

MILLER  WALKER
RETAIL REAL ESTATE

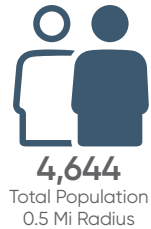
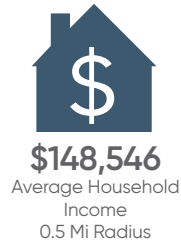
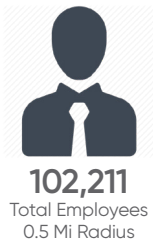
1001 PENNSYLVANIA AVENUE, NW
EAST END - WASHINGTON DC
938 SF to 6,884 SF Available



NEIGHBORHOOD

The East End is situated between The White House and Capitol Hill. It is a historic neighborhood that is overflowing with restaurants, shops, and museums. The East End is also home to the headquarters of many major government organizations, including the FBI, IRS, and EPA.

BY THE NUMBERS



NEARBY RETAIL

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE



BRAND NEW BUILDING RENOVATIONS



NEW LOBBY AND AMENITIES

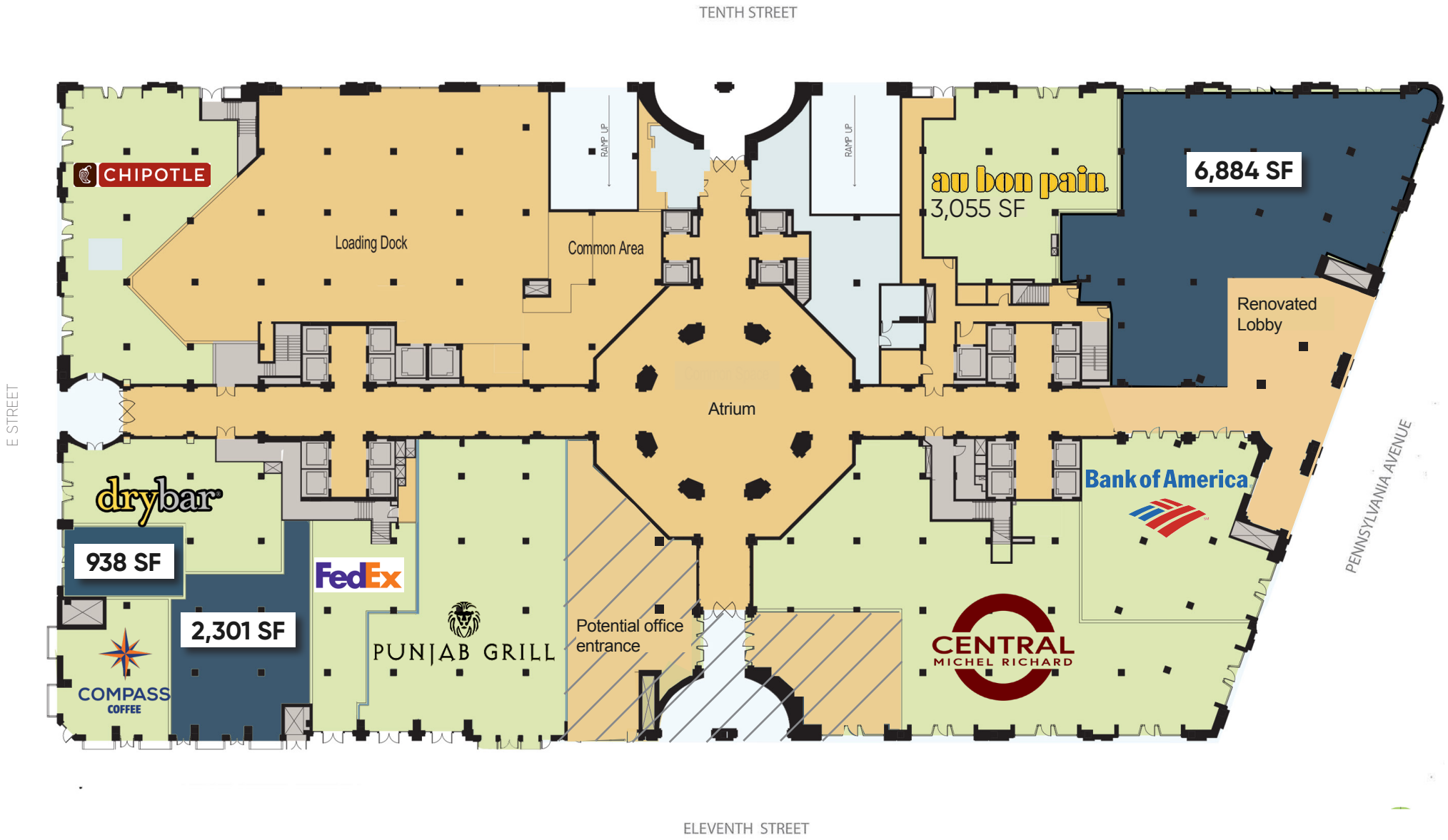


FLOOR PLAN

1001 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC

938 SF - 6,884 SF

MILLER WALKER
RETAIL REAL ESTATE



SURROUNDED BY GREAT RETAIL AND RESTAURANTS



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Bank of America
socialtables
au bon pain

TAX REFORM
MAC
macy's

news service
WILLIAMS & CONNOLLY LLP

red line
GRAND HYATT
UNITED BANK

Manufacturers
dc public library

ZAVYTYNYA
CHOPT
wework

McDonald's
DUNKIN' DONUTS

astro
JOHNSTON & MURPHY
ANN TAYLOR
MASTRO'S RESTAURANTS
DEVON + BLAKELY
TVOGO

ASG
CHOPT
TJ-maxx

M metro
GAP
Walgreens

11th Street NW
FOREVER 21
H&M

10th Street NW
Catholic Charities
ARCHDIOCESE OF WASHINGTON
Inspiring Hope, Building Futures.
ella's
Alden
THE SMITH

9th Street NW
NATIONAL PORTRAIT GALLERY
M metro

Capitol
M metro

13th Street NW
Starbucks COFFEE
FIVE GUYS
BURGERS and FRIES
Marshalls
National Theatre

McDonald's
SUBWAY
Capital One Bank
POTBELLY SANDWICH SHOP

12th Street NW
Tosca
OFF 5TH
NORDSTROM
rack

JOS. A. BANK
Starbucks COFFEE
LANDMARK THEATRES
& pizza

F Street
FORD'S THEATRE
ANTHROPOLOGIE
J.CREW
Hard Rock CAFE
McDonald's
PIZZERIA

8th Street NW
SHAKE SHACK
barmini by José Andrés
FOOT MONACO

Rosa Mexicano
Facebook

Freedom Plaza
ups
au bon pain
U.S. Customs and Border Protection
SUBWAY
Wilson Center

CVS pharmacy
PRET A MANGER
ELEPHANT & CASTLE
UNITED STATES POSTAL SERVICE
TIMGAD CAFE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
M metro

OLLIE'S TROLLEY
United Technologies
FOGO DE CHÃO
CHUBASCARIA
PUNJAB GRILL
CENTRAL
TRUMP INTERNATIONAL HOTEL
Starbucks COFFEE

drybar
PUNJAB GRILL
CENTRAL
FBI
SITE
Pennsylvania Avenue
IRS
DEPARTMENT OF JUSTICE

bdc
Teaism
CVS pharmacy
SHAKESPEARE THEATRE COMPANY
HILL COUNTRY
CHOPT
PROTEIN BAR
Capital One Bank
M metro

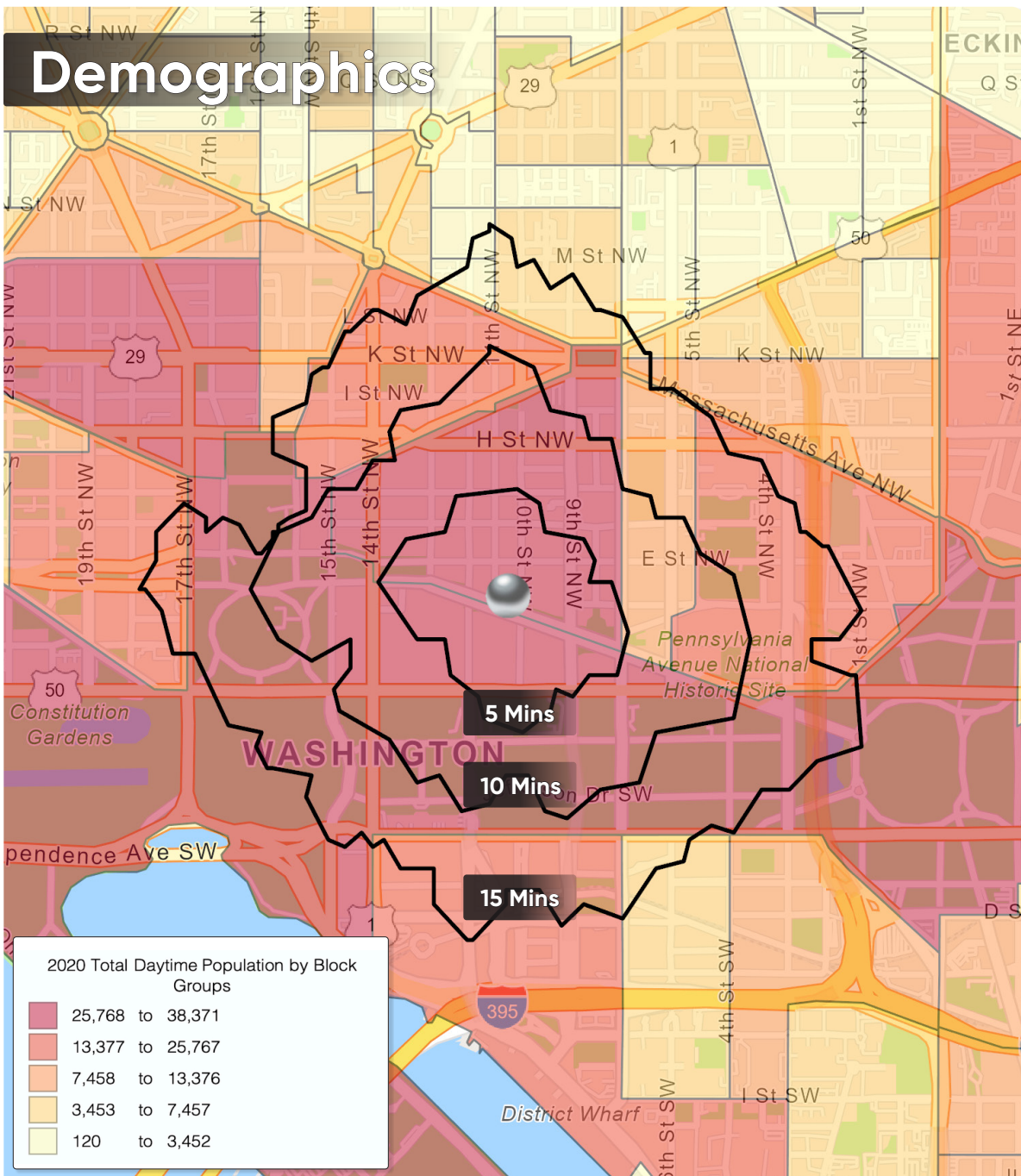
CARMEL
Oyamel
D Street
FedEx
Starbucks COFFEE
PNC BANK

1001 PENNSYLVANIA AVENUE

Washington, DC

MILLER WALKER

RETAIL REAL ESTATE



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2020 Daytime Population	11,965	52,843	94,700
2020 Resident Population	1,035	2,993	8,671
2020 Average Household Income	\$231,925	\$207,421	\$174,437

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2020 Daytime Population	15,612	59,786	184,982
2020 Resident Population	1,073	4,061	36,585
2020 Average Household Income	\$231,924	\$200,313	\$147,104

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2020 Daytime Population	113,186	469,467	887,538
2020 Resident Population	15,864	219,178	620,093
2020 Average Household Income	\$161,602	\$155,637	\$148,514

www.millerwalker.com