



DOCHTER & ALEXANDER
RETAIL ADVISORS

CONCEPTUAL BUILDING RENDERING



GALLERY PLACE
WASHINGTON, DC | EAST END
622 - 624 H ST NW

Square Footage | 4,740 - 12,300 SF

Timing | Ground Up

Rent/Nets | Negotiable

A GALLERY PLACE PROPERTY

CONTACT

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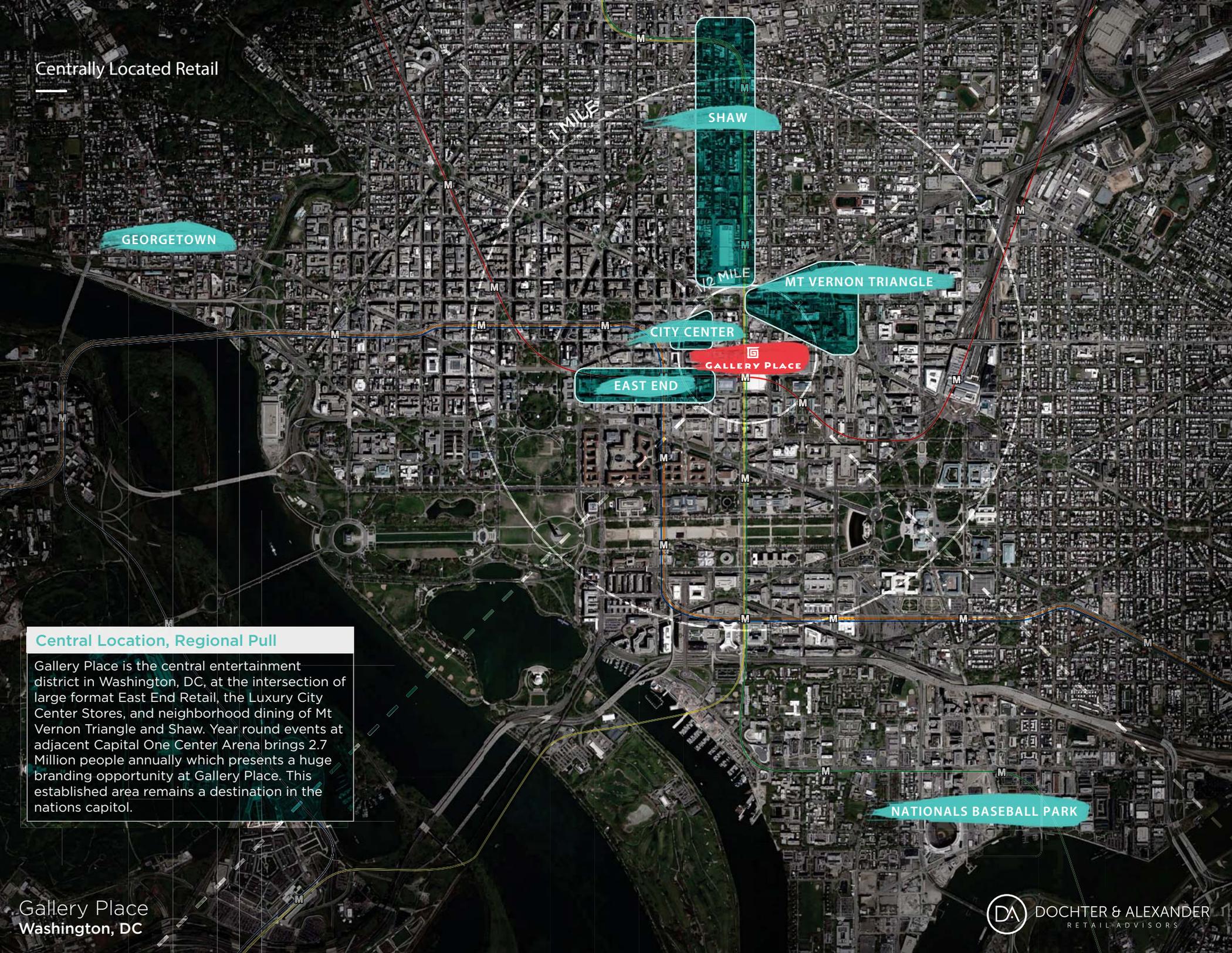
HIGHLIGHTS

- ▶ **New trophy retail** building connected to Gallery Place development
- ▶ Sightlines from **DC's busiest intersection** at 7th & H with 45 feet of frontage on H Street
- ▶ Ability to capture larger footprint for **big box retail** or maintain space dimensions for **small flagship retail**

NEARBY TENANTS



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 neighborhood dining of Mt Vernon Triangle and Shaw. Year round events at adjacent Capital One Center Arena brings 2.7 Million people annually which presents a huge branding opportunity at Gallery Place. This established area remains a destination in the nations capitol.

Gallery Place
Washington, DC

Strong Demographics

- MUSEUM
- HOTEL
- THEATRE

CONVENTION CENTER

MT VERNON TRIANGLE

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



EQUINOX

CONRAD 900
 GUCCI CAUDALIE
 momofuku HERMES Paul Stuart
 ARC TERYX CH Fossil Dior

CITY CENTER



Smithsonian PORTRAIT GALLERY



CAPITAL ONE ARENA

1 Mile Demos

Office Inventory	65M SF, 12% vacancy
Daytime Employees	243,923
Population	46,513
Avg. HH Income	\$110,884
Metro Exits	24,901 wkday / 25,016 wknd
Hotel Keys	15,401

APPLE
GLOBAL FLAGSHIP

TRULUCKS STEAK &
SEAFOOD

EQUINOX FITNESS

TACO BAMBA

MAISON KAYSER

FEDEX
DELIZIQUE
MY EYE DR

FARMERS & DISTILLERS
LA COLOMBE
COVE

YARDHOUSE
BREWERY

PNC BANK

NANDOS PERI PERI

REREN RAMEN BAR

WALGREENS PANERA
CRIMSON AT THE POD

FADO IRISH PUB
MATCH BOX & PIZZA
CAVA STARBUCKS

CITY CENTER DC

ALLEN EDMONDS
ARCTERYX
BOSS
BVLGARI
BURBERRY
CANALI
CANDALIE BOUTIQUE SPA
CENTROLINA
CH CAROLINA HERRERA
CHRISTOPLE
COOP POWER YOGA
DAVID YURMAN
DEGB 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
RARESWETS
SALVATORE FERRAGAMO
SKY VALET CHOES
TESLA
VINCE
ZADIG & VOLTAIR

H STREET NW

CAPITAL ONE CAFE
CHOP'T
T-MOBILE
WEWORK
HONEY GROW
HIP CITY VEG
BIBIBOP ASIAN
LEGAL SEAFOODS
EAGLE BANK

AT&T
CIRCA
URBAN OUTFITTERS
STUDIO XFINITY
AVEDA
LOFT
CLYDES
REGAL CINEMAS
LUCKY STRIKE
AROSTO PIZZA

BEEF N BREAD
CHINATOWN EXPRESS

CORNER BAKERY
FLIGHT WINE BAR
WEWORK

CHIPOTLE
MCDONALDS
DUNKIN DONUTS

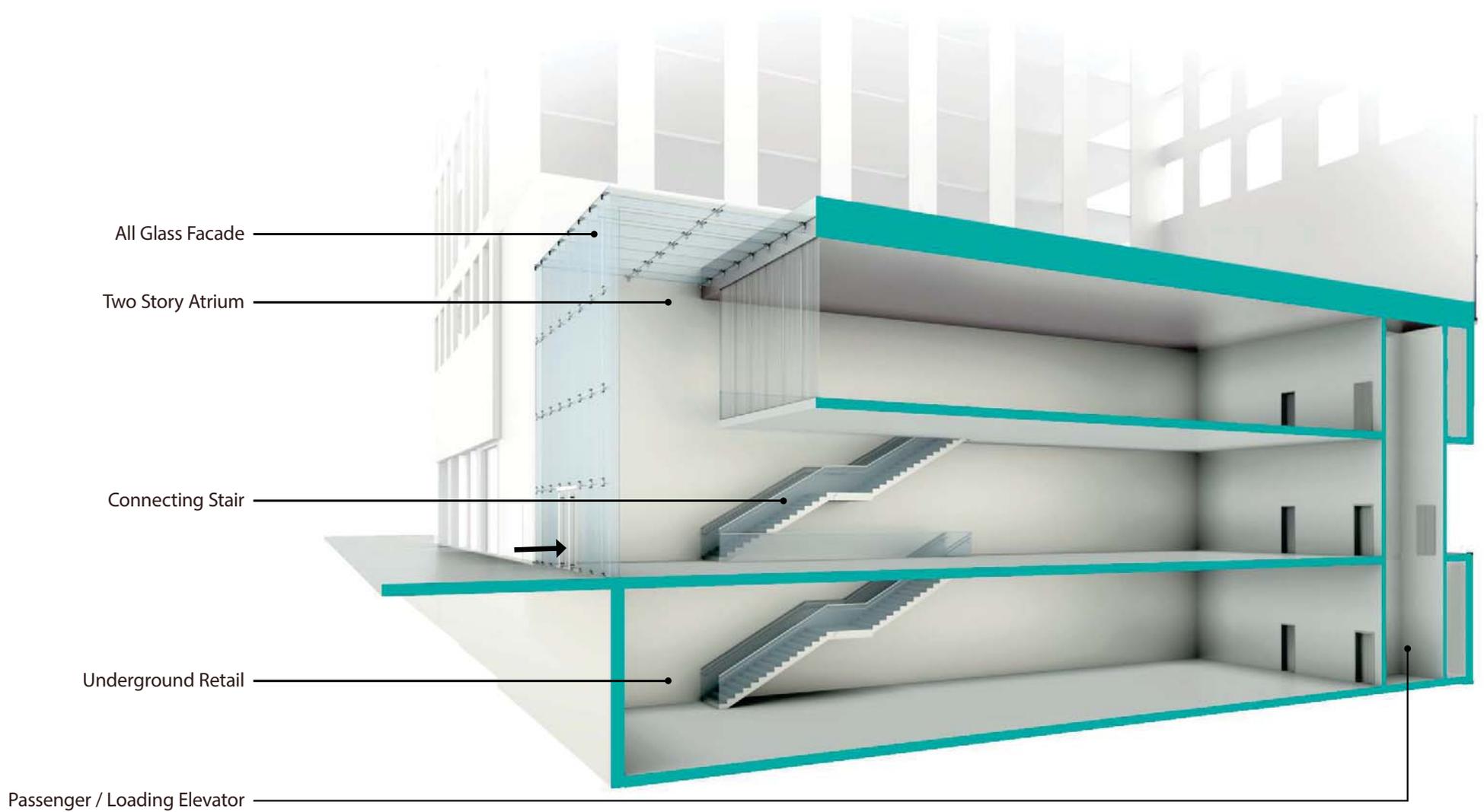
BAR DECO
GRAFFIATO
DAIKAYA RAMEN
BANTAM KING
FREE STATE

NHL
NBA

NATIONAL PORTRAIT
GALLERY

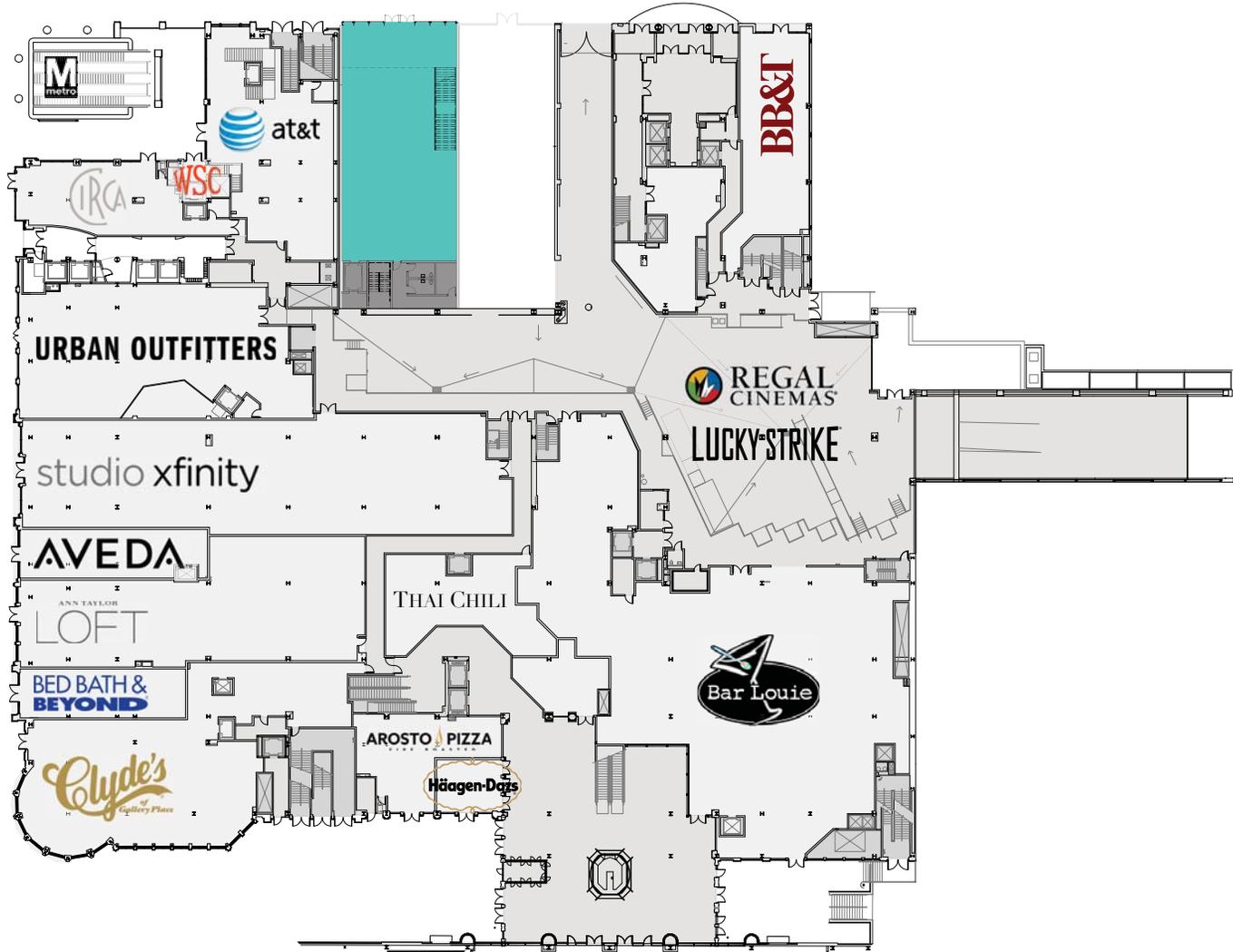
VIDA FITNESS
BANG SALON

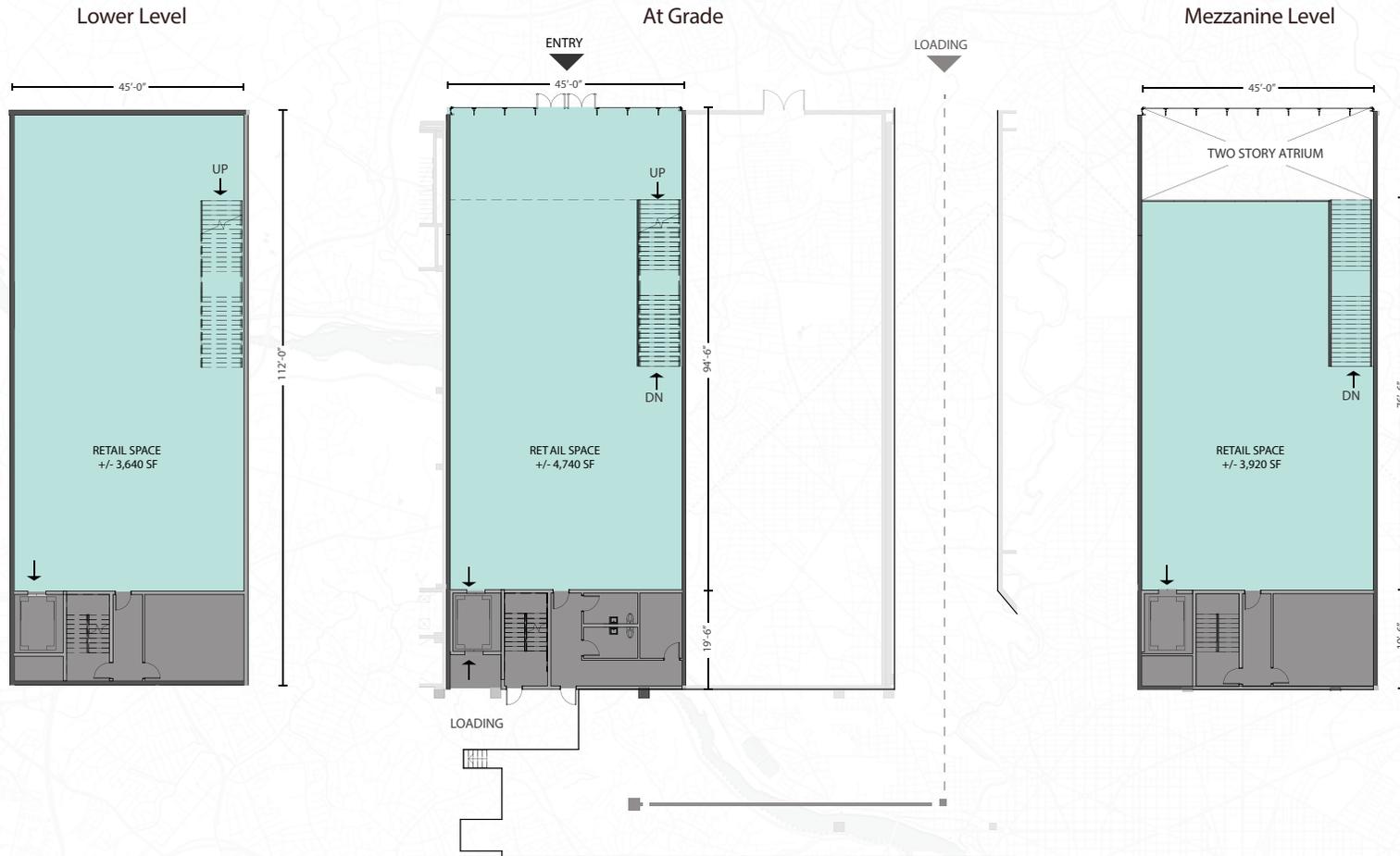
METRO HEADQUARTERS



H STREET NW

7TH STREET NW





SPECS

Square Footage | 4,740 - 12,300 SF

Frontage | 45'

Rent/Nets | Pricing Upon Request

Timing | Ground-Up Trophy Retail Building

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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 **10,702** WKND EXITS

SPORTS ARENA TICKETS
SOLD ANNUALLY

4.4M

DEMOGRAPHICS

	1 Miles	2 Miles	3 Mile
POPULATION	49,575	40,035	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