

MILLER  WALKER
RETAIL REAL ESTATE

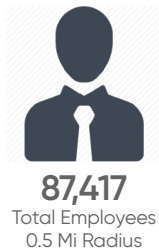
IMF BUILDING
1900 PENNSYLVANIA AVENUE NW, DC
1,854 Rentable SF | \$58.50 NNN



NEIGHBORHOOD

- Join Funding Farmers in Premier Space, on Pennsylvania Avenue, in the International Monetary Fund's Headquarters Complex.
- Only a short walk to the White House, Metro and George Washington University (25,000 students).
- Located in a busy downtown market surrounded by law firms, lobbying groups, IFC, and the World Bank.
- Nearby retailers include Founding Farmers, Whole Foods, Bindaas, Dukes Grocery, Capo Italian Deli, Western Market and many more.

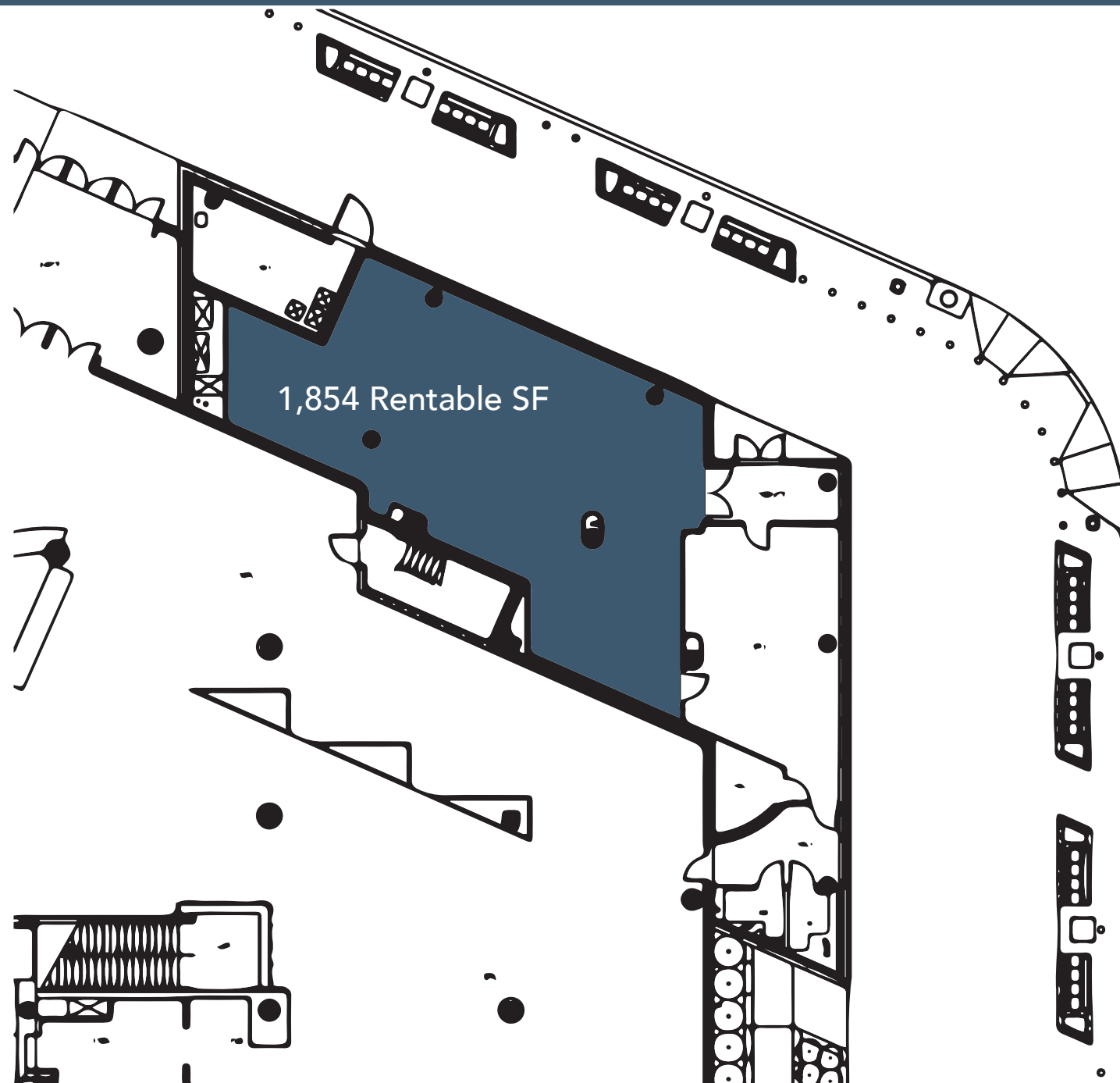
BY THE NUMBERS



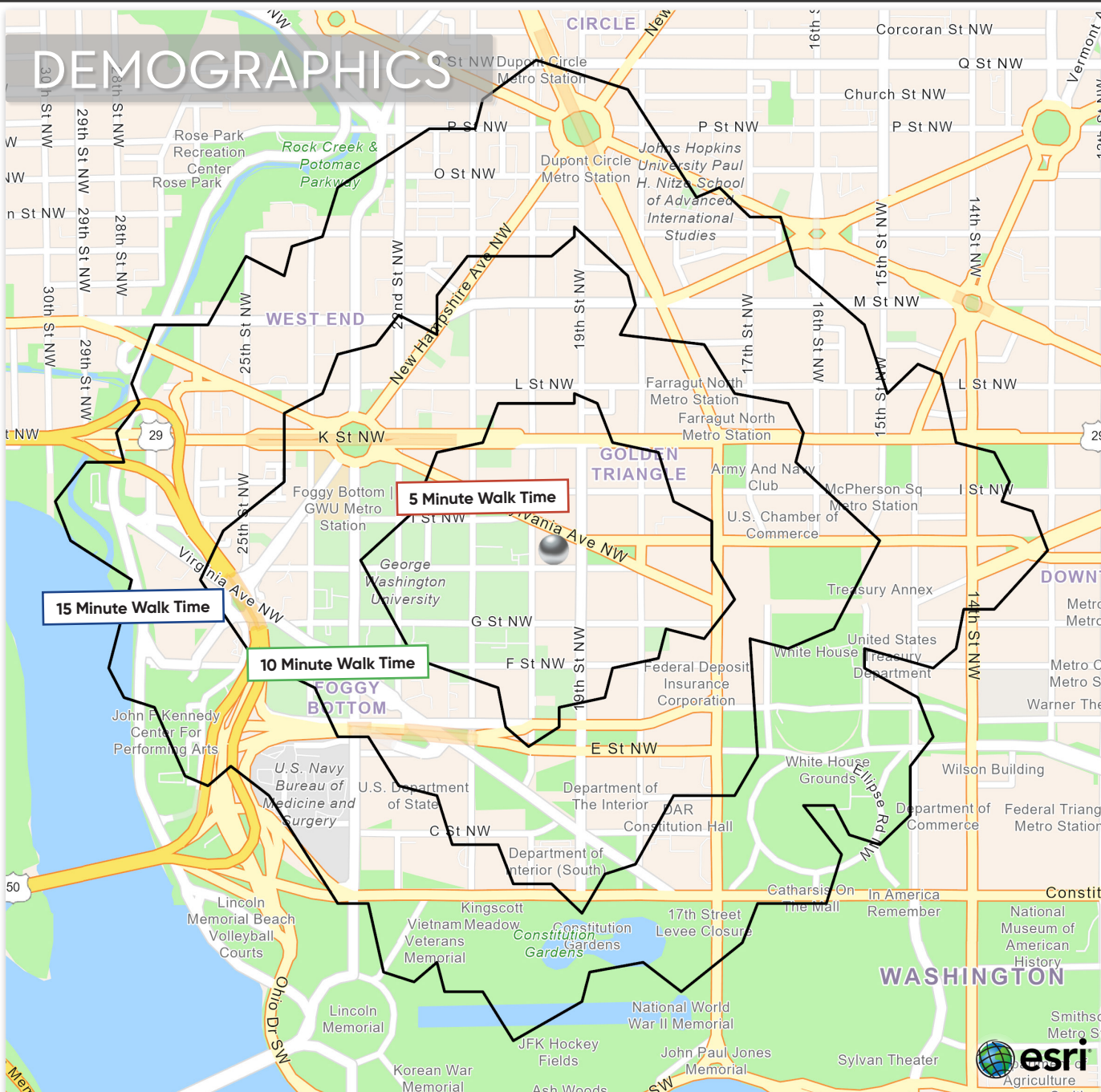
NEARBY RETAIL











WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2021 Daytime Population	30,958	74,939	121,703
2021 Resident Population	4,659	12,501	23,181
2021 Average Household Income	\$50,997	\$107,144	\$130,740

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2021 Daytime Population	35,477	87,417	192,646
2021 Resident Population	4,659	14,908	48,026
2021 Average Household Income	\$50,997	\$110,423	\$147,930

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2021 Daytime Population	149,964	469,143	946,862
2021 Resident Population	28,774	232,199	684,597
2021 Average Household Income	\$139,842	\$166,748	\$163,386