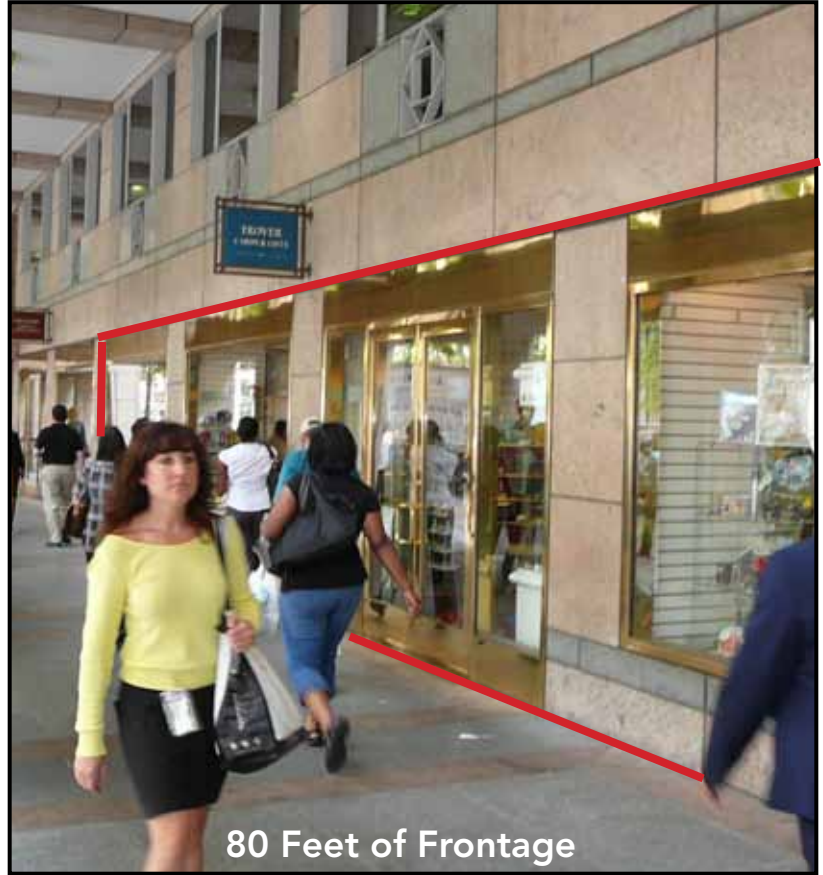




Columbia Square -555 13th Street, NW



F Street Retail Space

BUILDING HIGHLIGHTS

Great retail location in a trophy class office building at Metro Center (Red, Orange, & Blue lines). Located in the heart of the East End, Columbia Square is a 500,000 + sf building and home to prestigious law firm Hogan and Hartson. The I M Pei building is part of the new F Street retail district and near Warner Theater, The Shops at National Place, FBI, National Press Club and Madame Tussauds Wax Museum.

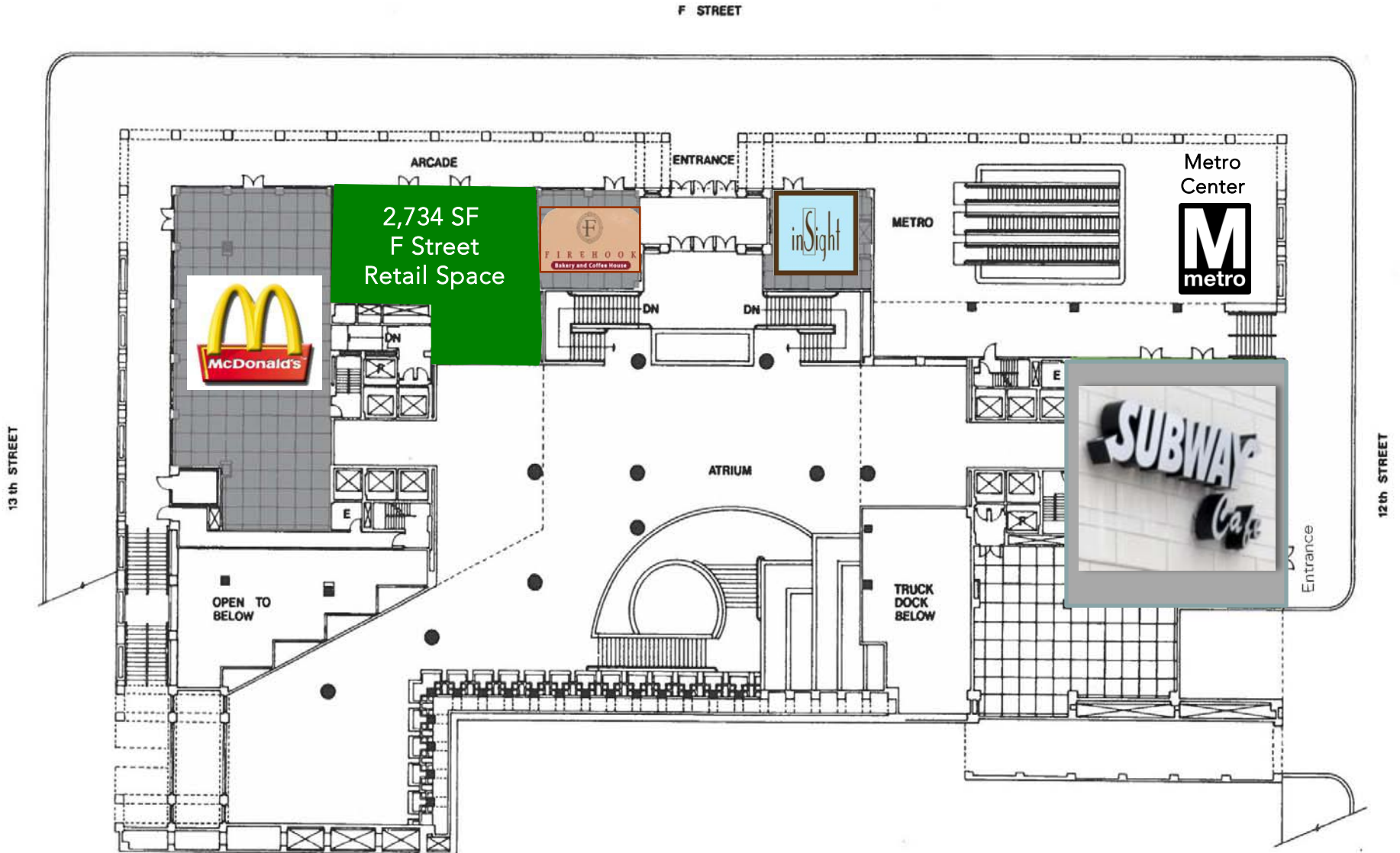
2,734 sf prime retail space on F Street

- Former Trover Shop/Currently a temporary Ann Taylor location
- Ideal location on F Street with great visibility
- 80 feet of frontage on F Street
- Great signage opportunity
- Steps away from Metro Center
- \$48.50 NNN

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COLUMBIA SQUARE – 555 13th Street, NW Washington, DC



Columbia Square - 555 13th STREET, NW

Washington, DC - F Street Retail Space

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Columbia Square - 555 13th STREET, NW
Washington, DC

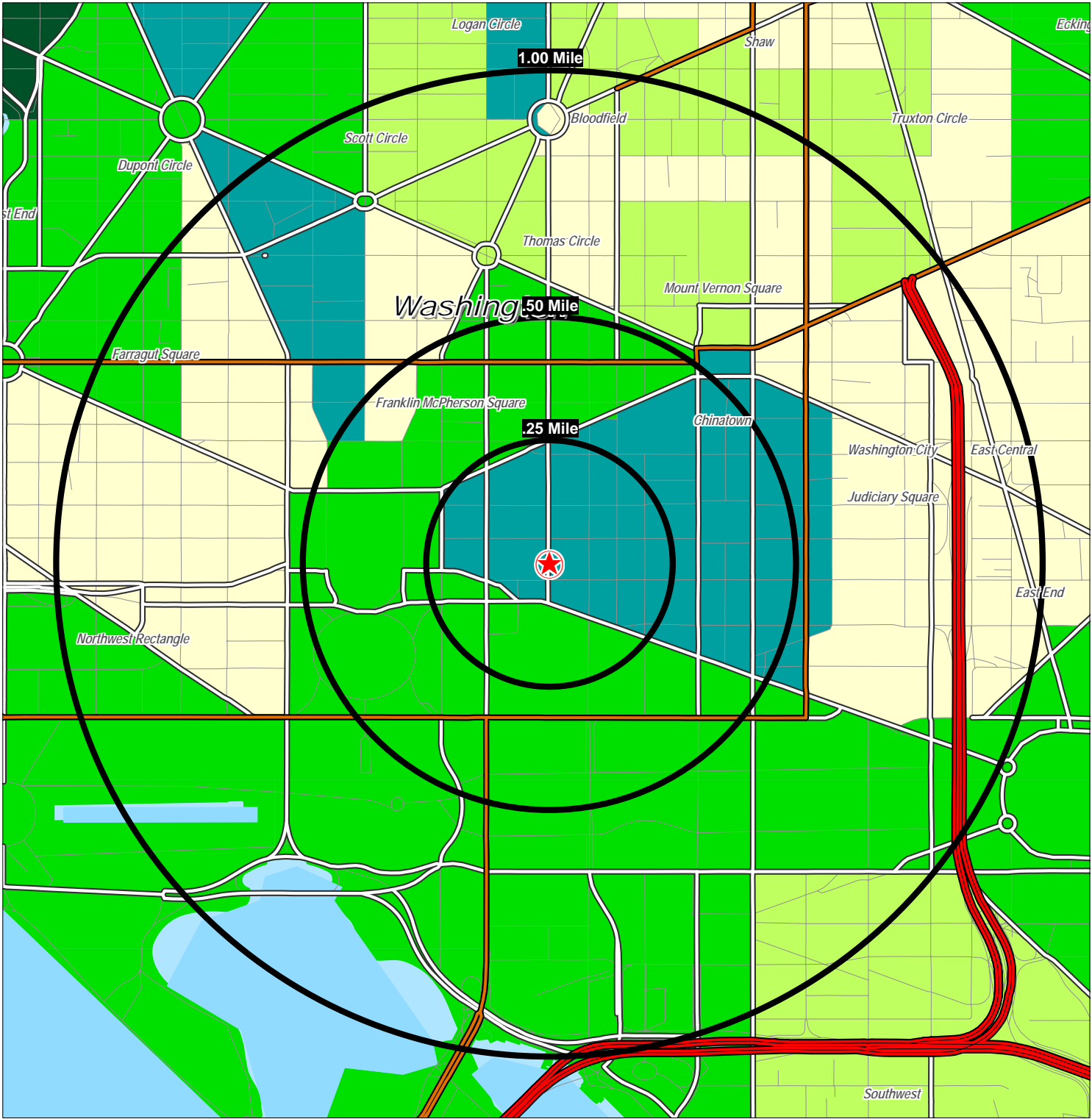
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Urban Average HH Income
By Block Groups

- \$125,000 or more
- \$100,000 to \$125,000
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- Less than \$50,000

555 13th St NW
Washington, District of Columbia

Persons per Square Mile

November 2007

TRANSWESTERN



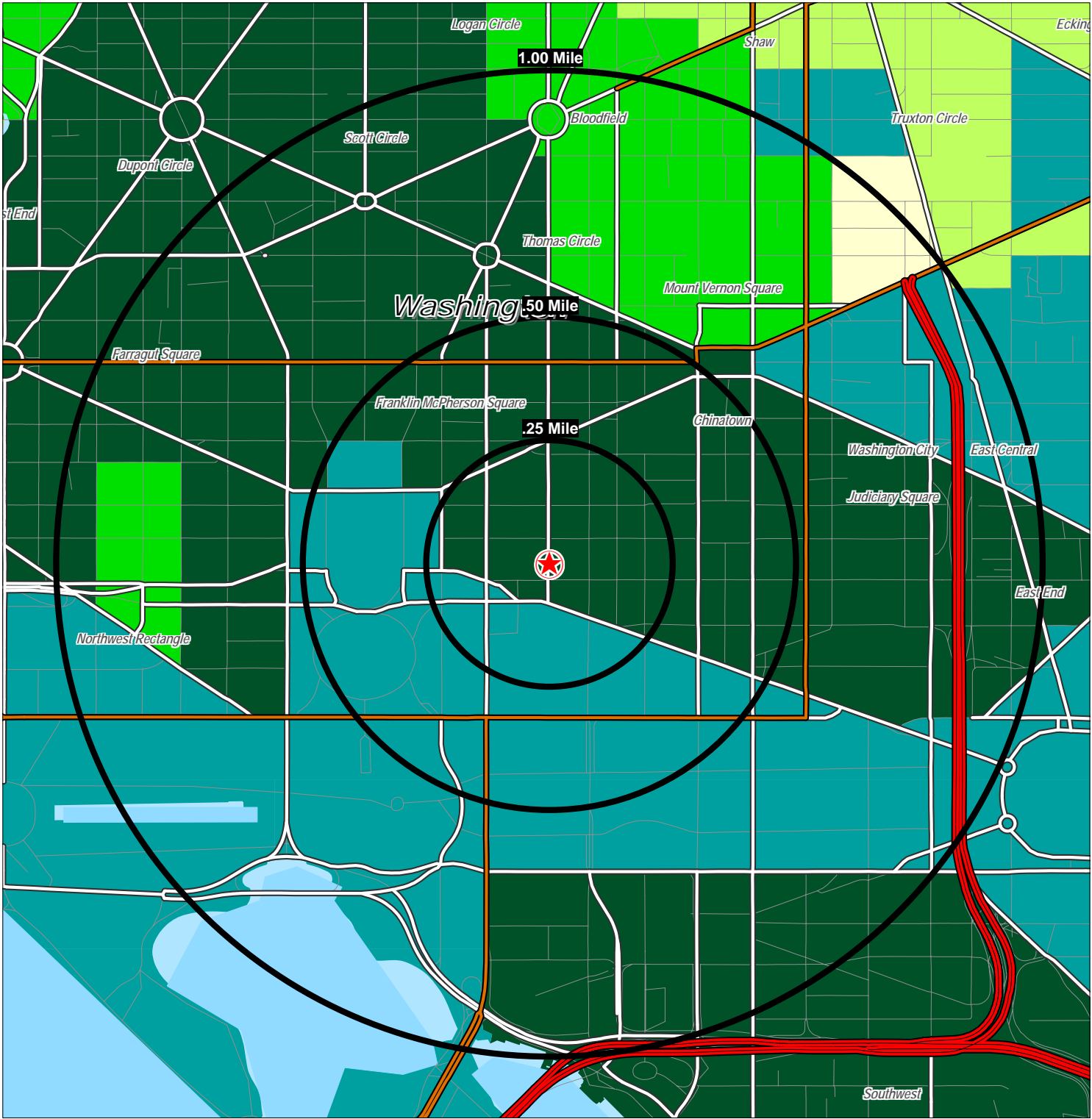
Average HH Income

- .25 mi - \$99,996**
- .5 mi - \$90,678**
- 1 mi - \$53,978**

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Urban Employment Density
By Block Groups

- 15,000 or more
- 10,000 to 15,000
- 5,000 to 10,000
- 2,500 to 5,000
- Less than 2,500

555 13th St NW
Washington, District of Columbia

Persons per Square Mile

November 2007

TRANSWESTERN



Employment Density

- .25 mi - 30,492**
- .5 mi - 92,700**
- 1 mi - 265,215**

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Urban Population Density
By Block Groups

- 50,000 or more
- 10,000 to 50,000
- 5,000 to 10,000
- 1,000 to 5,000
- Less than 1,000

555 13th St NW
Washington, District of Columbia

Persons per Square Mile

November 2007

TRANSWESTERN



Population Density

- .25 mi - 990**
- .5 mi - 3,312**
- 1 mi - 27,914**

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