



MARKET
SQUARE
NORTH

401 9TH ST. NW

A PROMINENT
PRESENCE.



bxp Boston
Properties

GOULD
PROPERTY COMPANY



A PROMINENT PRESENCE.

Market Square North is an iconic landmark with **timeless design** and incredible views.

Surrounded by countless neighborhood amenities and transit options, Market Square North is **the perfect choice** for companies seeking a world-class yet efficient office environment.



**MARKET
SQUARE
NORTH**
401 9TH ST. NW

SUPERIOR LOCATION. CONVENIENT ACCESS.

In the lively Penn Quarter neighborhood with restaurants, sports bars, music venues and shopping complexes, as well as historic attractions. **Market Square North is at D.C.'s core.**



40+ white tablecloth restaurants options nearby

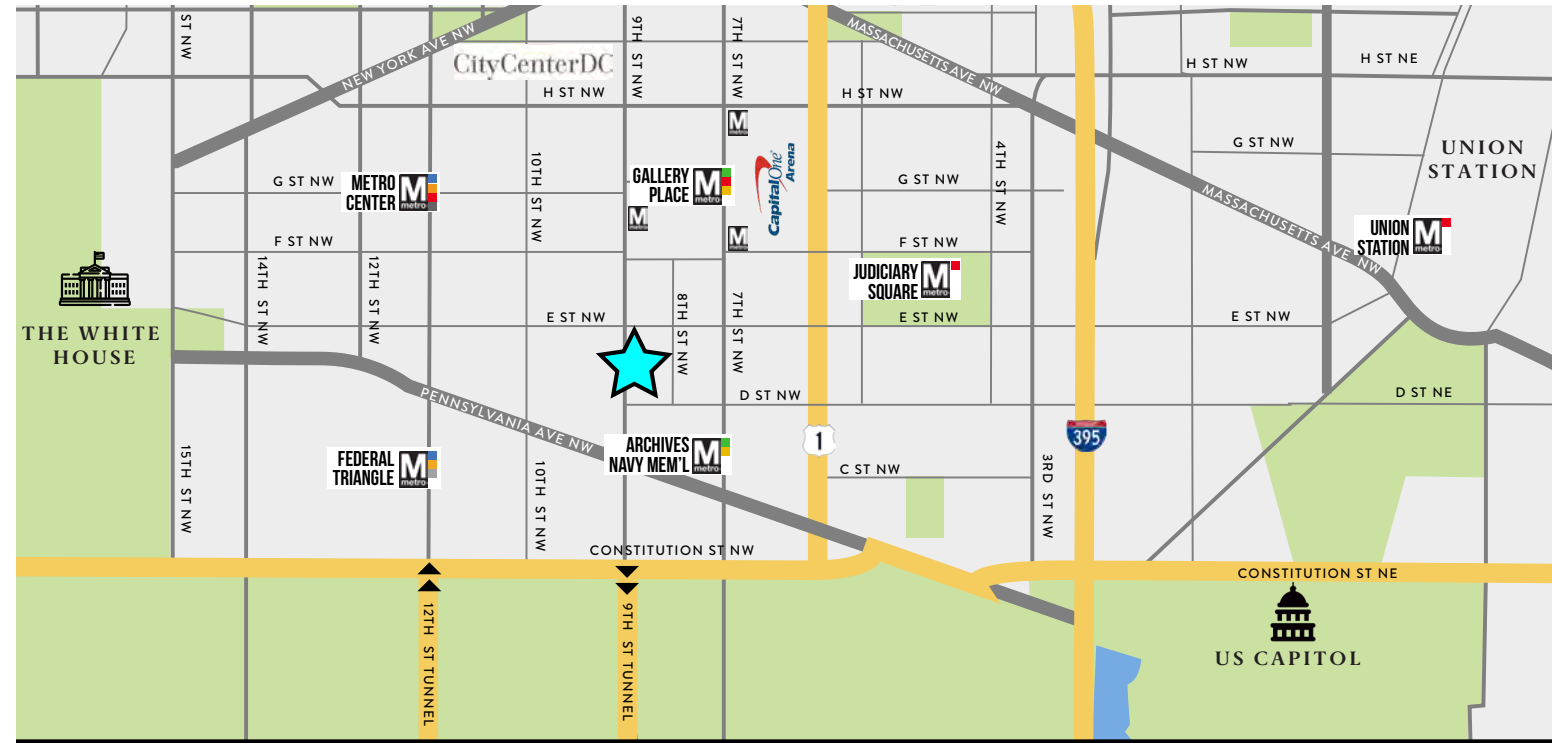
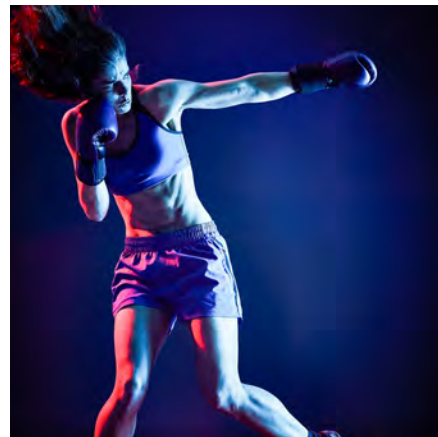
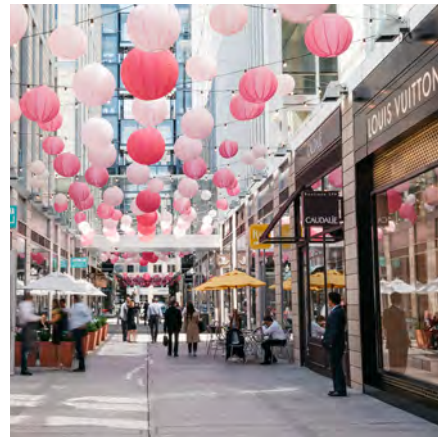
50+ fast casual eateries within easy walking distance

40+ retailers within a mile distance

20+ hotels conveniently located nearby for out-of-town clients

Capital Bike Share and bike lane access

Located within steps of Archives, Navy Mem'l, Gallery Place, Federal Triangle, Metro Center and Judiciary Square Metro stops



METRO	GREEN/YELLOW LINE	1 BLOCK
ARCHIVES	● ●	1 BLOCK
GALLERY PLACE	● ● ●	1.5 BLOCKS
METRO CENTER	● ● ● ● ●	3.5 BLOCKS

MARC TRAINS TO UNION STATION	2 STOPS TO GALLERY PLACE
VRE TRAINS TO L'ENFANT	1 STOP TO ARCHIVES

BUS LINES	1 BLOCK
D6, 70, 74, 42	1 BLOCK
16C, 30N, 30S, 32, 36, 610, 620, 640, 705, 715, 820, P6	2 BLOCKS
230, 250, 830, 840, A9, MC-100, RS	2 BLOCKS
39, 79	3 BLOCKS

HOP ON THESE SCOOTERS NEARBY **JUMP** **lyft** **BIRD**

★ MARKET SQUARE NORTH | 401 9TH ST NW, DC



Less than 5 minute walk to all Metro lines



10 minute drive to DCA



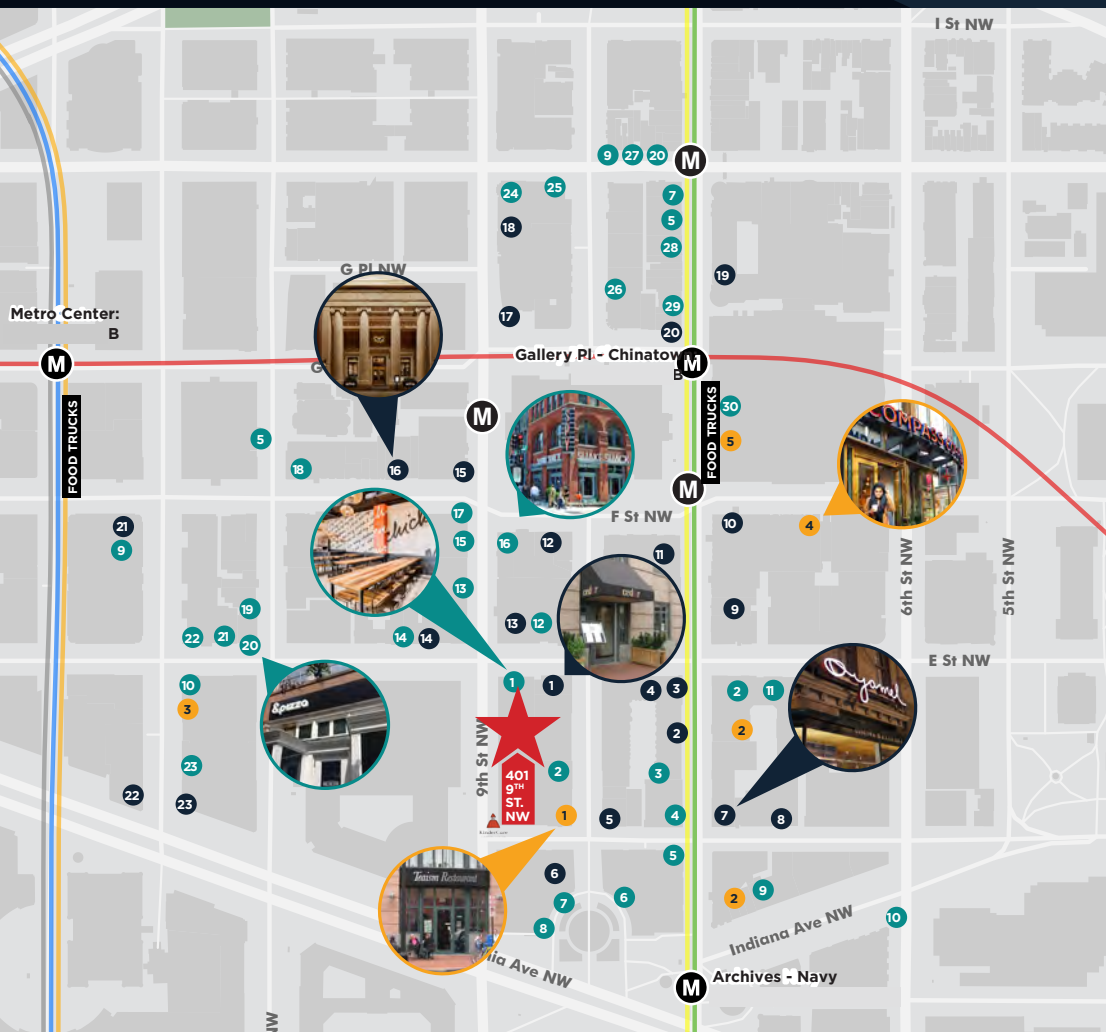
5 minute drive to White House



5 minute drive to U.S. Capitol

PENN QUARTER FOOD OPTIONS

80+
ALL WITHIN
4 BLOCKS
WALKING
DISTANCE FROM
401 9TH!



FAST CASUAL EATERIES

- | | | |
|-------------------------|---------------------------|----------------|
| 1 FARMBIRD | 12 PENN SOCIAL | 22 QDOBA |
| 2 sweetgreen | 13 SUBWAY | 23 au bon pain |
| 3 HILL COUNTRY | 14 M | 24 FIVE GUYS |
| 4 RED APRON | 15 Π | 25 POKE PAPA |
| 5 protein bar & kitchen | 16 SHAKE SHACK | 26 JETTIES |
| 6 THINKFOODLAB | 17 P&G | 27 CAVA |
| 7 CHOPT | 18 LINGOLIN'S Waffle Shop | 28 BIBIBOP |
| 8 PAUL | 20 pizza | 29 HipCityVeg |
| 9 FORTIBLU | 21 grk | 30 |
| 10 COSI | | |
| 11 LUKERS | | |

WHITE TABLECLOTH RESTAURANTS

- | | | |
|-------------------|------------------|-----------------|
| 1 cedar | 10 Rosa Mexicano | 19 Pizzeria |
| 2 CHINA CHILICANO | 11 DRY | 20 |
| 3 JALEO | 12 Olivia | 21 FOCO DE CHÃO |
| 4 matchbox | 13 barmini | 22 FOCO DE CHÃO |
| 5 the Partisan | 14 Achi Kane | 23 CENTRAL |
| 6 b | 15 THE SMITH | AND MANY MORE |
| 7 Oyamel | 16 SUCCOTASH | |
| 8 RASHA | 17 ZAYTINYA | |
| 9 | 18 BOQUERIA | |

COFFEE/TEA SHOPS

- | | | |
|---|----------|------------------|
| 1 | 3 Peet's | 5 DUNKIN' DONUTS |
| 2 | 4 | |

ABUNDANT AMENITIES.



METRO ACCESS

Access to every Metro line within a 5 minute walk



4,355 SF FITNESS CENTER

Professionally managed amenity offering daily classes and personal training



BIKE ROOM

Secured bike room



ROOFTOP TERRACE with Monumental Views



CHILD CARE FACILITY with KinderCare



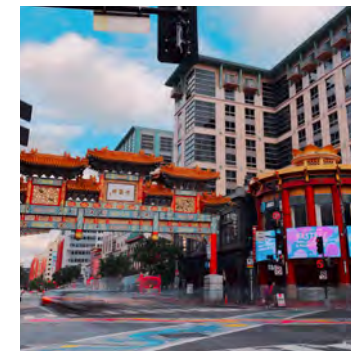
ON-SITE RESTAURANTS

Cedar Restaurant, Teasm Restaurant & Farmbird Coming Soon



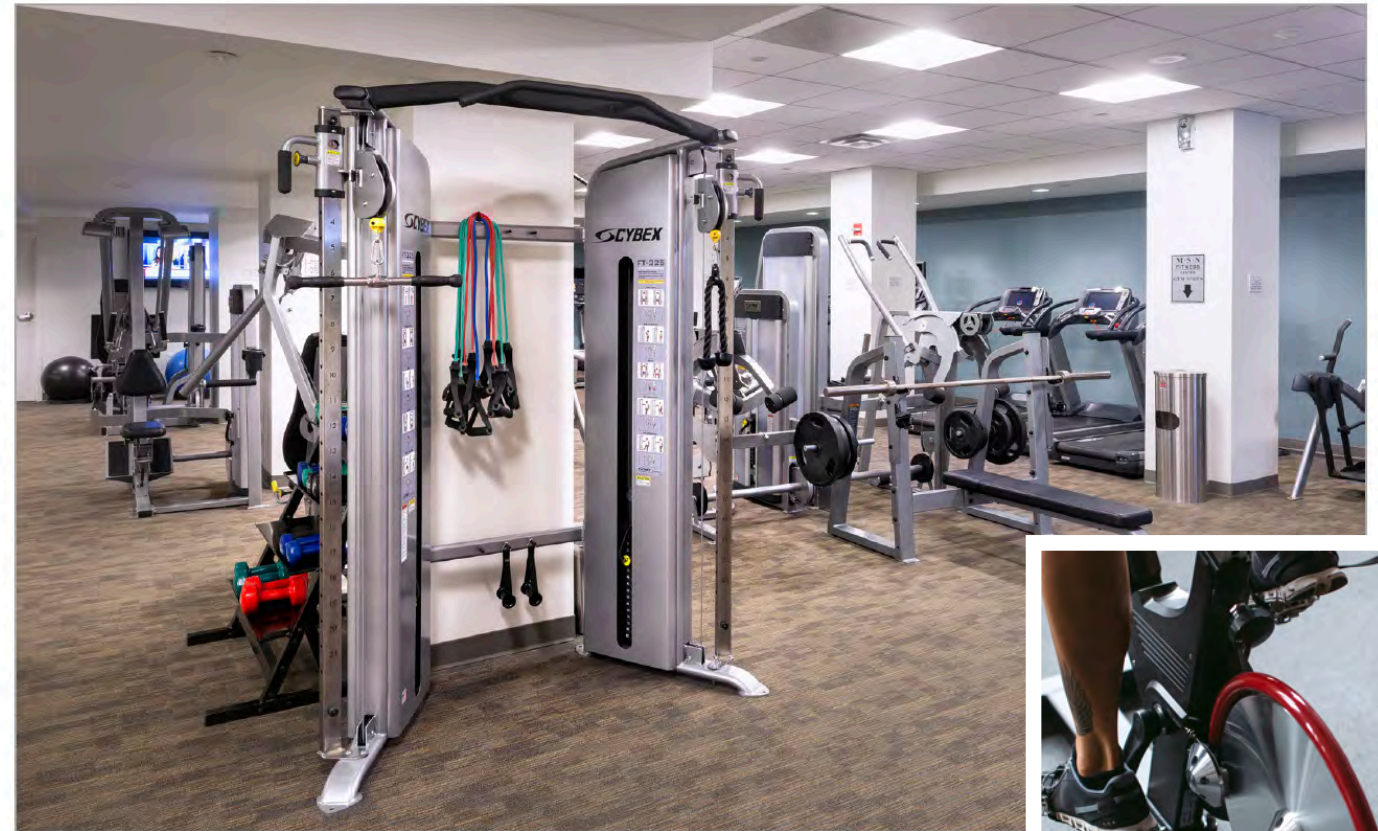
Sweetgreen Outpost

Order online from the Sweetgreen's app or site & receive FREE delivery service!

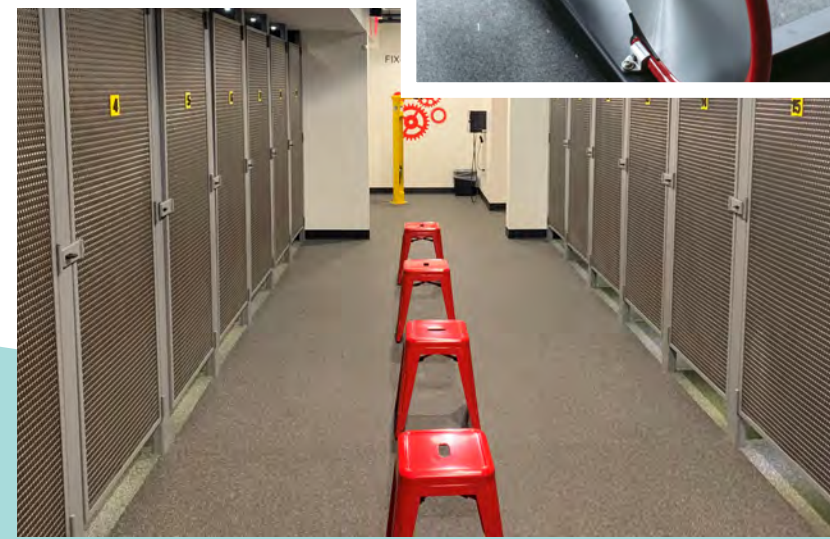


FLAWLESS VIEWS.

Market Square North gives you the ability to host exclusive functions on the rooftop terrace with monumental views of Washington, DC as the backdrop.



ACTIVATED LIFESTYLE.



BXP - 2200 Pennsylvania Ave., NW



BXP - 601 Mass Ave., NW



GOULD - 600 Mass Ave., NW



GOULD - 900 New York Ave., NW



UNPARALLELED EXPERIENCE.

National expertise with a local, personal touch.

The building is owned & operated by a joint venture between Boston Properties (NYSE;BXP) and the Gould Property Company, a multi-generational, regional development company.

This partnership combines national expertise with on-site attention to ensure the best office environment possible.



BUILDING FEATURES.



BUILDING SIZE
Approximately 437,000 RSF



FLOOR PLATE
39,000 RSF



COLUMN SPACING
Column-Free on the East and West sides of the Building.
4 columns on the North & South sides of the building. (30'x20')



PARKING
1 space for every 1,350 Ratio



WINDOW LINE
Approximately 650 linear feet of windowline



CONCIERGE SERVICES
24/7 Security Guard, on-site Property Management and Concierge



SUSTAINABILITY
LEED Gold Certified and Energy Star Certified



FOR LEASING

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CBRE

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