



## BUILDING HIGHLIGHTS

- 6,229 USF/6,677 RSF of prime corner restaurant space available next to Gallery Place and the Verizon Center
- High traffic site with great window line, outdoor seating and direct pedestrian access to Gallery Place and adjacent to Verizon Center and Gallery Place parking entrances on the same block as Gallery Place Metro
- New LEED Platinum Trophy-class building developed by Akridge
- \$45.00 NNN per square foot - Available Immediately
- Located in the heart of DC's hottest restaurant market (Clyde's, Carmine's, Zaytinya, Legal Seafood, Zengo, Proof, Vapiano, Hill Country BBQ, PS7'S, Ping-Pong, Cuba Libre, Buddha Bar)
- The area is home to DC's entertainment district with Verizon Center (2.4 million visitors per year), Convention Center (2 million visitors per year), Regal Cinemas (14 screens), 6 live theaters (560,000 annual attendees) and more
- Surrounded by dense office, hotel, residential, retail and entertainment - making it a vibrant 7-day/week site for great restaurant business at breakfast, lunch, and dinner

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