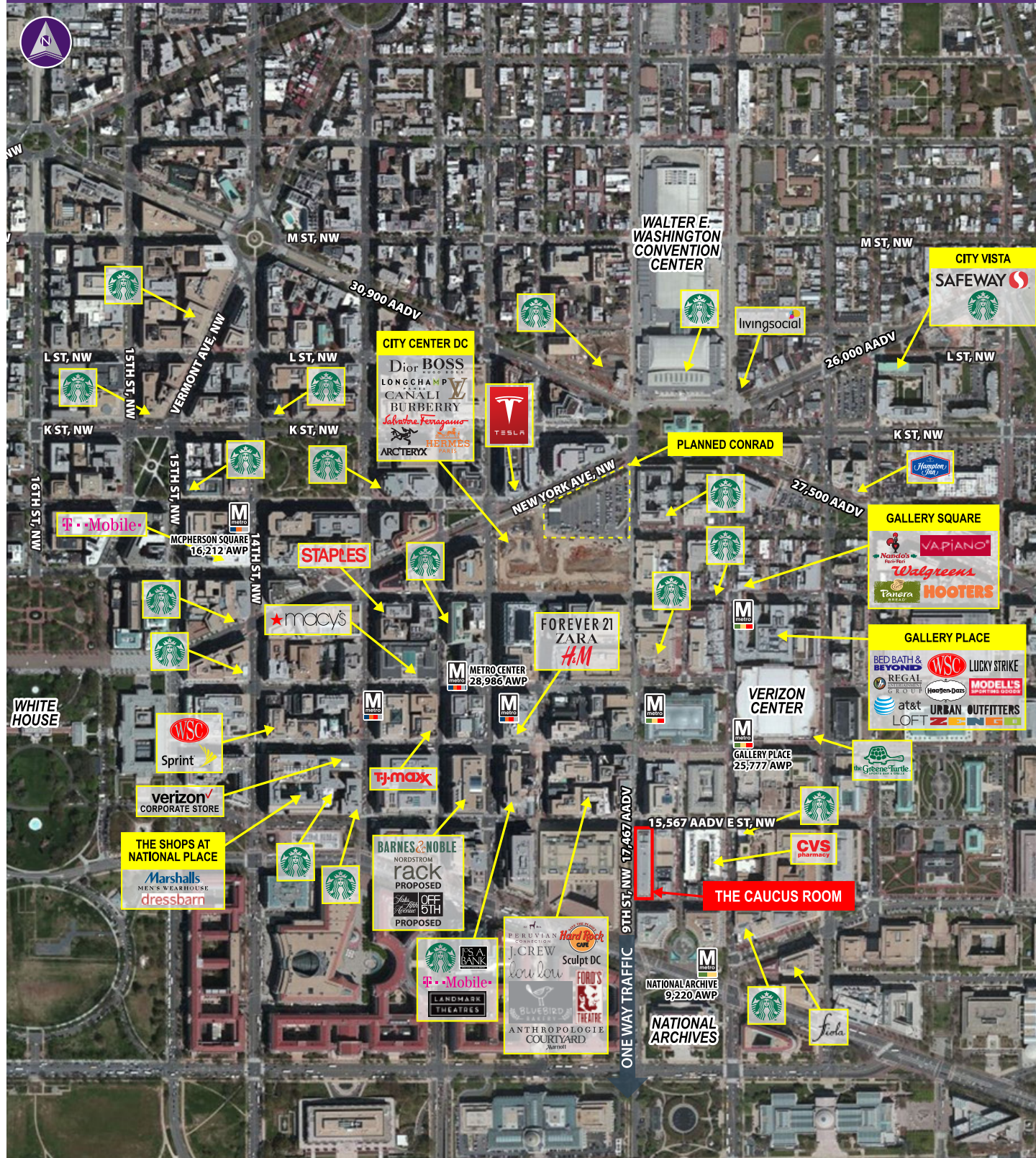


THE CAUCUS ROOM ■ WASHINGTON, DC

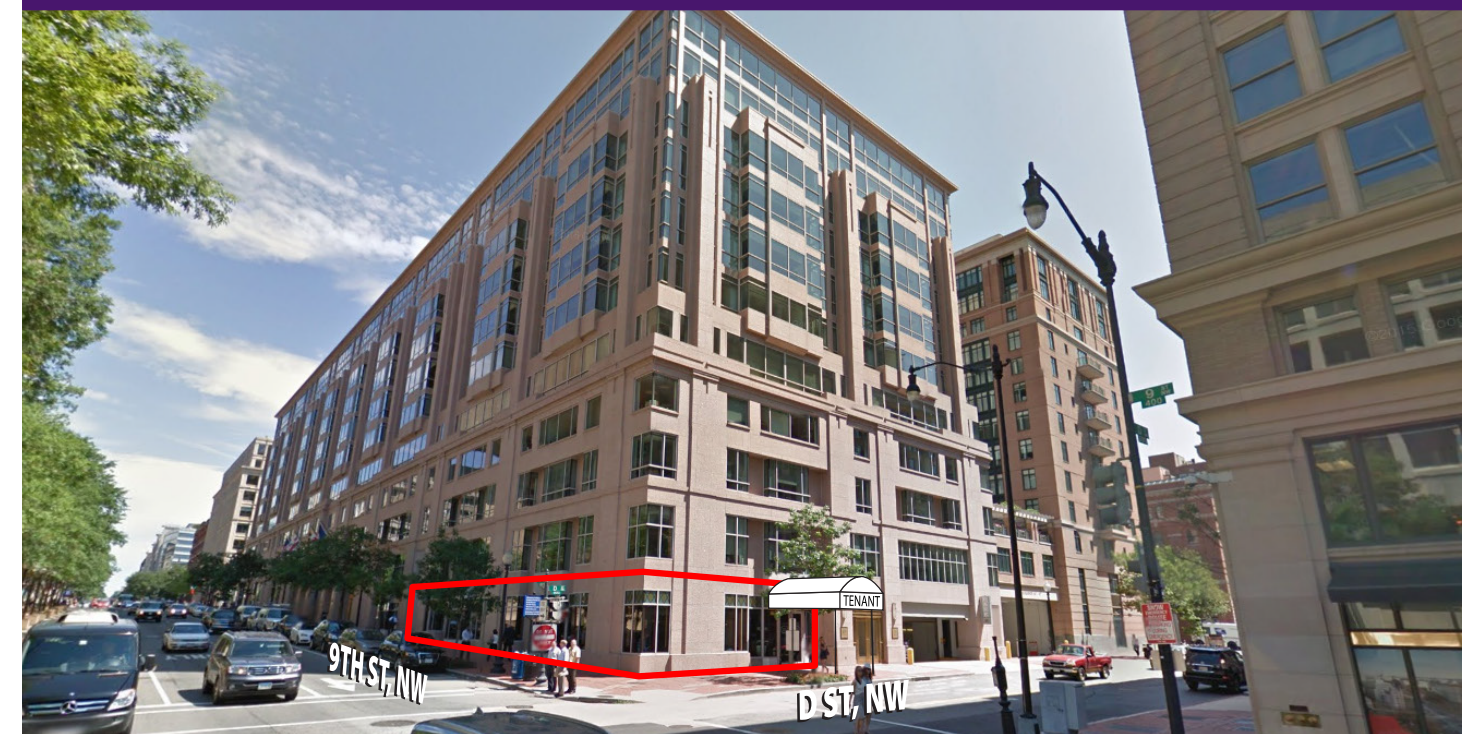


Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

The Caucus Room

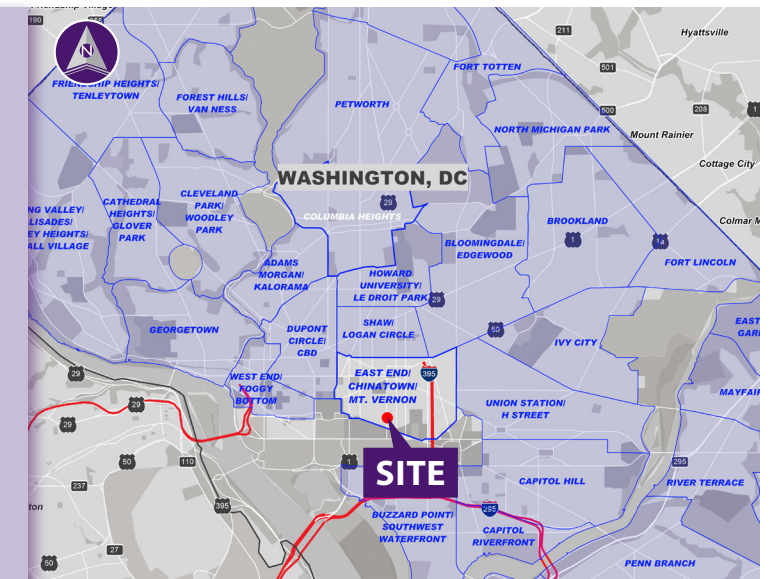
9TH STREET & D STREET, NW | WASHINGTON, DC 20004

7,739 SF Space Available



Property Highlights

- 11-story mixed use Class A office building with 409,890 square foot of office space and approximately 18,300 square feet of existing street-front retail
- Dense daytime population of more than 86,774 workers within a half mile radius
- Close proximity to affluent residential population in the Penn Quarter/East End Submarkets
- Ample signage opportunity
- Underground parking garage with approximately 325 spaces
- Within short walking distance of three high traffic metro stations: Gallery Place, National Archives & Metro Center



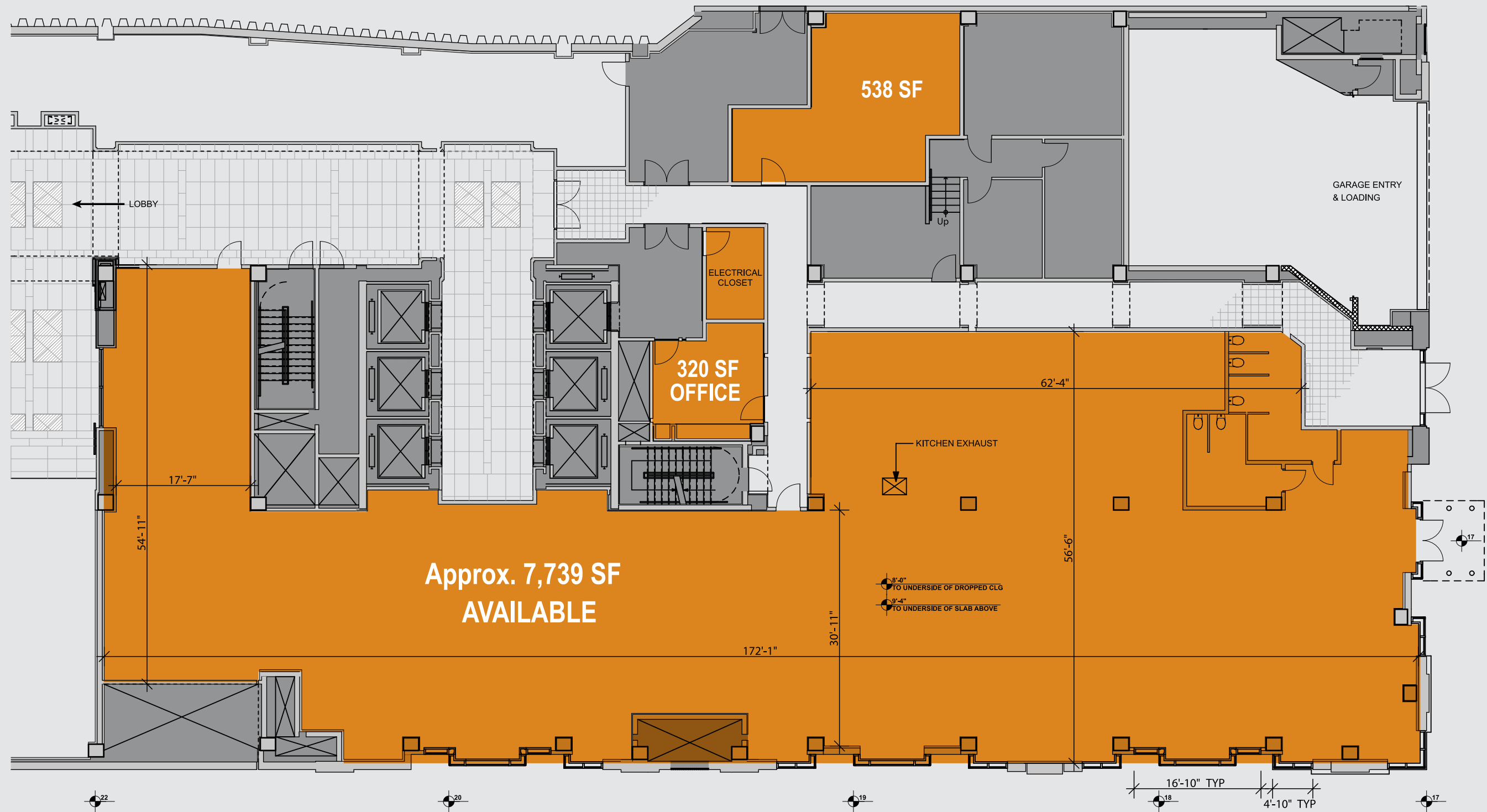
Demographics (2015 Estimated)

	0.5 Mile	1 Mile	1.5 Mile
Population	6,095	33,225	95,873
Average HH Income	\$140,872	\$106,230	\$113,542
Daytime Population	110,247	212,530	418,053

Please Contact

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D STREET 4,298 AADV

9TH STREET 17,467 AADV

