

WHERE  
THE CITY  
WORKS  
HARD  
AND  
PLAYS  
HARDER

GALLERY PLACE  
WASHINGTON, DC



DOCHTER & ALEXANDER  
RETAIL ADVISORS



D.C.'s Chinatown has been a distinct part of D.C.'s fabric since the 1930s. Key investments over the last 20 years have made it the fast-beating heart of entertainment, retail, dining out and great times downtown.

# 1 MCI CENTER

In 1997, the then-MCI Center (now Capital One Arena) sparked new energy and hope in D.C.'s Chinatown.

# 2 GALLERY PLACE

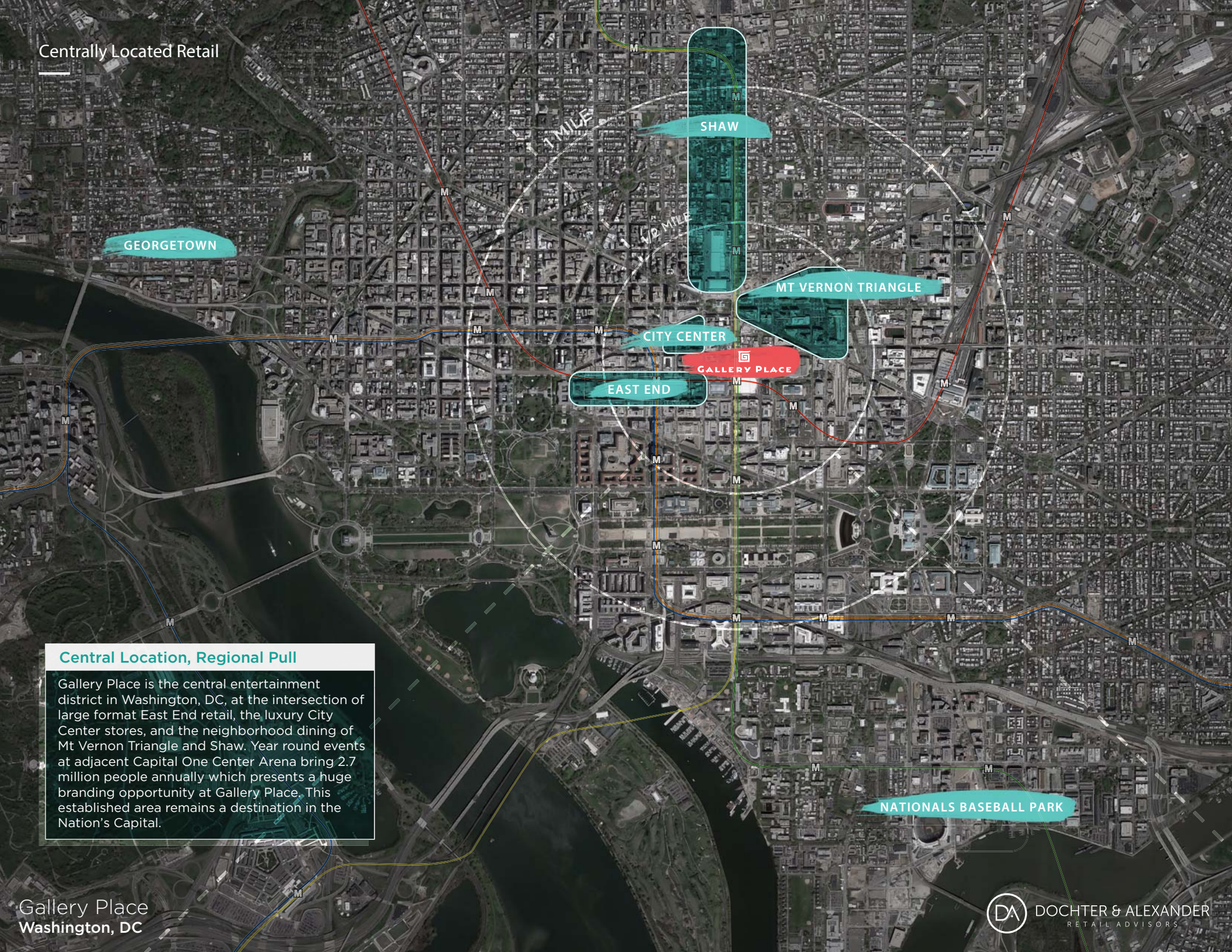
Feeding off local and tourist crowds, by 2004, Gallery Place had hopping streets by day and night.

# 3 GALLERY PLACE REIMAGINED...

*GALLERY PLACE REIMAGINED...*

We've got an eye to take this neighborhood's blowing-off-steam spirit to an entirely new level—and we want partners who love what makes this place so alive just the way we do.

Centrally Located Retail



### Central Location, Regional Pull

Gallery Place is the central entertainment district in Washington, DC, at the intersection of large format East End retail, the luxury City Center stores, and the neighborhood dining of Mt Vernon Triangle and Shaw. Year round events at adjacent Capital One Center Arena bring 2.7 million people annually which presents a huge branding opportunity at Gallery Place. This established area remains a destination in the Nation's Capital.

Gallery Place  
Washington, DC

Strong Demographics

- MUSEUM
- HOTEL
- THEATRE



CONVENTION CENTER



EQUINOX

CONRAD 900 AVENUE

GUCCI CAUDALIE DE JOURNALY

momofuku HERMES Paul Stuart

ARCTERYX CH FINECO Dior

CITY CENTER

7TH STREET NW

MT VERNON TRIANGLE

4.1M SF Office Existing/UC  
6,519 Residential Units Existing/UC  
\$3.33 PSF apt rent

H STREET NW



Smithsonian PORTRAIT GALLERY



CAPITAL ONE CENTER

1 Mile Demos

Office Inventory	65M SF, 12% vacancy
Daytime Employees	227,628
Population	49,575
Avg. HH Income	\$123,930
Metro Exits	23,205 wkday / 21,404 wknd
Hotel Keys	15,401

APPLE  
GLOBAL FLAGSHIP

TRULUCKS STEAK &  
SEAFOOD

EQUINOX FITNESS

TACO BAMBA

MAISON KAYSER

FEDEX

DELIZIQUE

MY EYE DR

TD BANK

FARMERS & DISTILLERS

LA COLOMBE

COVE

YARDHOUSE

BREWERY

FADO IRISH PUB

MATCH BOX & PIZZA

CAVA STARBUCKS

PNC BANK

NANDOS PERI PERI

REREN RAMEN BAR

WALGREENS PANERA

CRIMSON

AT THE POD VAPIANO

CITY CENTER DC

ALLEN EDMONDS  
ARCTERYX  
BOSS  
BVLGARI  
BURBERRY  
CANALI  
CANDALIE BOUTIQUE SPA  
CENTROLINA  
CH CAROLINA HERRERA  
CHRISTOFFLE  
COOPER POWER YOGA  
DAVID YURMAN  
DEBB KITCHEN AND BAR  
DEL FRISCO'S  
DIOR  
DOLCEZZA  
FIG & OLIVE  
FLYWHEEL  
FRUITIVE

THE GREAT REPUBLIC  
GUCCI  
HERMES  
JO MALONE LONDON  
KATE SPADE NY  
LONG CHAMP  
LORO PIANA  
LOUIS VUITTON  
MILK BAR  
MONCLER  
MOMOFUKU  
MORGENTHAU FREDERICS  
PAUL STUART  
RARE SWETS  
SALVATORE FERRAGAMO  
SKY VALET CHOES  
TESLA  
VINCE  
ZADIG & VOLT AIR

H STREET NW

CAPITAL ONE CAFE

CHOP'T

T-MOBILE

WEWORK

HONEY GROW

HIP CITY VEG

BIBIBOP ASIAN

LEGAL SEAFOODS

EAGLE BANK

M  
METRO

AT&T

CIRCA

URBAN  
OUTFITTERS

STUDIO  
XFINITY

AVEDA

LOFT

CLYDES

REGAL CINEMAS

BAR LOUIE

LUCKY STRIKE

AROSTO PIZZA

BEEF N BREAD

CHINATOWN

EXPRESS

PENN COMMONS

CORNER BAKERY

FLIGHT WINE BAR

WEWORK

BAR DECO

GRAFFIATO

DAIKAYA RAMEN

BANTAM KING

FREE STATE

NHL  
NBA

VIDA FITNESS

BANG SALON

METRO  
HEADQUARTERS

M  
METRO

NATIONAL PORTRAIT  
GALLERY

Gallery Place  
Washington, DC

DOCHTER & ALEXANDER  
RETAIL ADVISORS

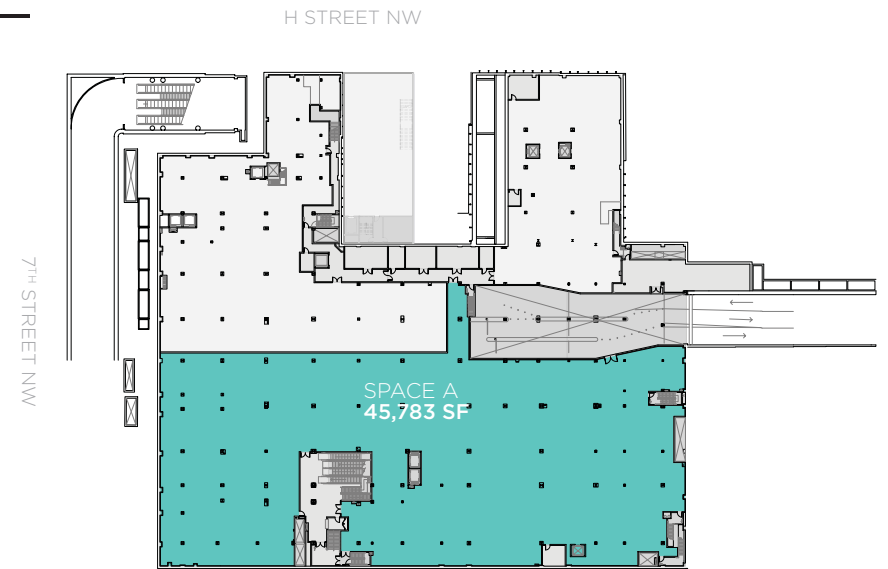


Gallery Place  
Washington, DC

## Street Level



## Lower Level





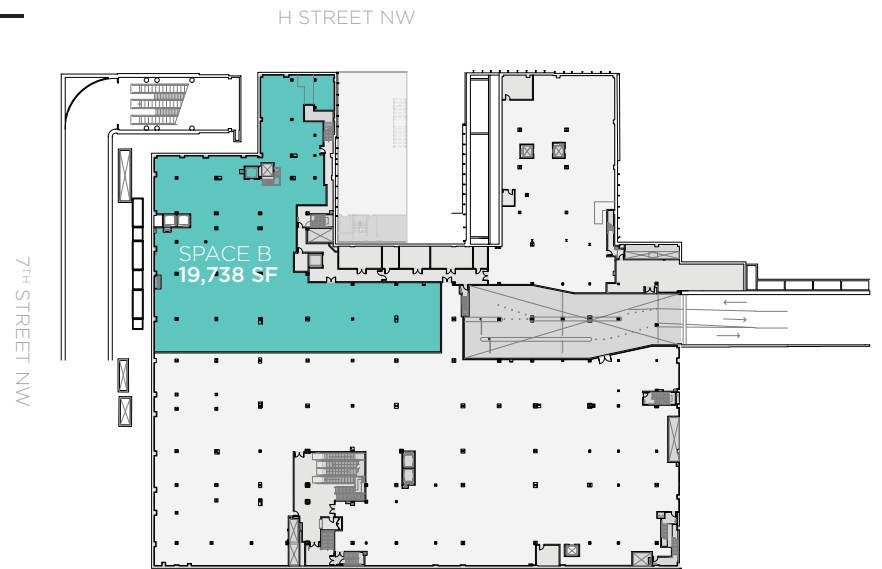


Gallery Place  
Washington, DC

## Street Level



## Lower Level





MEZZANINE 3,920 SF

GROUND 4,740 SF

LOWER LEVEL UP TO 69,161 SF

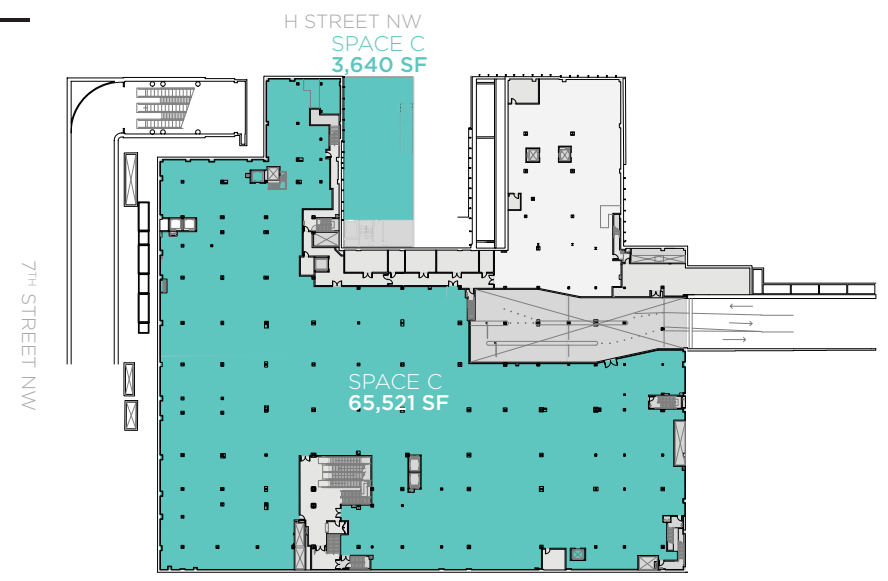
Gallery Place  
Washington, DC

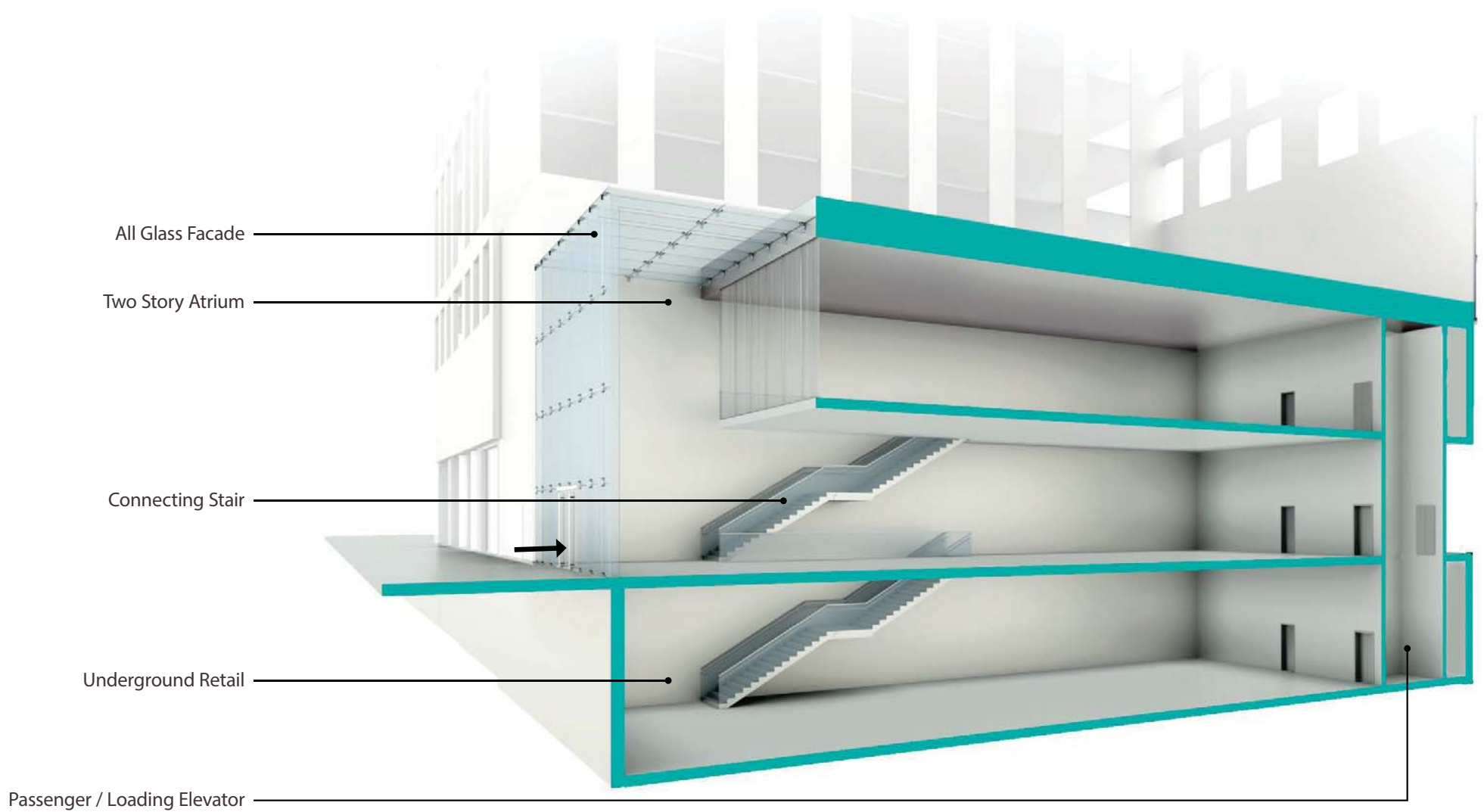
H STREET

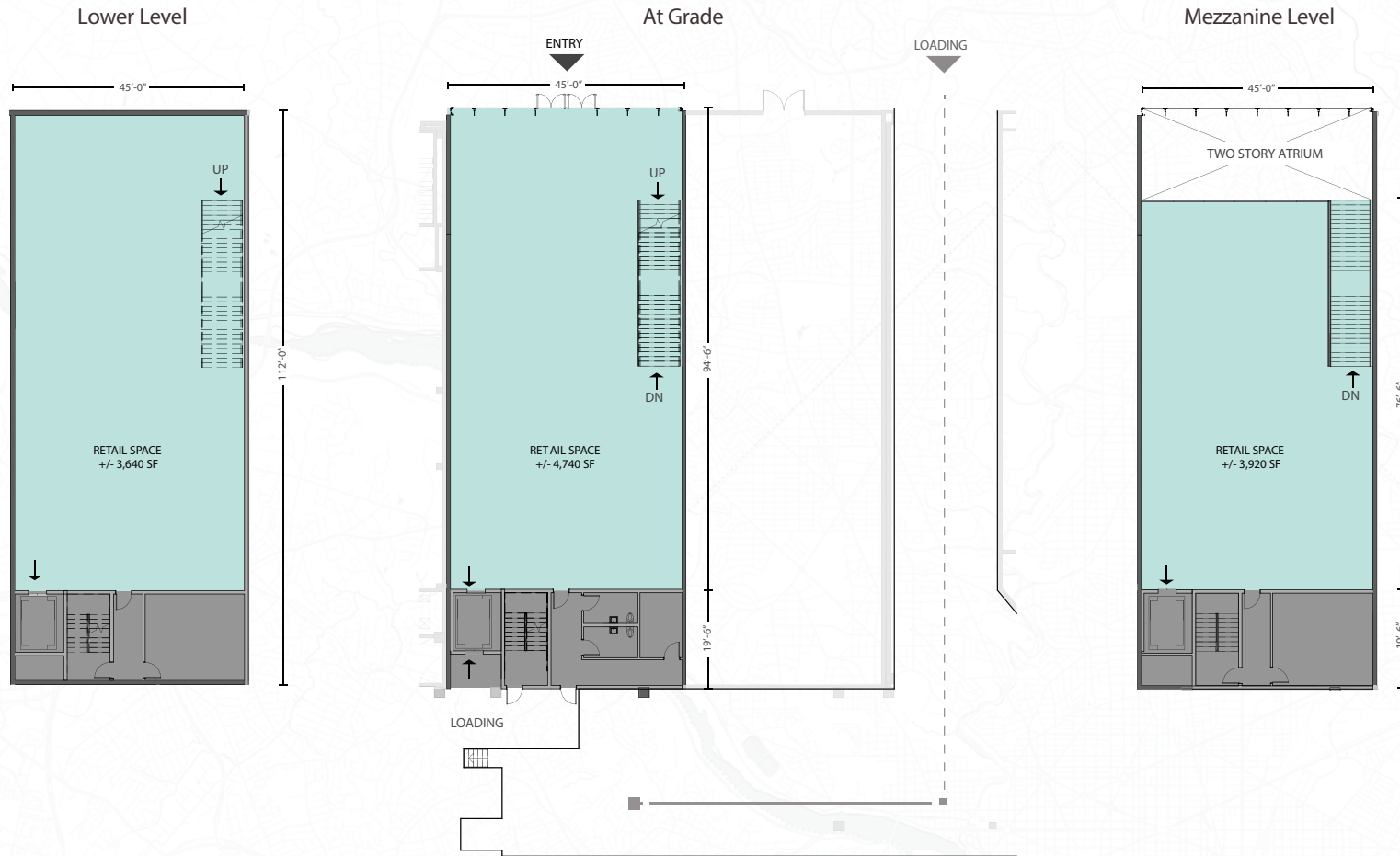
Street Level



Lower Level







## SPECS

**Square Footage** | 4,740 - 12,300 SF

**Frontage** | 45'

**Rent/Nets** | Pricing Upon Request

**Timing** | Ground-Up Trophy Retail Building

## CONTACT

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**OFFICE UNITS**  
WITHIN A MILE

**65M SF**

**CONVENTION CENTER**  
ANNUAL ATTENDEES

**1.2M**

**AVERAGE METRO RIDERS**  
AT GALLERY PLACE METRO

**23,205** WKND EXITS **21,404** WKND EXITS

**CAPITAL ONE ARENA TICKETS**  
SOLD ANNUALLY

**2.7M**

**DEMOGRAPHICS**

	1 Miles	2 Miles	3 Mile
POPULATION	49,575	4,035	39,140
AVERAGE HOUSEHOLD INCOME	\$123,930	\$171,368	\$124,280
EDUCATION: BACHELOR'S+	68,73%	75%	69%
EMPLOYEES	227,628	491,089	606,233