



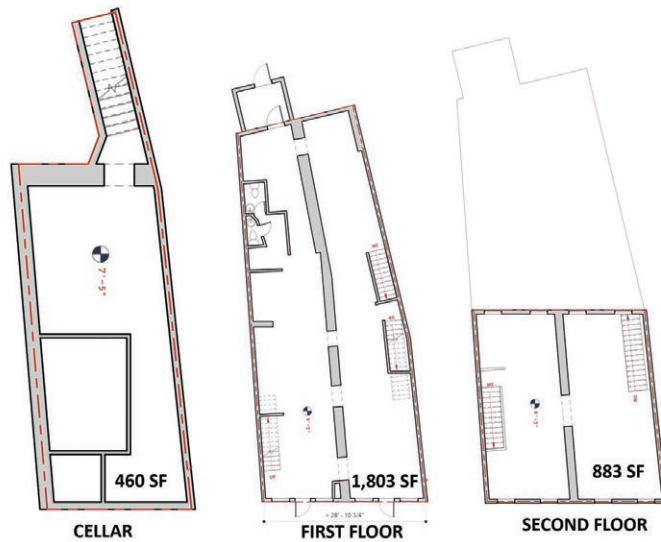
Highlights:

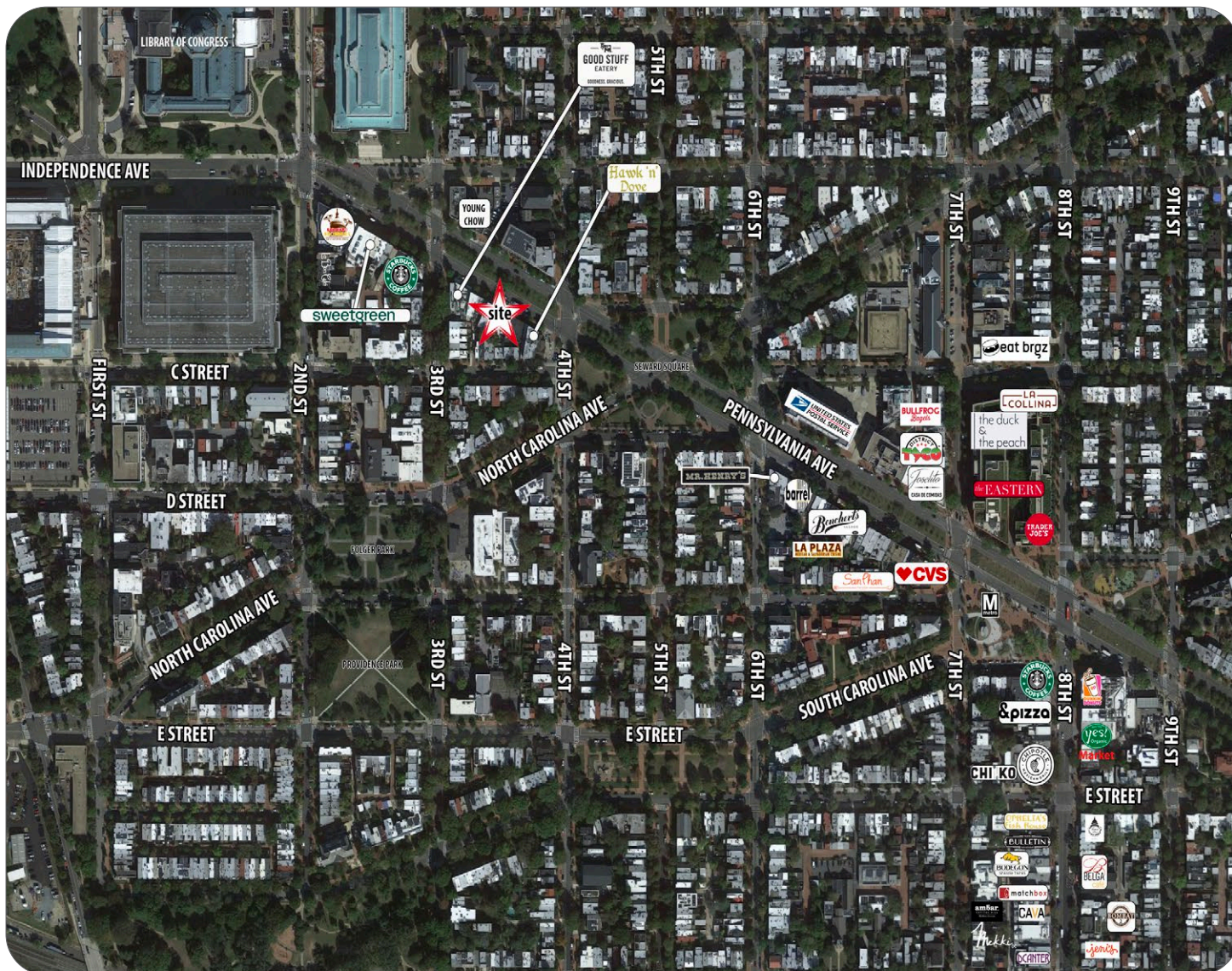
*1/2 mile from The Capitol and The Library of Congress

*1 mile from Union Station

*3,146 combined sf

*Located on Pennsylvania Avenue, SE (Capitol Hill), just a few blocks from The Eastern Market Metro





AREA DEMOGRAPHICS:

	.50 mile	1 mile	1.5 mile
Population	10,607	53,873	116,582
Average HH Income	\$153,430	\$132,528	\$118,092
Daytime Population	17,515	91,995	184,615
Households	5,391	28,167	57,253

US CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2021 AND 2026 PROJECTIONS. ACTUAL DEMOGRAPHICS BASED ON 2021 FORECAST.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

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