



MARVELOUS MARKET

1,820 SF AVAILABLE

BUILDING HIGHLIGHTS

- 1,820 square feet available on Pennsylvania Avenue near Foggy Bottom Metro
- Next to Melrose Hotel, near new Trader Joe's and the new Columbia Condominiums
- Prominent storefront on Pennsylvania Avenue with outdoor seating available—join new Marvelous Market
- In the heart of the West End—within walking distance to:
 - GW University Campus with over 16,000 students
 - 1,365 hotel rooms
 - Employment density=27,802
 - Over 3,000 residential units
- Walking distance to Georgetown, GW University and the Kennedy Center
- Space available immediately at \$47.50 NNN
- Walking distance to these prominent hotels: The Four Seasons, Melrose Hotel, Fairmont Hotel, Park Hyatt Hotel, Westin Grand Hotel, Ritz Carlton and St. James Hotel

AREA DEMOGRAPHICS

Radius	.25 mile	.5 mile	1 mile
Population	27,802	87,047	221,098
Average HH Income	\$66,871	\$77,380	\$93,948

BILL MILLER

202.775.7033

bill.miller@transwestern.net

W. ALEX WALKER

202.775.7087

alex.walker@transwestern.net

ANN MCLEAN

202.775.7007

ann.mclean@transwestern.net