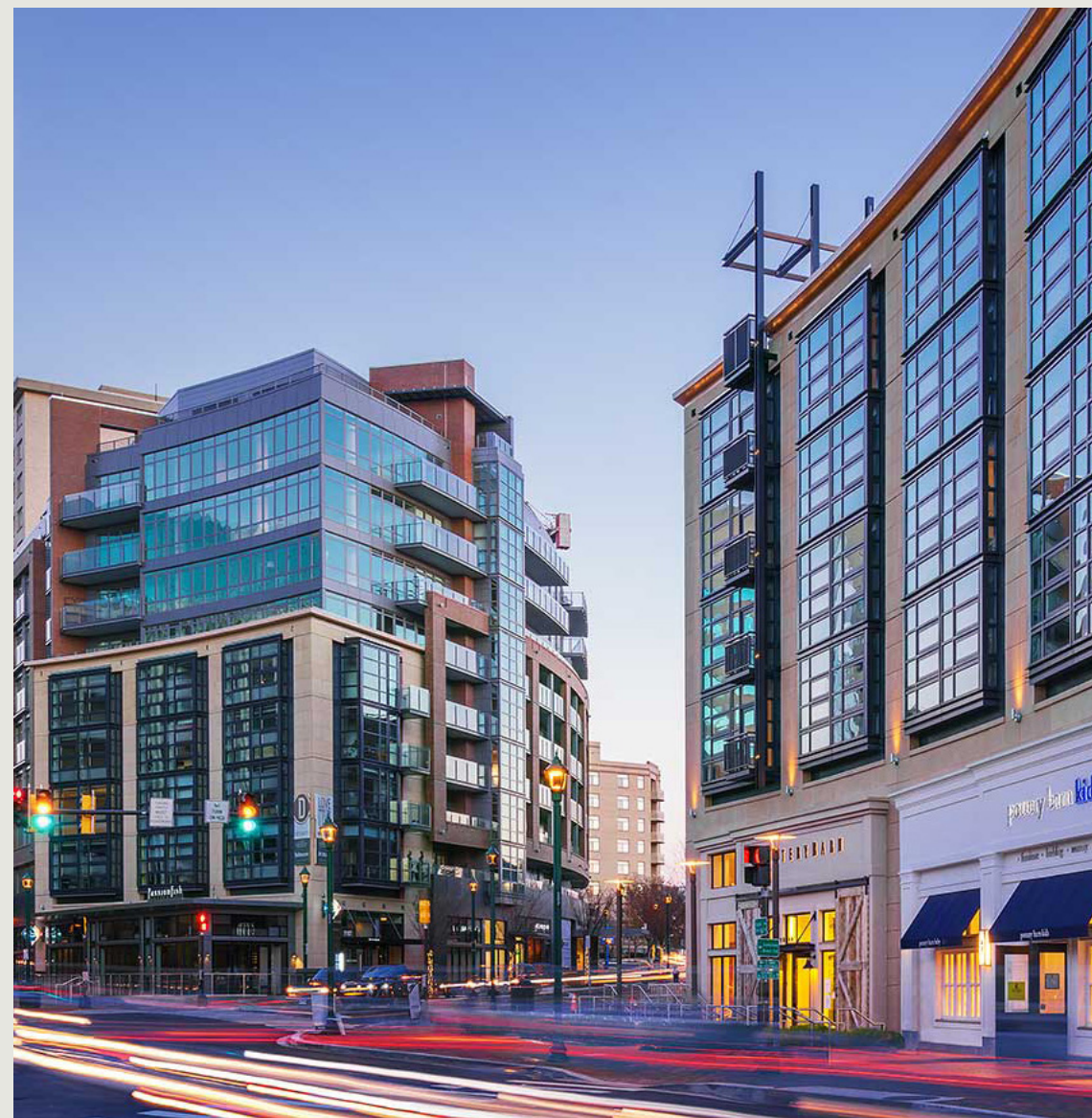


SITE PLAN



RESTAURANT PATIO RENDERING





PARTNERS

Rockefeller Group

www.rockefellergroup.com

Rockefeller Group (www.rockefellergroup.com) is a leading real estate developer, owner and operator, known for pioneering large-scale urban mixed-use developments. Over the past decade, the company has held ownership interests in class-A office buildings in Washington, DC, and has joint venture development and redevelopment projects downtown and in Tysons, VA. The company has a 90-year history in U.S. real estate development, tracing its roots to the development of New York's Rockefeller Center, where the company continues to hold an ownership interest in approximately six million square feet of class-A office space.

Stonebridge

www.stonebridge.us.com

Stonebridge (www.stonebridge.us.com) is a privately held real estate development and investment firm focused on creating exceptional places in the Greater Washington area. The company's portfolio includes several of the region's most successful mixed-use projects including Constitution Square, 200 Eye Street, SE and Flats at Bethesda Avenue and The Darcy. During the past 20 years, the principals of Stonebridge have been involved in the acquisition, development, joint venture, financing and disposition of real estate assets in the Washington area exceeding \$6 billion in value.

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[CLICK HERE TO VIEW PROPERTY WEBSITE](#)

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