TERRELL PLACE

A WORLD-CLASS HOME FOR AN UNPARALLELED EXPERIENCE

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TERRELL PLACE

01. DC MARKET OVERVIEW
02. EAST END CORRIDOR & DEMOGRAPHICS
03. EAST END RETAIL, RESTAURANTS & HOTELS
04. FLOOR PLANS

KELLY SILVERMAN | 240.479.7205
KELLY.SILVERMAN@CBRE.COM

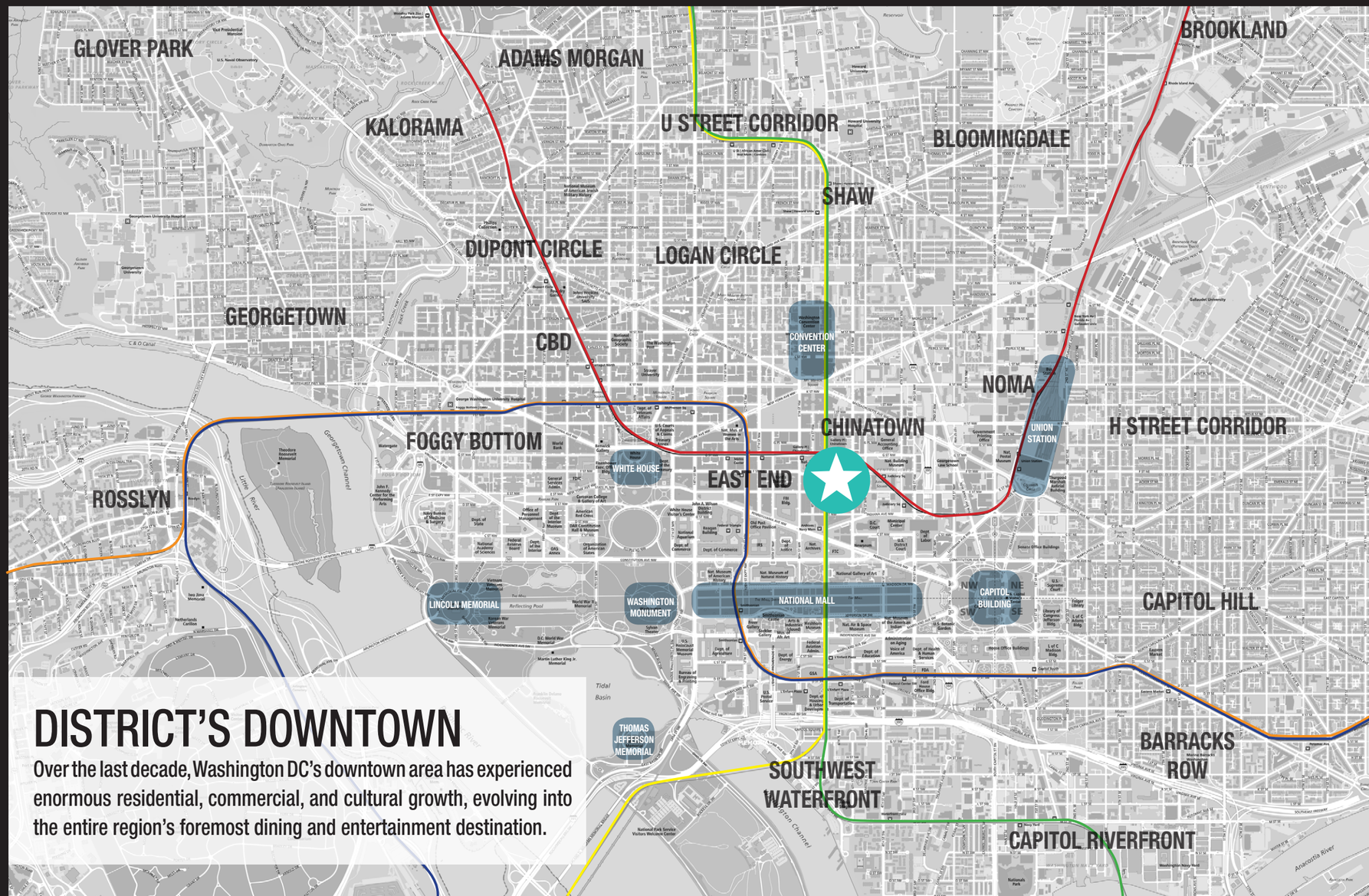
HARRISON POLLAK | 301.367.8303
HARRISON.POLLAK@CBRE.COM

DC'S POPULATION GROWS 3X FASTER THAN THE NATIONAL AVERAGE.

FORBES RANKED DC AS THE SECOND COOLEST CITY IN THE NATION, WITH A CULTURE INDEX OF 99 OUT OF 100 POSSIBLE POINTS.

THE LAY OF THE LAND

Washington, DC is a city of unique, yet connected neighborhoods, many of which center around their own distinctive collection of shops and restaurants. Located in the East End (also known as Downtown), Terrell Place is centrally situated within a high concentration of businesses and cultural institutions. The East End has become the unrivaled dining and entertainment destination for the entire Metro region. Millions of people visit the area each year to enjoy its museums, theater district, and cultural and entertainment offerings. Nearby attractions include the Verizon Center, the National Portrait Gallery, the White House, the National Mall, and the DC Convention Center—all of which are significant drivers of foot traffic and spending in the East End.



DISTRICT'S DOWNTOWN

Over the last decade, Washington DC's downtown area has experienced enormous residential, commercial, and cultural growth, evolving into the entire region's foremost dining and entertainment destination.

BECOME THE DESTINATION

CAPITOL BUILDING

UNION STATION

THE WHARF

PRIME RESTAURANT &
RETAIL SPACES FOR LEASE

CAPITAL ONE ARENA
(FORMER VERIZON CENTER)

NATIONAL MALL

TRUMP INTERNATIONAL HOTEL

7TH ST NW

F ST NW

CONVENTION CENTER

N

THE DOWNTOWN SCENE

The East End stands alone as the heart and soul of DC. The area has come into its own as a cosmopolitan neighborhood with a vibrant dining and entertainment scene. The population and visitor profile is growing and changing, attracting a well-heeled global crowd with discerning taste. Chefs, restaurateurs, developers, and shop owners have taken note and have flocked here en masse.

Downtown is home to the city's finest attractions, boasting more than 90 Zagat-rated restaurants, nearly a dozen theaters, first-class shopping, museums, galleries, and theaters – all with unparalleled transit access.

RESIDENTIAL POPULATION 2015

.25 MILE RADIUS	2,866
.5 MILE RADIUS	10,407
1 MILE RADIUS	36,449

DAYTIME POPULATION 2015

.25 MILE RADIUS	40,558
.5 MILE RADIUS	108,271
1 MILE RADIUS	235,559

POPULATION GROWTH 2010-2015

.25 MILE RADIUS	16.63%
.5 MILE RADIUS	20.50%
1 MILE RADIUS	18.47%

BACHELOR'S DEGREE OR HIGHER

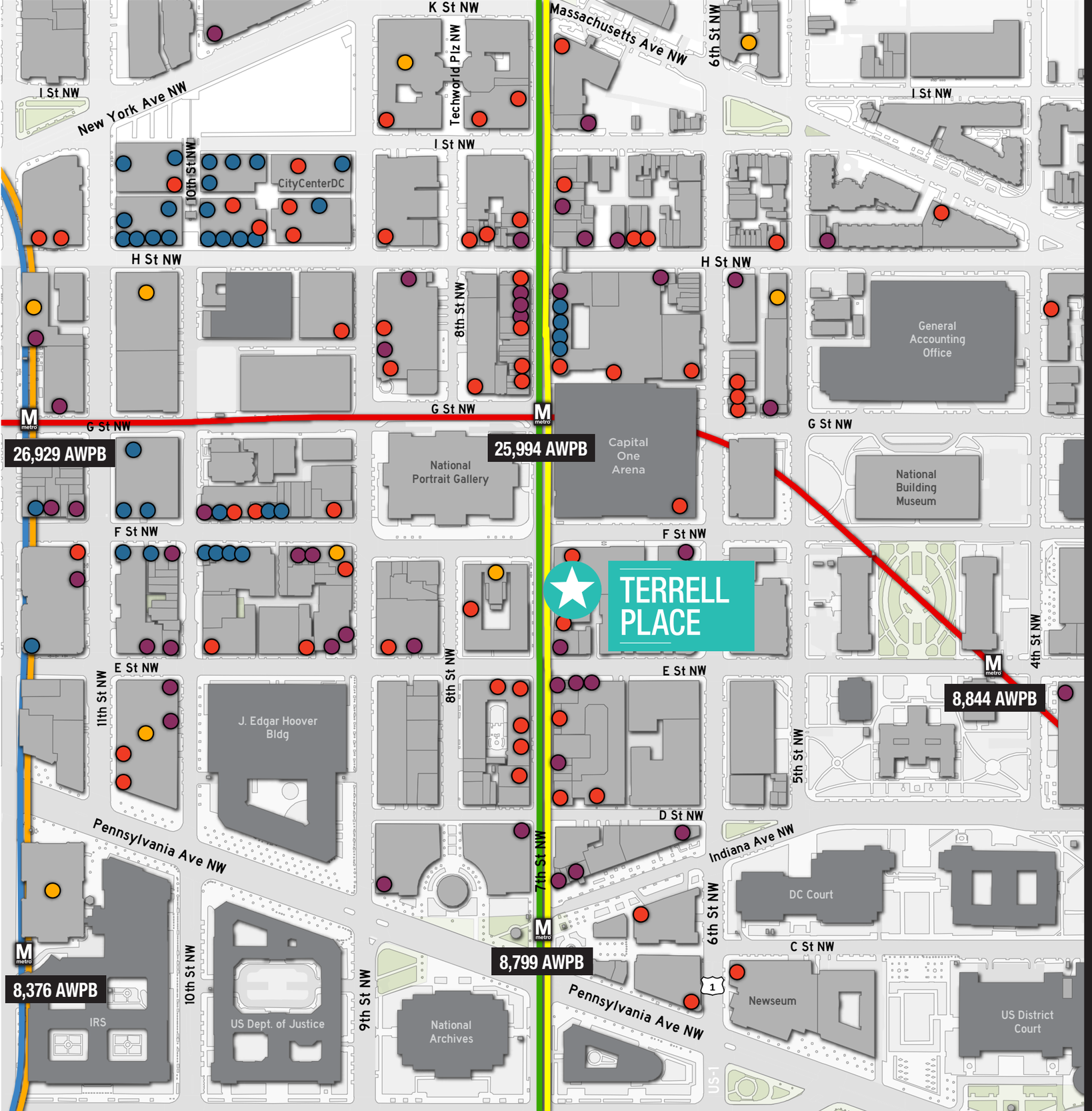
.25 MILE RADIUS	80.56%
.5 MILE RADIUS	67.18%
1 MILE RADIUS	64.05%

MEDIAN HOUSEHOLD INCOME 2015

.25 MILE RADIUS	$126,613
.5 MILE RADIUS	$93,072
1 MILE RADIUS	$83,258

MEDIAN AGE

.25 MILE RADIUS	39.0
.5 MILE RADIUS	34.19
1 MILE RADIUS	33.93



RETAIL, RESTAURANTS & HOTELS

Strategically situated in the hustle-and-bustle of downtown, between hotels and entertainment venues both hip and historic, retail stores at Terrell Place are poised to cater to the millions of local, national, and international visitors to downtown each year looking to experience the unique retail and entertainment offerings of Washington DC's vibrant East End.

AT A GLANCE

6 Million Residents in the DC Metro Area
294,793 People Living in Downtown DC
20.2 Million Visitors to DC in 2014
$6.81 Billion Visitor Spending in 2014
Union Station - Over 40 Million Visitors Yearly
Ford's Theater - 1 Million Visitors Yearly

CAPITAL ONE AREA
(FORMER VERIZON CENTER):
2 MILLION VISITORS YEARLY
280 + EVENTS PER YEAR

EAST END MAP KEY

= Full Service Restaurant
= Casual Dining
= Shopping
= Hotel

*Tenant key details available upon request.

TRANSIT

6 Metro lines passing through downtown

22,347 Average monthly Capital Bikeshare arrivals

31 Public Accessible garages within 1/4 mile

WALKABILITY

Walkscore: 98

Riderscore: 100

Bikescore: 88

RESTAURANTS

500+ Restaurants in the neighborhood

55 Restaurants within a 5 minute walk

157 New restaurants in 2015

THE EAST END IS THE UNRIVALED CULTURAL AND ENTERTAINMENT DESTINATION FOR THE ENTIRE METRO REGION

FEATURING ABUNDANT TRANSIT OPTIONS, WORLD-CLASS RETAIL, HOTELS AND DINING TO SUIT ALL TASTES, THE EAST END IS TRULY AT THE CORNER OF CULTURE AND COMMERCE.

CLOSE IN AERIAL

NATIONAL PORTRAIT GALLERY

F ST NW

8TH ST NW

7TH ST NW

E ST NW

6TH ST NW

WMATA HEADQUARTERS

F ST NW

MARIAN KOSHLAND SCIENCE MUSEUM

SHAKESPEARE THEATRE COMPANY HARMAN CENTER FOR THE ARTS

SHAKESPEARE THEATRE COMPANY
THE LANSBURGH THEATRE

25,994 AWPB

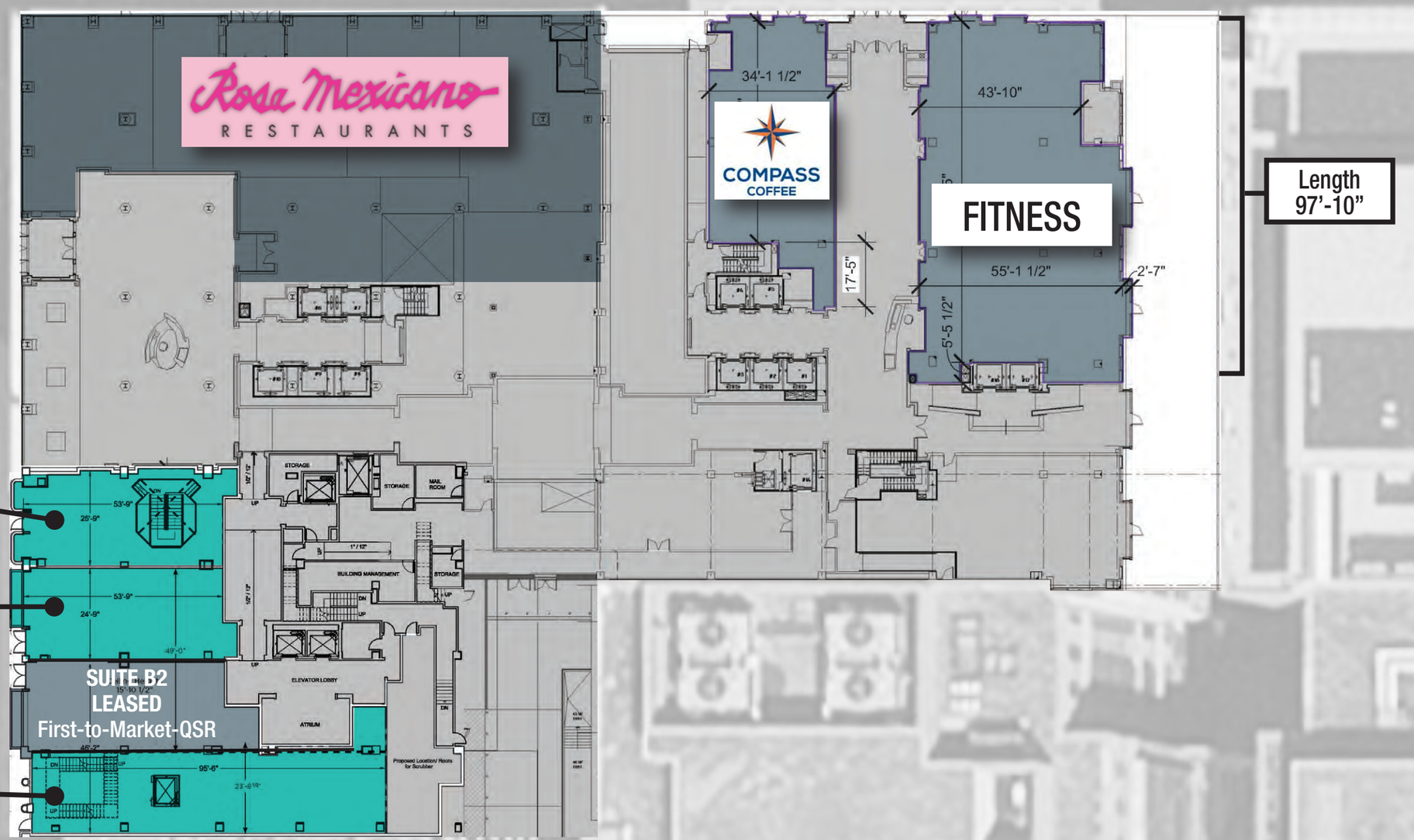
7th St Retail
5,835 RSF

FITNESS

DUNKIN' DONUTS
Capital One Arena
VIDA FITNESS
the Greene Turtle SPORTS BAR & GRILLE
Rosa Mexicano RESTAURANTS
COMPASS COFFEE
FUEL PIZZA & WINGS
DENSON LIQUOR BAR
Poste MODERN BRASSERIE
Shake Shack
nopa
HOTEL MONACO WASHINGTON D.C.
CHOPHOUSE & BREWERY
IRON HORSE
Red Velvet BAKERS & BARISTAS
PENN SOCIAL
CVS pharmacy
AUSTIN GRILL
JALEO
CARMINE'S ESTABLISHED 1990 NYC'S LEGENDARY FAMILY STYLE ITALIAN RESTAURANT
LUKE'S
McDonald's
SEI

GROUND LEVEL FLOOR PLAN

F ST NW



Flagship Street Level: 6,913 RSF

Proposed Demising Suites A-C

15’-10.5” Ceiling Height

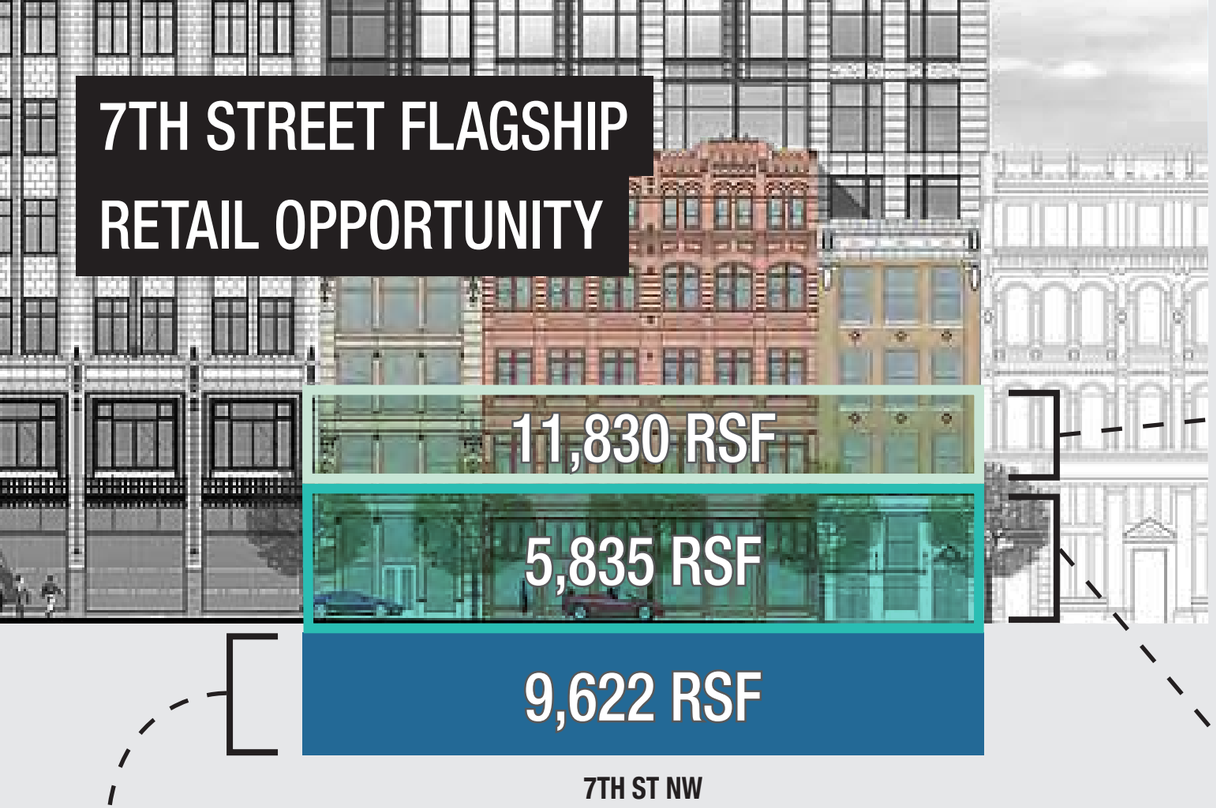
7TH ST NW

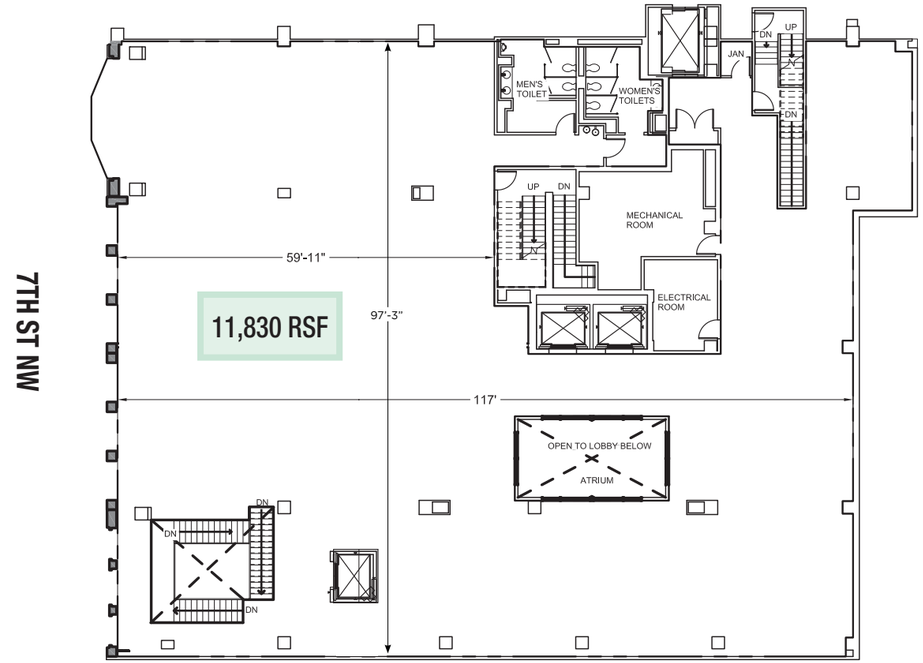
LOWER LEVEL FLOOR PLAN

56,408 USF Total

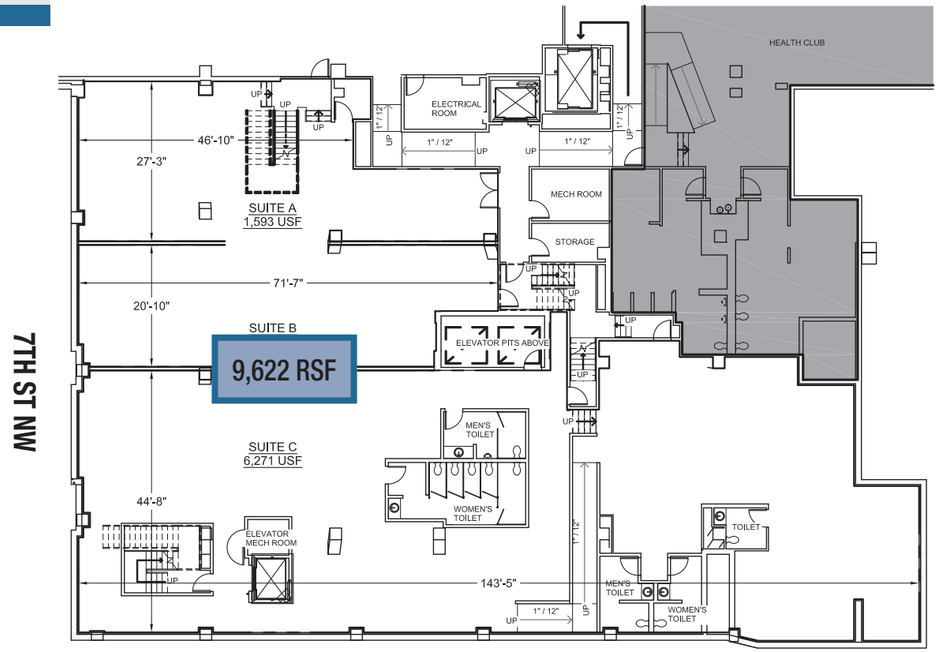
13’-8”” — 15’-7” Range
Ceiling Heights

7TH STREET FLAGSHIP RETAIL OPPORTUNITY

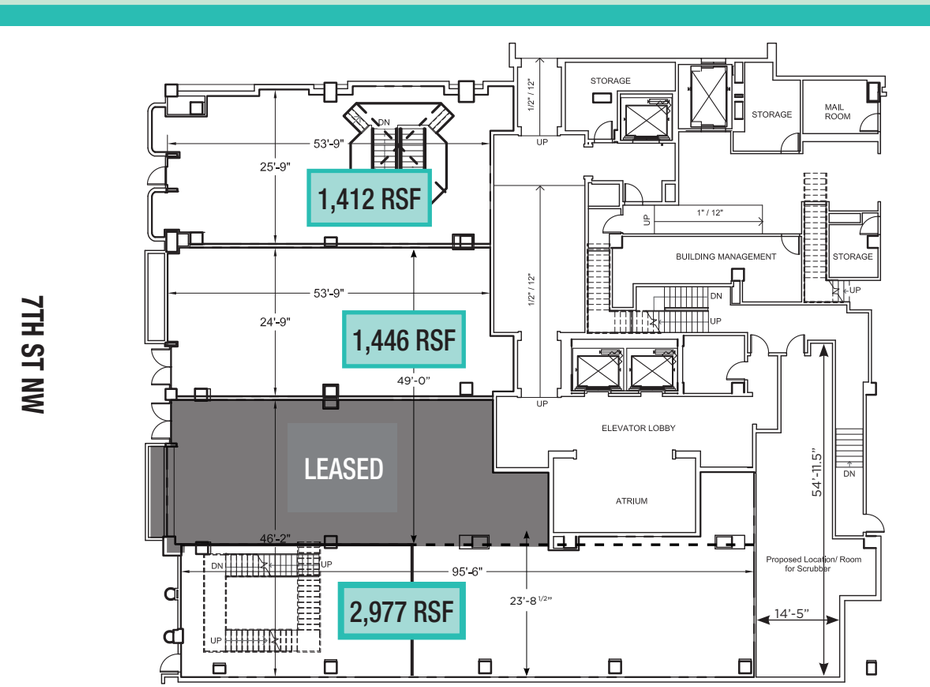




SECOND LEVEL - Ceiling Height: 13'-4"



LOWER LEVEL - Ceiling Height: 14'-9"



GROUND LEVEL - Ceiling Height: 15'-10 1/2"

LANDLORD REPRESENTATION BY

S. | CBRE

KELLY SILVERMAN | 240.793.6821
KELLY.SILVERMAN@CBRE.COM

HARRISON POLLAK | 301.367.8303
HARRISON.POLLAK@CBRE.COM

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