

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

klmb

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A DYNAMIC MIXED-USE DESTINATION

TOTAL SIZE

66 AC

RETAIL

150,000 SF

RETAIL PARKING

530 SPACES

OFFICE/MEDICAL

325,000 SF

RESIDENTIAL

2,345 UNITS

MEDICAL RESEARCH

450,000 SF

RETAIL / ARTISAN

20,000 SF



wonder

livewell
animal hospitalMolly's
DOG CARE

CHASE

nailsaloon

Charmery

THE PARKS | MARKETPLACE

CHILDREN'S NATIONAL MEDICAL CENTER

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

ROCK CREEK PARK

ALASKA AVE NW

DAHLIA ST NW

ELDER ST NW

260 TOWNHOMES
UNDER CONSTRUCTION

13TH ST NW

DEPT. OF STATE
FOREIGN MISSION CENTERFUTURE COMMERCIAL/
RESIDENTIAL

16TH ST NW

37 TOWNHOMES
UNDER CONSTRUCTIONDISTRICT OF COLUMBIA
INTERNATIONAL SCHOOL
(1,600+ STUDENTS)SOME
39 UNITS OF
SENIOR LIVINGABRAMS HALL
80 UNITS OF
SENIOR LIVING54 UNITS OF
ASSISTED LIVINGHOWARD UNIV.
FEDERAL RESEARCHHOWARD UNIV.
URGENT CARE &
MEDICAL CENTER

PYLON SIGNAGE

353 UNITS OF
LUXURY MULTIFAMILY

ASPEN ST NW

50 TOWNHOMES

HELP USA
77 UNITS OF
VETERAN HOUSING

THE GREAT LAWN

DOG PARK

True Value

PLAYGROUND

Juneberry
GARAGEtropical CAFE
SMOOTHIEPRIMROSE
DAYCARE
(200+ CHILDREN)

GEORGIA AVENUE NW

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



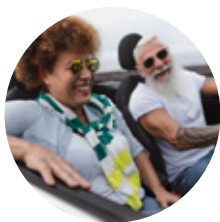
SUBURBAN
STYLE

23.7%



BOOMING W/
CONFIDENCE

19.7%



POWER
ELITE

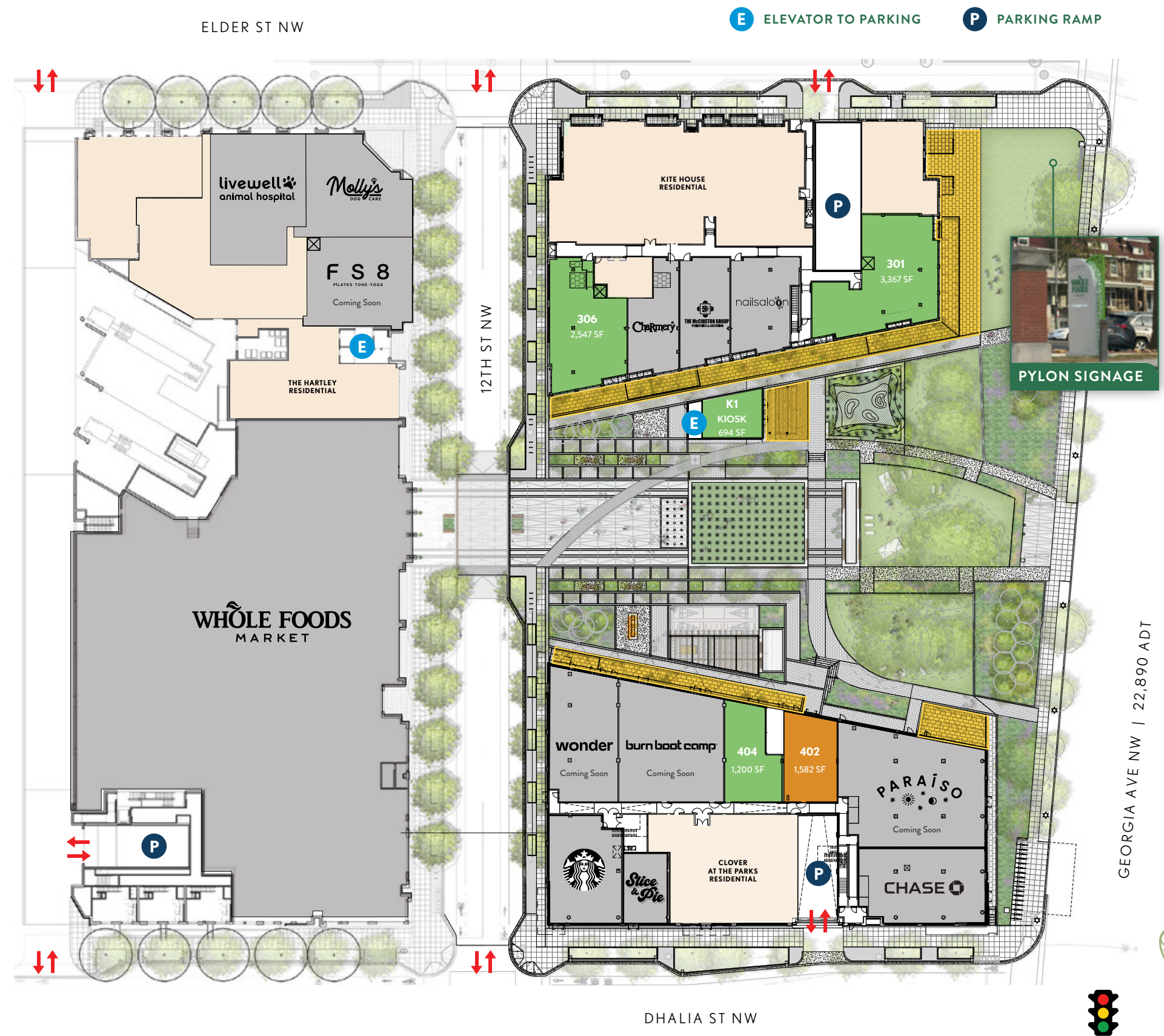
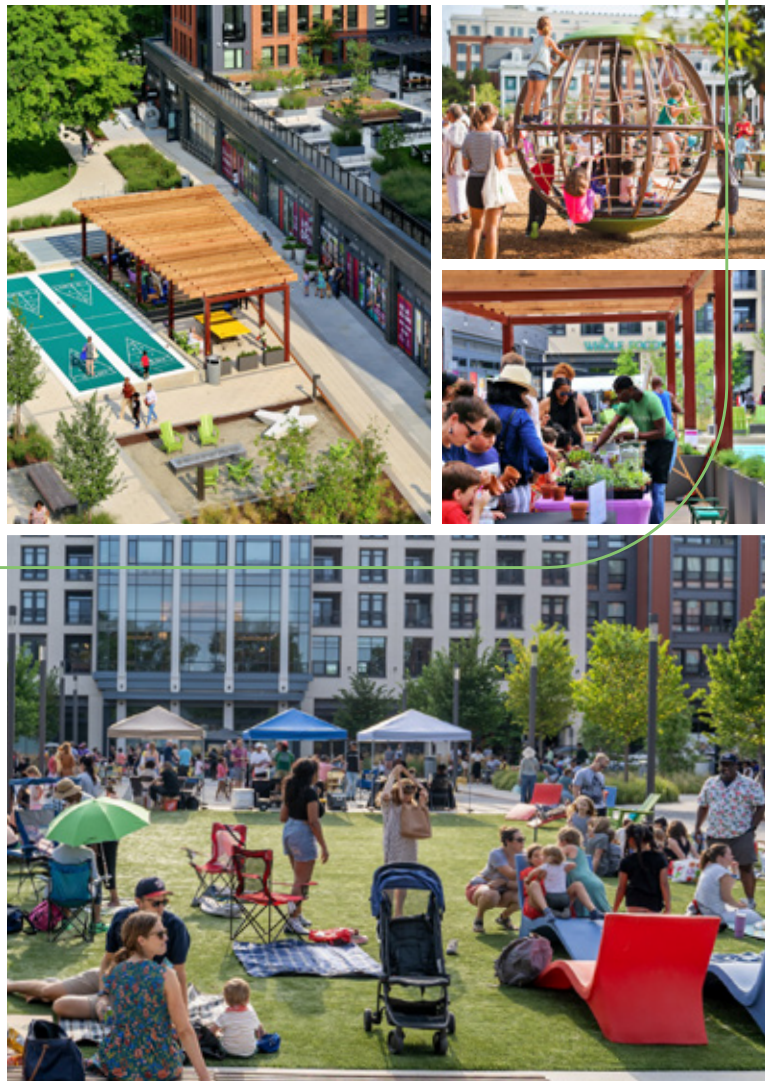
10.1%

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%



- AVAILABLE SPACES
- AT LEASE
- OUTDOOR SEATING
- VENTING

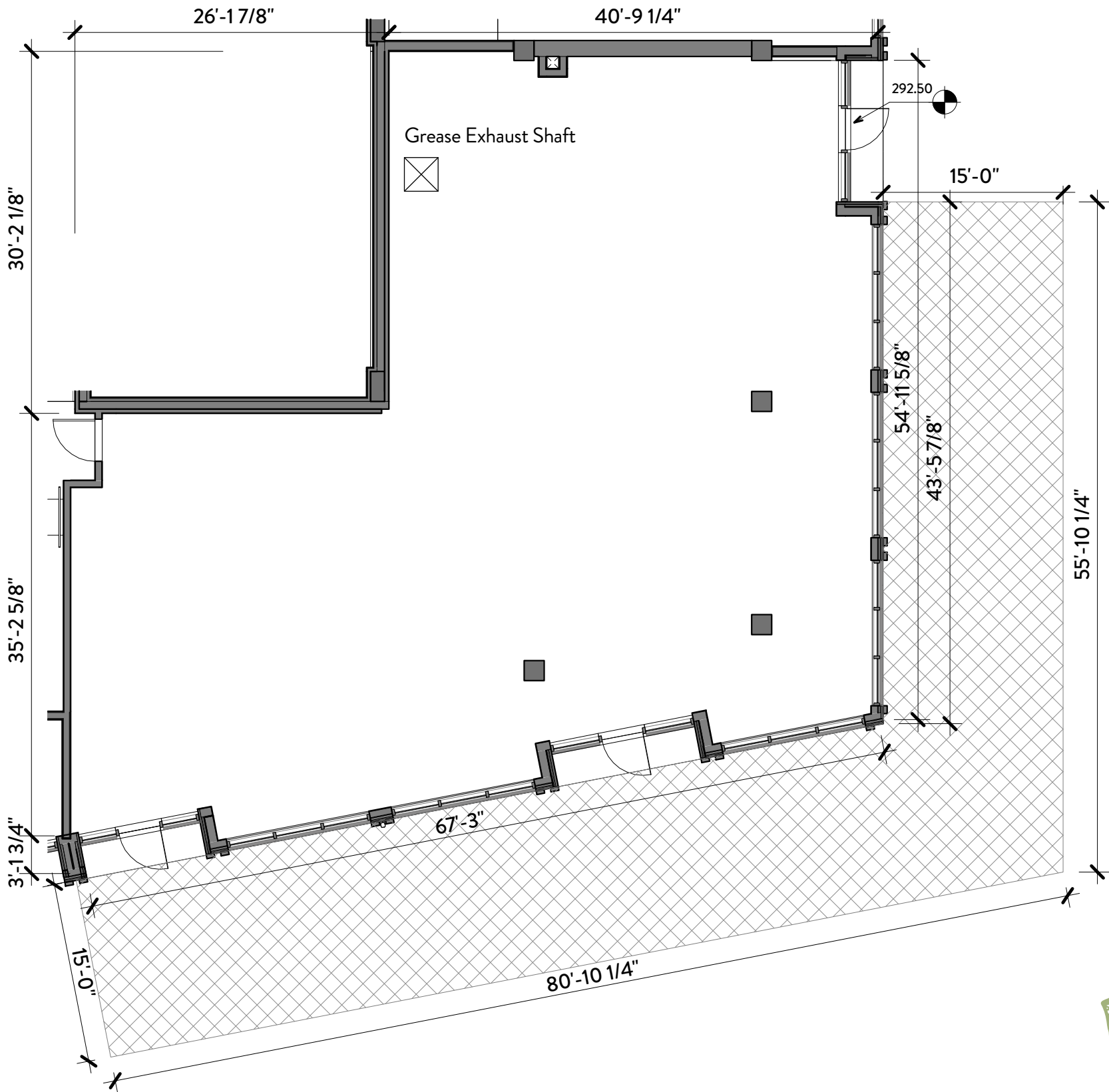
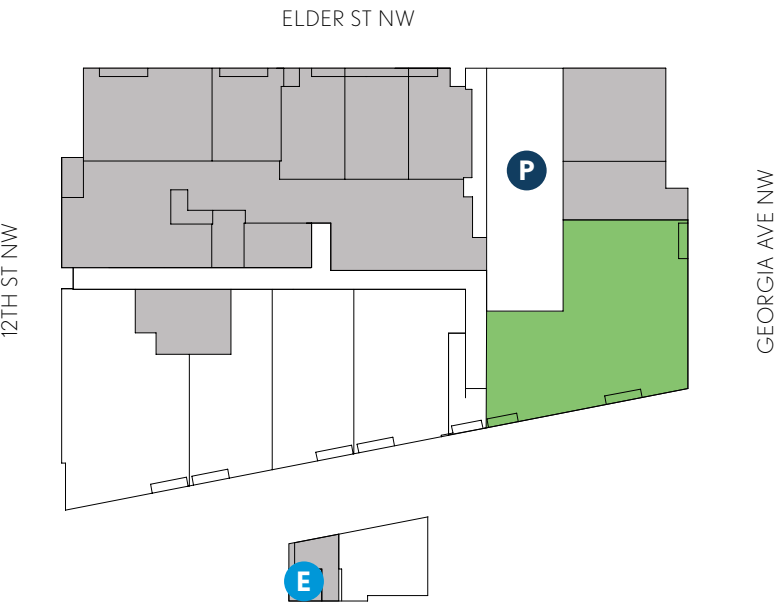




KITE HOUSE

SUITE 301
3,367 SF

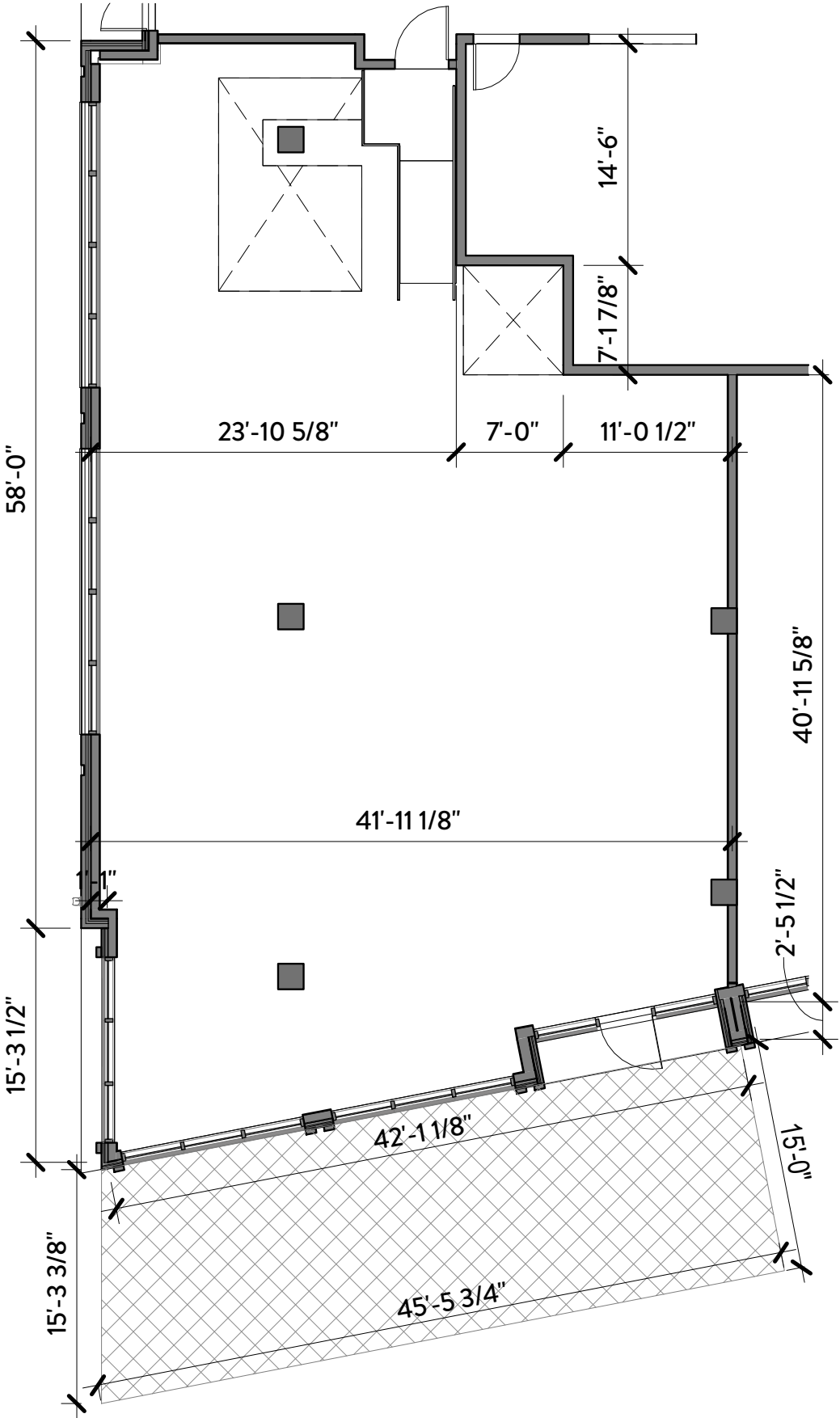
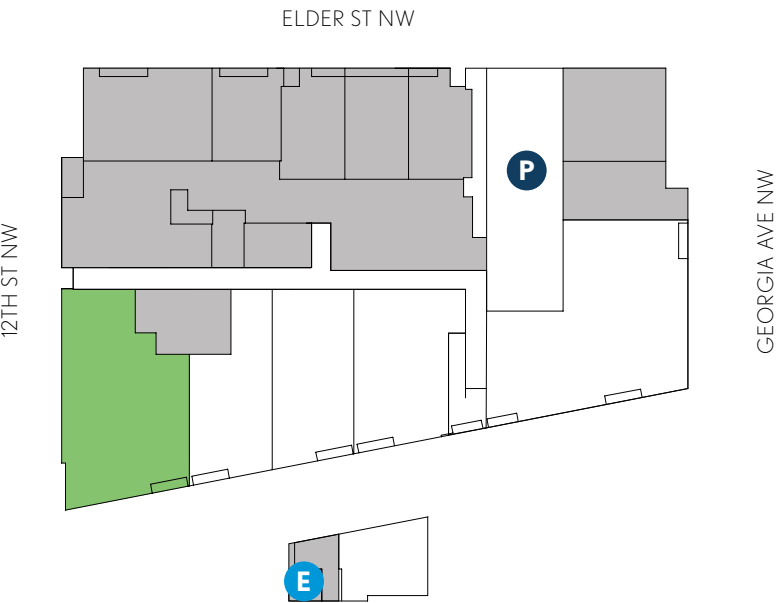
- 14'-8" to underside of slab
- 1,865 SF dedicated outdoor seating
- Exhaust shaft



KITE HOUSE

SUITE 306
2,547 SF

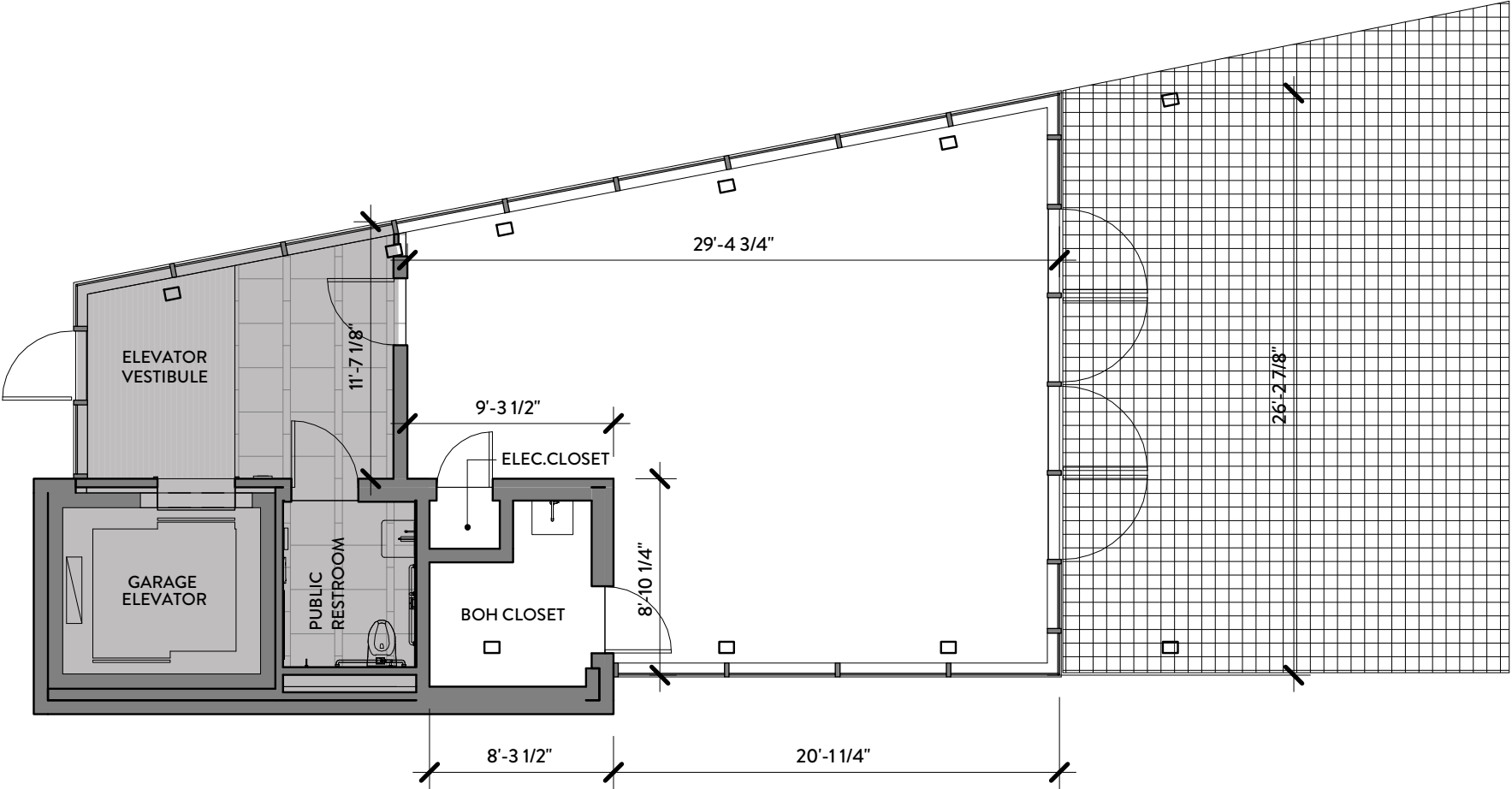
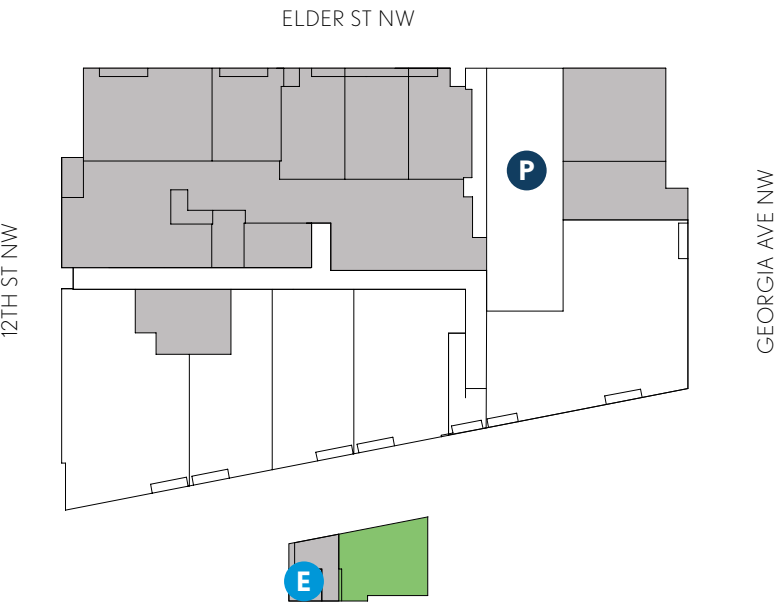
- Ceiling height: 15'-6"
- 660 SF dedicated outdoor seating
- Exhaust shaft



KITE HOUSE

K1 - KIOSK
694 SF

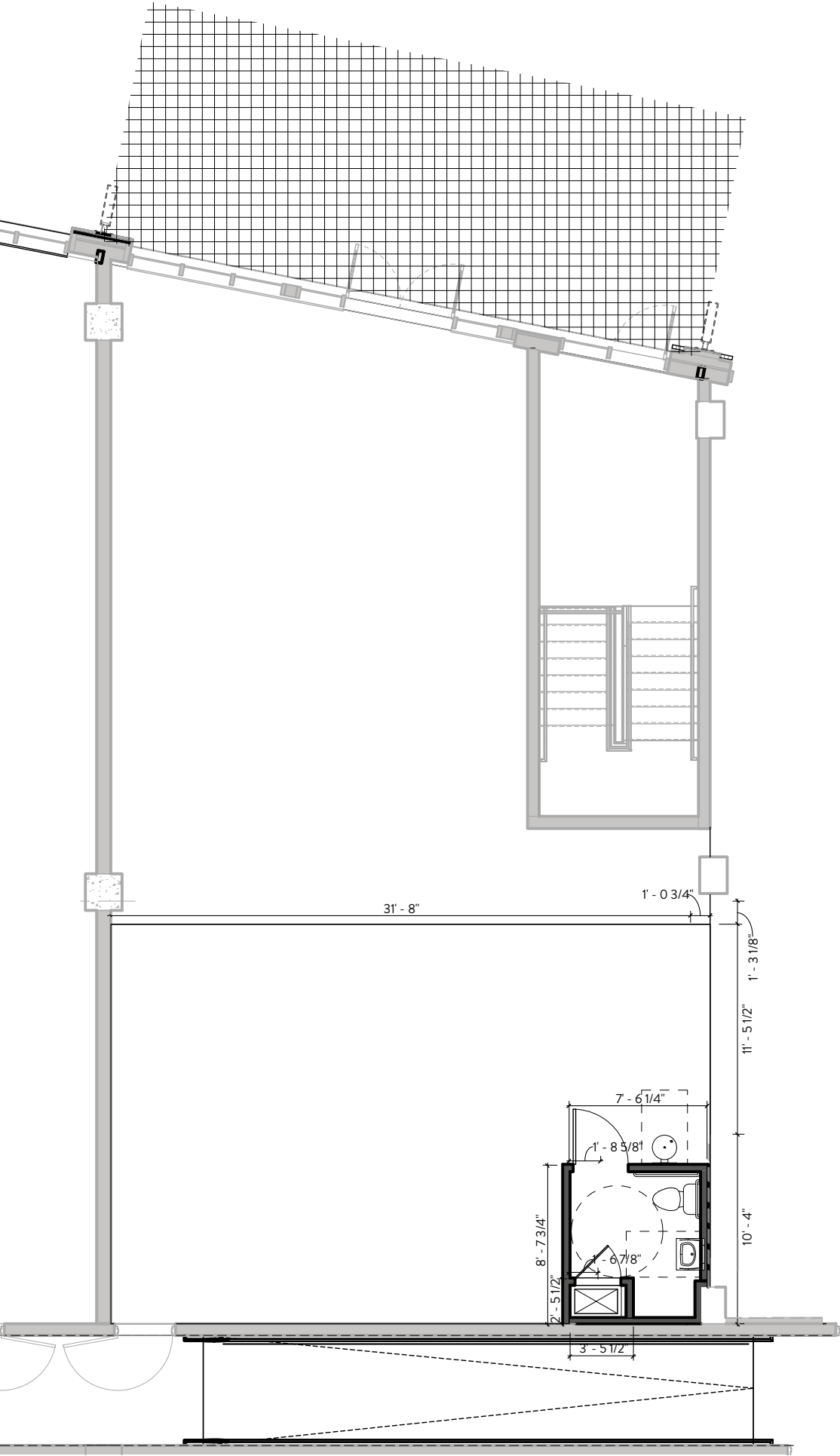
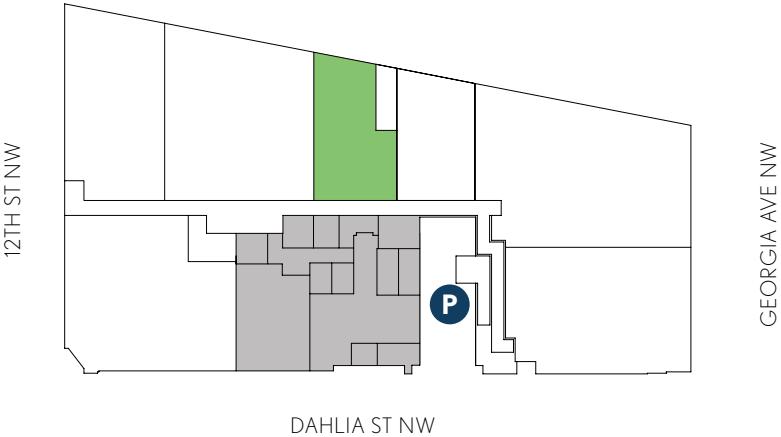
- Ceiling height: 11’-9” ~ 12’-9”
- Outdoor seating
- Restroom available for retail use



CLOVER AT THE PARKS

SUITE 404
1,200 SF

- Ceiling height: 13'-4"
- Move-in condition

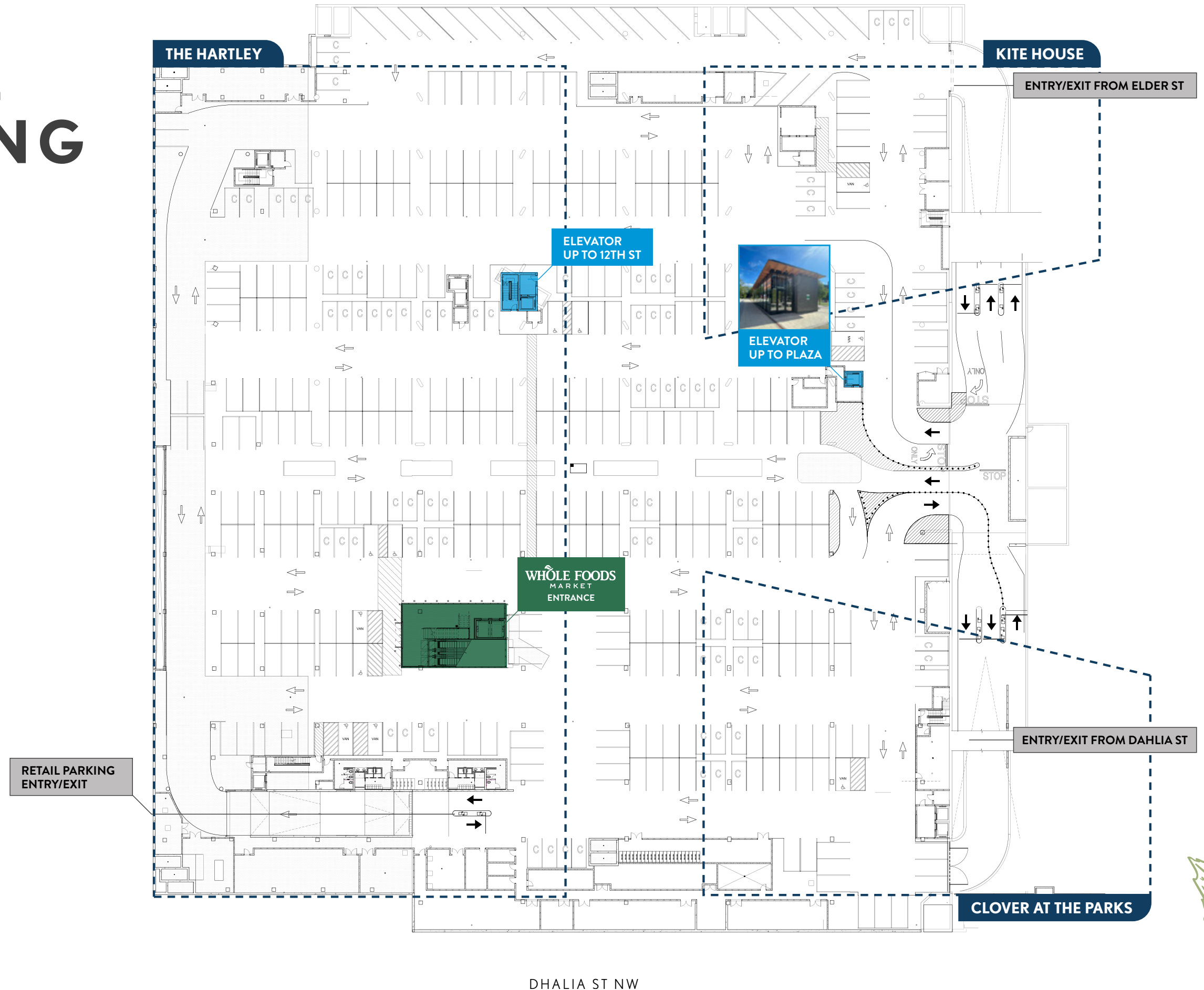


RETAIL PARKING PLAN

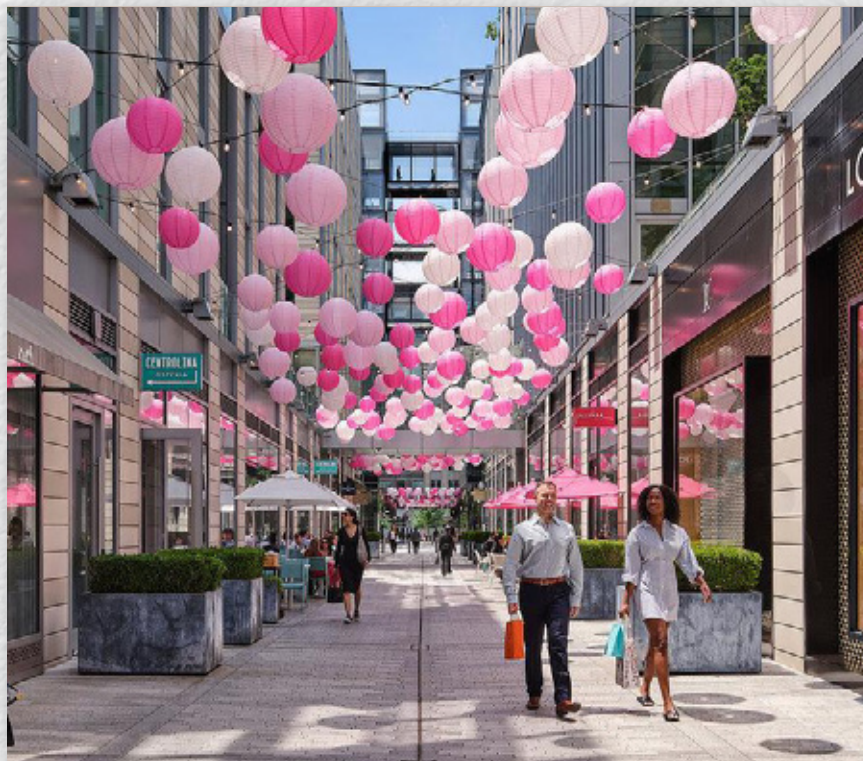
LEVEL G1

TOTAL RETAIL PARKING

407 SPACES



ABOUT US



HINES

Hines is a leading global real estate investment manager. We own and operate USD 91.8 billion¹ 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 and follow @Hines on social media.

¹Includes 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.



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[VIEW PROPERTY WEBSITE](#)

[LEARN MORE ABOUT THE PARKS](#)

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THE IN FOR MARKET INSIGHT

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ATLANTIC**

TRIDEN
Development Group

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