



DOCHTER & ALEXANDER
RETAIL ADVISORS

GALLERY PLACE

WASHINGTON, D.C. | EAST END

Square Footage | 2,610 - 50,273 SF

Timing | Immediately

Rent/Nets | Negotiable

A GALLERY PLACE PROPERTY

CONTACT

Laura Bellantoni

703.899.5348 | laura@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

David Dochter

202.971.8989 | david@dochalex.com

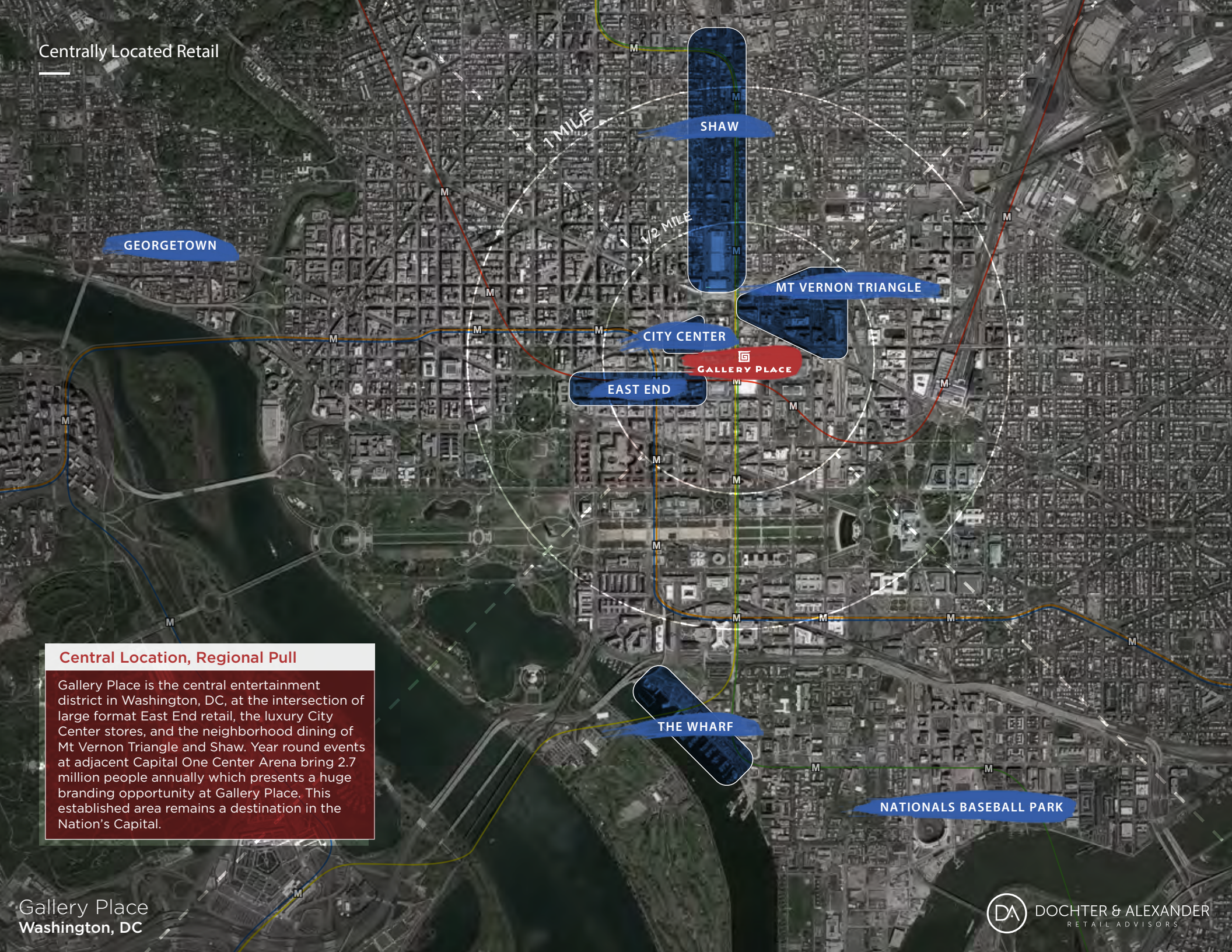
HIGHLIGHTS

- Sightlines from **DC's busiest intersection** at 7th & H with frontage opportunities on H Street and 7th Street
- On the same block as **Capital One Arena**, which brings in **2.7 million people annually**
- **Major building capitol improvements** planned for 2022 completion

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 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.

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

CITY CENTER

H STREET NW

GALLERY PLACE

UNION SQUARE
HOSPITALITY GROUP

Smithsonian
PORTRAIT GALLERY

NHL
NBA

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

VAST CO-TENANCY

APPLE
GLOBAL FLAGSHIP

TRULUCKS STEAK &
SEAFOOD

EQUINOX FITNESS

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
BREITLING
BRUNO MAGLI
BUBBERRY
CAUDALIE BOUTIQUE SPA
CENTROLINA
CHANEL
CH CAROLINA HERRERA
CHRISTOPLE
CLAIRE DE LUNE
CORRESPONDENCE YOGA
DAVID YURMAN
DBGB KITCHEN AND BAR
DEL FRISCO'S
DIO
DOLCEZZA
ESTUARY
FIG & OLIVE
FRUITIVE
THE GREAT REPUBLIC
GIORGIO ARMANI
GUCCI
HERMES
JO MALONE LONDON
KATE SPADE NY
LONG CHAMP
LORO PIANA
LOUIS VUITTON
MONCLER
MORGENSTERN FREDERICKS
PAUL STUART
PICCOLINA
SALVATORE FERRAGAMO
SKY VALET CHOES
TESLA
TIFFANY AND CO.
TUMI
VINCE

H STREET NW

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

M
GALLERY
PLACE

BEEF N BREAD
CHINATOWN
EXPRESS
PENN COMMONS

CORNER BAKERY
FLIGHT WINE BAR
WEWORK

BAR DECO
GRAFFIATO
DAIKAYA RAMEN
BANTAM KING
FREE STATE

M

NATIONAL PORTRAIT
GALLERY

NHL
NBA

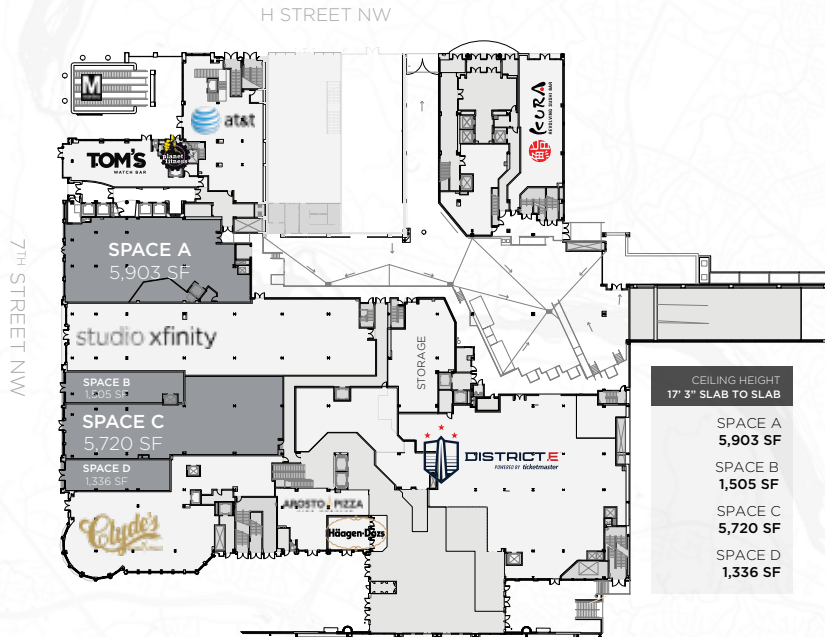
VIDA FITNESS
BANG SALON

METRO
HEADQUARTERS

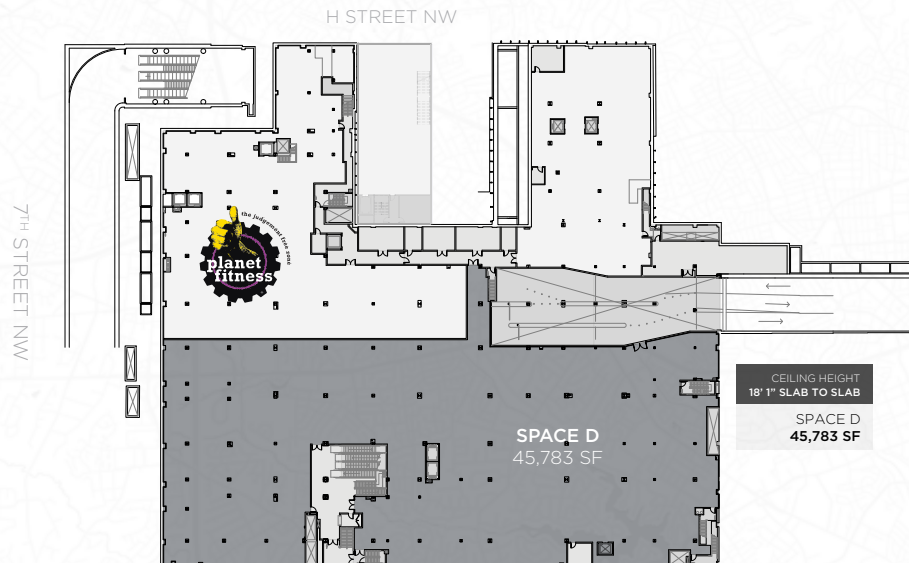
Gallery Place
Washington, DC

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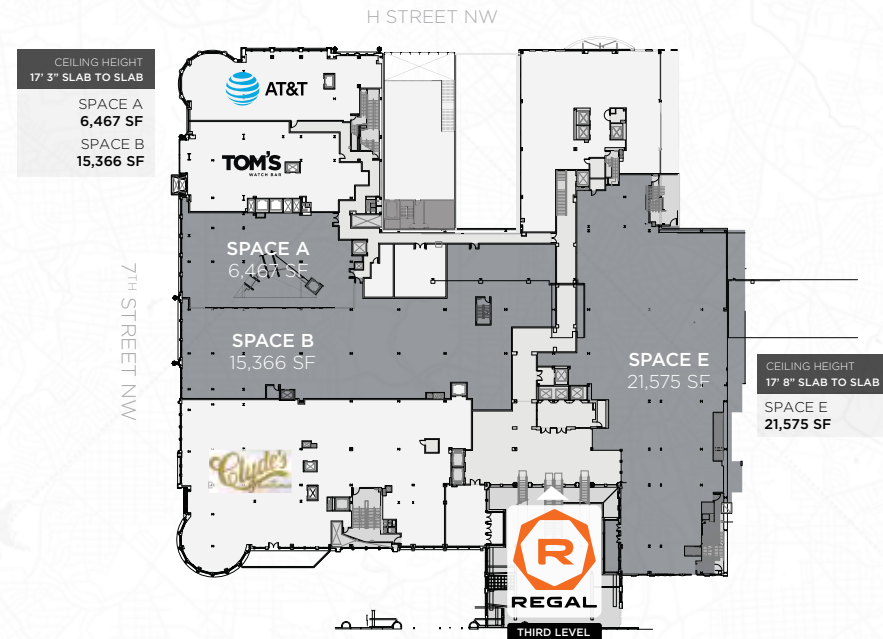
STREET LEVEL



LOWER LEVEL



SECOND LEVEL



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DOCHALEX.COM



OFFICE SF
WITHIN A MILE

65M SF

CONVENTION CENTER
ANNUAL ATTENDEES

1.2M

AVERAGE METRO RIDERS
AT GALLERY PLACE METRO

23,205 WKD EXITS 21,404 WKND EXITS

CAPITAL ONE ARENA TICKETS
SOLD ANNUALLY

2.7M

DEMOGRAPHICS

	1 Miles	2 Miles	3 Mile
POPULATION	51,601	220,665	370,476
AVERAGE HOUSEHOLD INCOME	\$127,146	\$135,068	\$127,956
EDUCATION: BACHELOR'S+	69%	75%	69%
EMPLOYEES	221,655	489,273	595,935