



BUILDING HIGHLIGHTS

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- 2,600 usable SF fronting 11th Street
 - Located between PNC Bank and new restaurant by OYA in the historic Gas Light Building at the corner of 11th & H Streets
 - \$42.50 per square foot plus \$5.33 in Taxes
 - Beautiful new storefront with 16' plus ceiling heights and potential venting for a restaurant
 - Ideal for food uses, salon, fashion retail, and service uses
 - Adjacent to the Grand Hyatt, Capital City Brewing Company, Starbucks, Bibiana Osteria, and the New City Center Development with 674 residential units, over 1 million square feet of office space, 333,000 square feet of retail and restaurant space, and 400 hotel rooms
 - Near Metro Center, Forever 21, H&M, Zara, Jos. Banks, Cosi, Macy's, Staples, Barnes & Noble, Banana Republic, Guess, Gallery Place, Verizon Center, Convention Center, Warner Theatre, Spy Museum, Ford's Theatre, Madame Tussaud's, National Portrait Gallery, National Museum of Women in Arts, Marriott Metro Center Hotel, Embassy Suites, & Marriott Hotel
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