

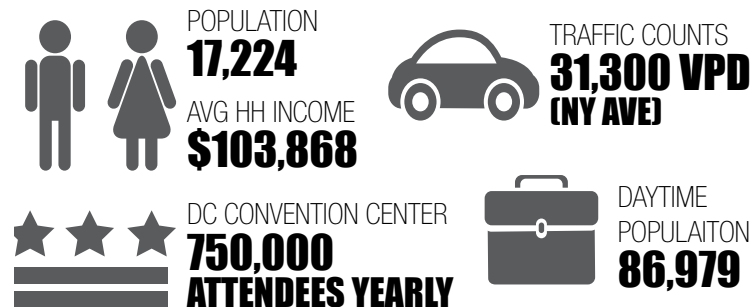
1,241-SF & 3,087-SF of Retail Space Available



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STATISTICAL SNAPSHOT 1/2-MILE RADIUS, 2013 DEMOS



NEARBY HOTELS
MARRIOTT MARQUIS, EMBASSY SUITES, HENLEY PARK, RENAISSANCE WASHINGTON, FOUR POINTS SHERATON, GRAND HYATT WASHINGTON

901 K STREET, NW FACTS AT-A-GLANCE

- Ground-level retail spaces available: 1,241 SF and 3,087 SF located in a 247,406 SF office building (non-vented food considered)
- Strategically located facing Massachusetts Avenue, next to the new DC Convention Center and Marriott Marquis
- Stellar daytime density with over 21,000 employees within a 1/4 of the site
- Marriott Marquis will feature 1,175 hotel rooms (2014)
- DC Convention Center has 750,000 attendees yearly

DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2013)	1/4 MILE	1/2 MILE	1 MILE
POPULATION	3,475	17,224	50,999
AVG HH INCOME	\$116,509	\$103,868	\$103,746
EMPLOYEES	23,180	86,067	237,382

SITE FACTS:
SPACE: 1,241-SF & 3,087-SF of Space Available
TRAFFIC COUNTS: 31,300 VPD (NY AVE)

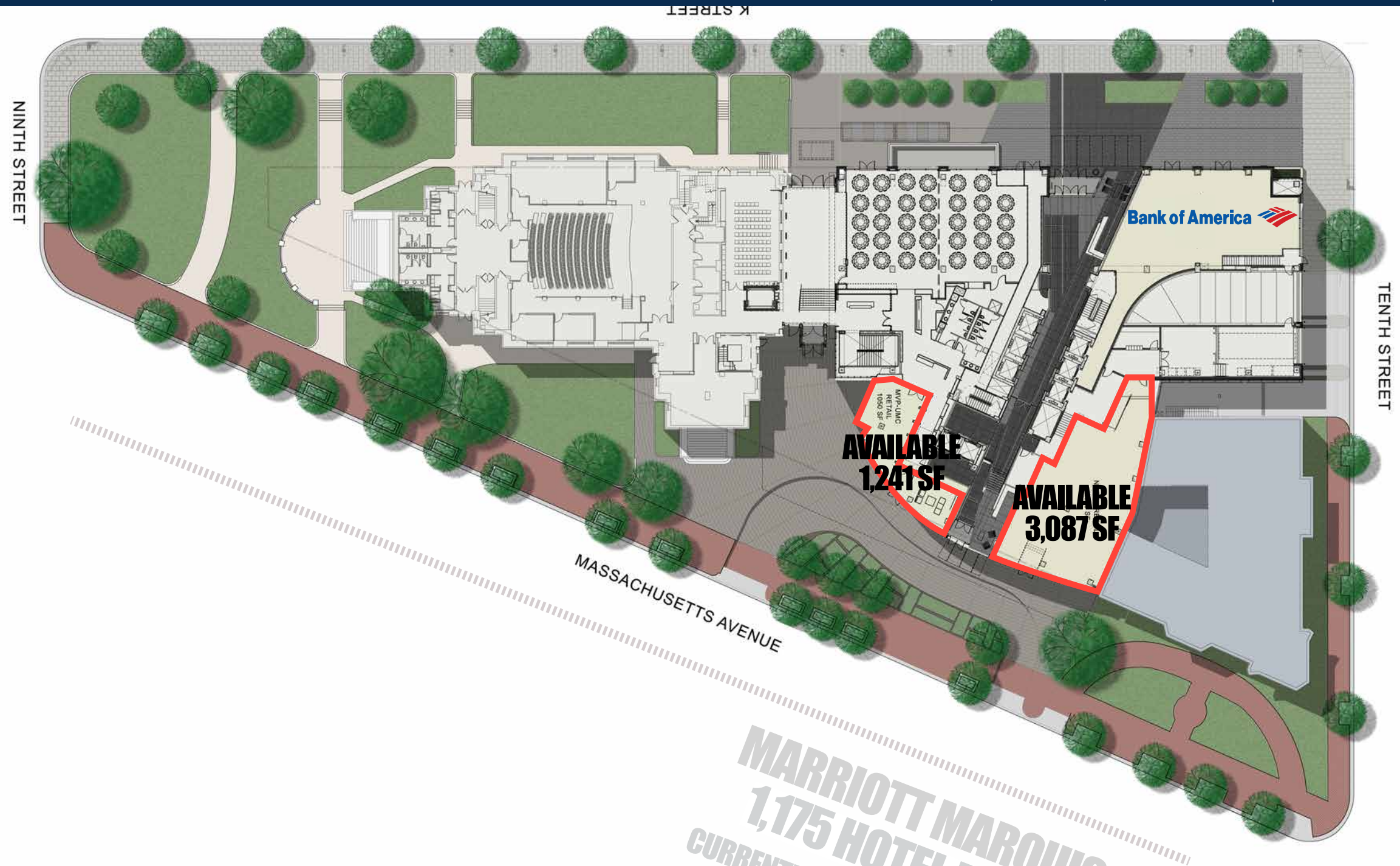
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1,241-SF & 3,087-SF of Retail Space Available



**MARRIOTT MARQUIS
1,175 HOTEL ROOM
CURRENTLY UNDER CONSTRUCTION
2ND QUARTER 2014 DELIVERY**