

# RAPPAPORT

**901 K STREET**  
Washington, DC

1,241 -SF of Retail Space Available



8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

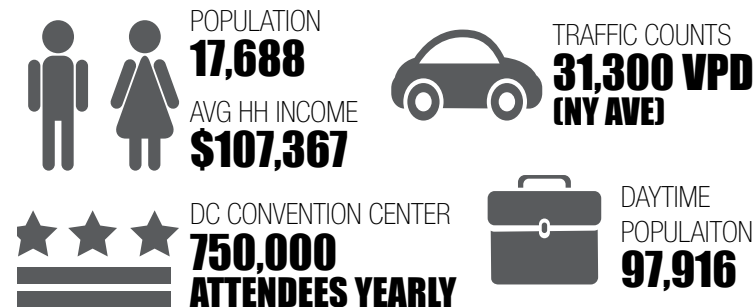
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## STATISTICAL SNAPSHOT 1/2-MILE RADIUS, 2014 DEMOS



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 (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 (2014)	1/4 MILE	1/2 MILE	1 MILE
POPULATION	3,570	17,688	52,352
AVG HH INCOME	\$119,989	\$107,367	\$107,296
EMPLOYEES	26,228	97,916	258,674

### SITE FACTS:

**SPACE:** 1,241 -SF Space Available  
**TRAFFIC COUNTS:** 31,300 VPD (NY AVE)

### CONTACT INFO:

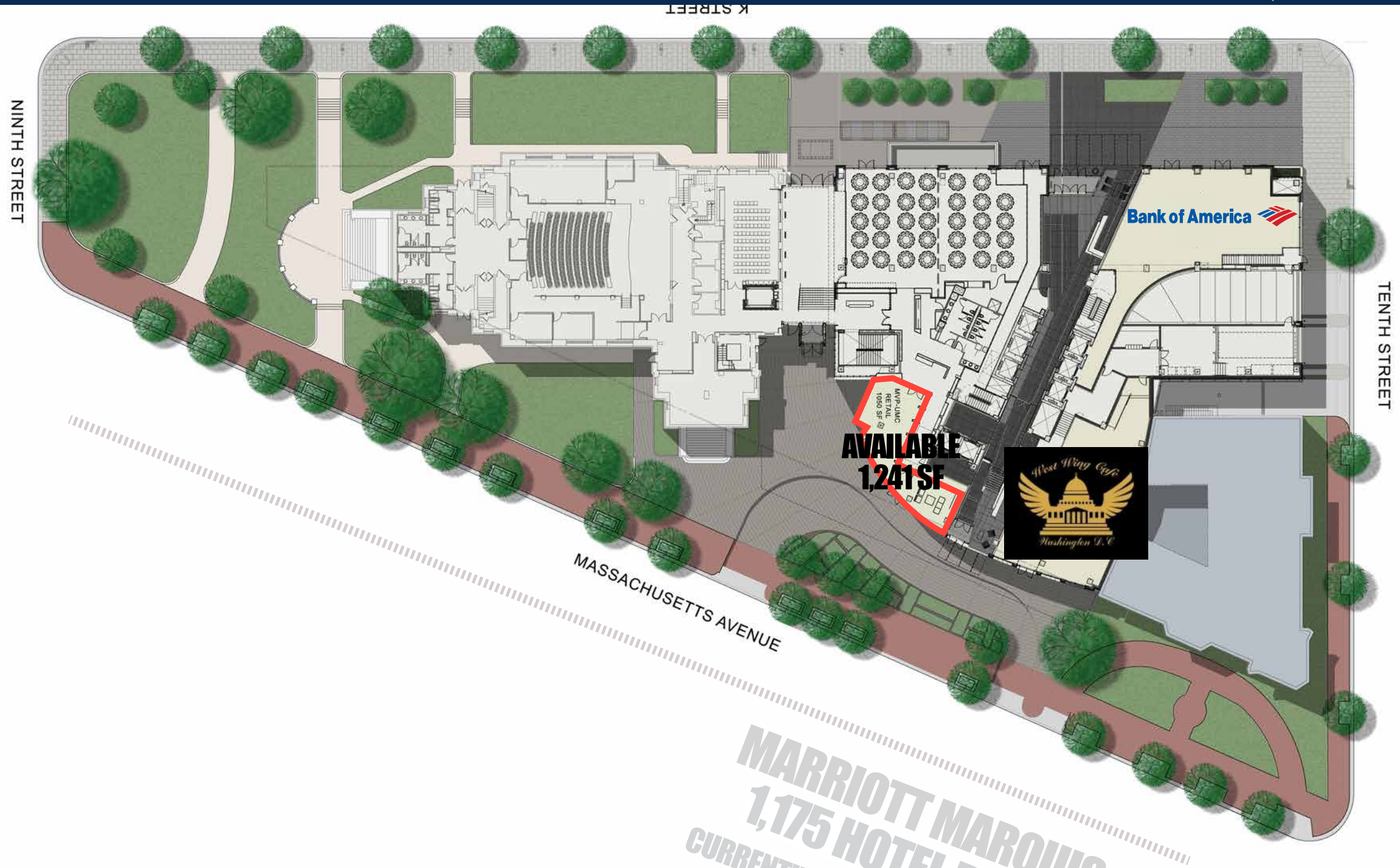
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**MARRIOTT MARQUIS**  
**1,175 HOTEL ROOM**  
CURRENTLY UNDER CONSTRUCTION  
2ND QUARTER 2014 DELIVERY