

CAPITAL GALLERY at L'ENFANT PLAZA

ONE BLOCK FROM SMITHSONIAN & AIR & SPACE MUSEUM

600 MARYLAND AVE SW

VENTED AND NON-VENTED
2ND GENERATION SPACES AVAILABLE
CAFE AND BAKERY OPPORTUNITIES



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THE NEIGHBORHOOD

HIGH DAYTIME RETAIL DEMAND

- Located at the L'Enfant Plaza Metro (15,575 RPD)
- Capital Gallery East & West office complex comprise of approximately 697,800 SF
- Major office tenants include  Smithsonian and  Graduate School USA
- Less than a 10 minute walk to The Wharf (550K+ monthly visitors)

A TOURISM HUB

- Over 2,700 hotel rooms in Southwest DC
- Museum of the Bible (over 40,000 annual visitors)
- 22M annual visitors between the National Mall and The Wharf
- Newly expanded Spy Museum (600,000 annual visitors) at L'Enfant Plaza Metro



DAYTIME POPULATION
1 MILE - 192,160



86
WALKSCORE (OUT OF 100)



75
MONTHLY CAPITAL BIKESHARE ARRIVALS



CAPITAL GALLERY



THE MARKET



NATIONAL MALL

Smithsonian
CASTLE

NATIONAL
MUSEUM of
ASIAN ART



SMITHSONIAN STATION
9,331 RPD

HIRSHHORN
MUSEUM

NATIONAL
AIR AND SPACE
MUSEUM

NATIONAL
MUSEUM
of
AMERICAN
INDIAN

UNITED STATES
BOTANIC GARDEN

INDEPENDENCE AVE SW

NATURAL WALKING
PATH TO MUSEUMS

8TH STREET SW



LENFANT PLAZA
5,725 RPD

rice bar
WELLS FARGO
COSMO CAFE

MARYLAND AVE SW

C STREET SW

Holiday Inn



4TH STREET SW

3RD STREET SW

395

LENFANT PLAZA

au bon pain
FIVE GUYS
jamba
SPY
Starbucks
roti
pie five
MOEs

Hilton

2,310

SUBWAY

Stream Cafe

citizen

E STREET SW

HYATT
PLACE

D STREET SW

museum
of the
Bible



FEDERAL CENTER SW
5,237 RPD



Residence

FEDERAL CENTER SW

395

THE WHARE

COLADA
CANTINA MI-VIDA
DOLCEZZA SHAKE SHACK
ANTHEM
UNION STAGE
bartaco

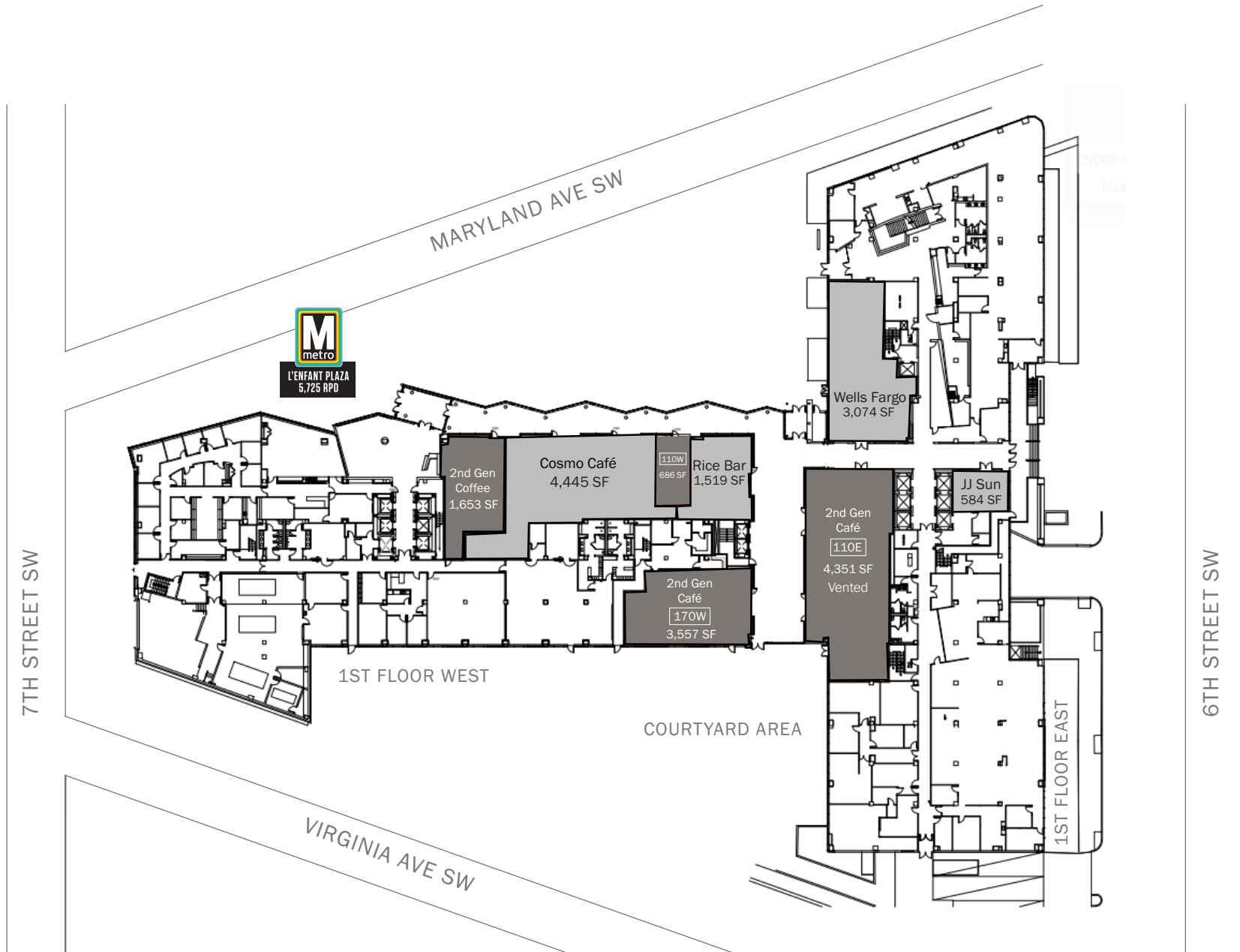
7TH STREET SW

395

CAPITAL GALLERY

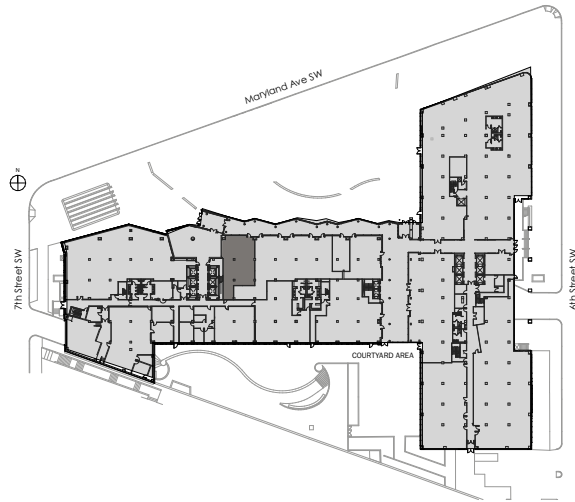
klnb bxp

SITE PLAN

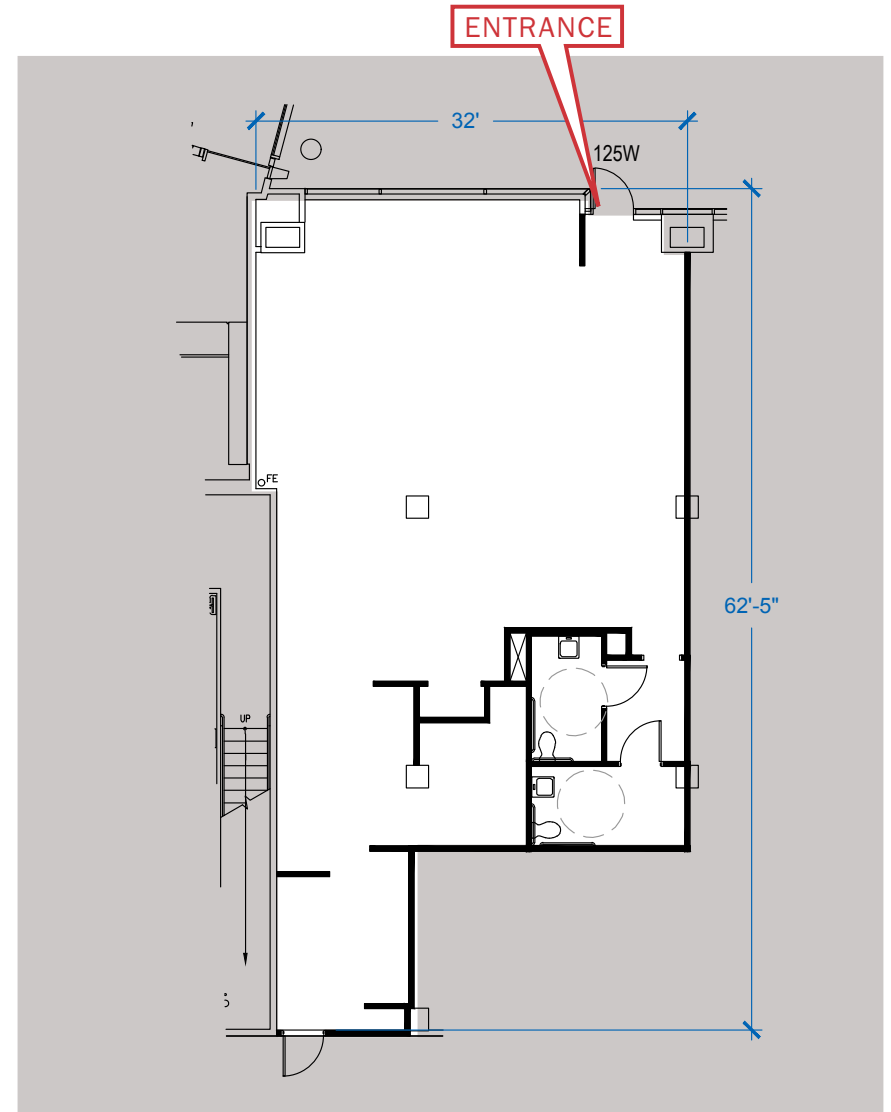
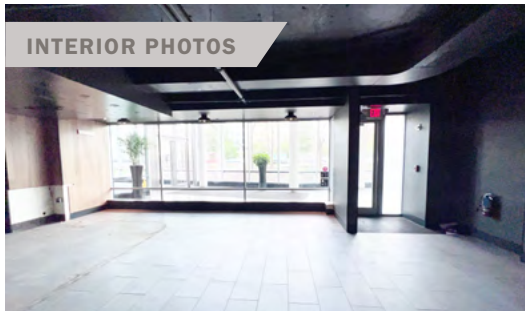


SITE PLAN

1,653 SF - 2ND GENERATION RETAIL (FORMER STARBUCKS)

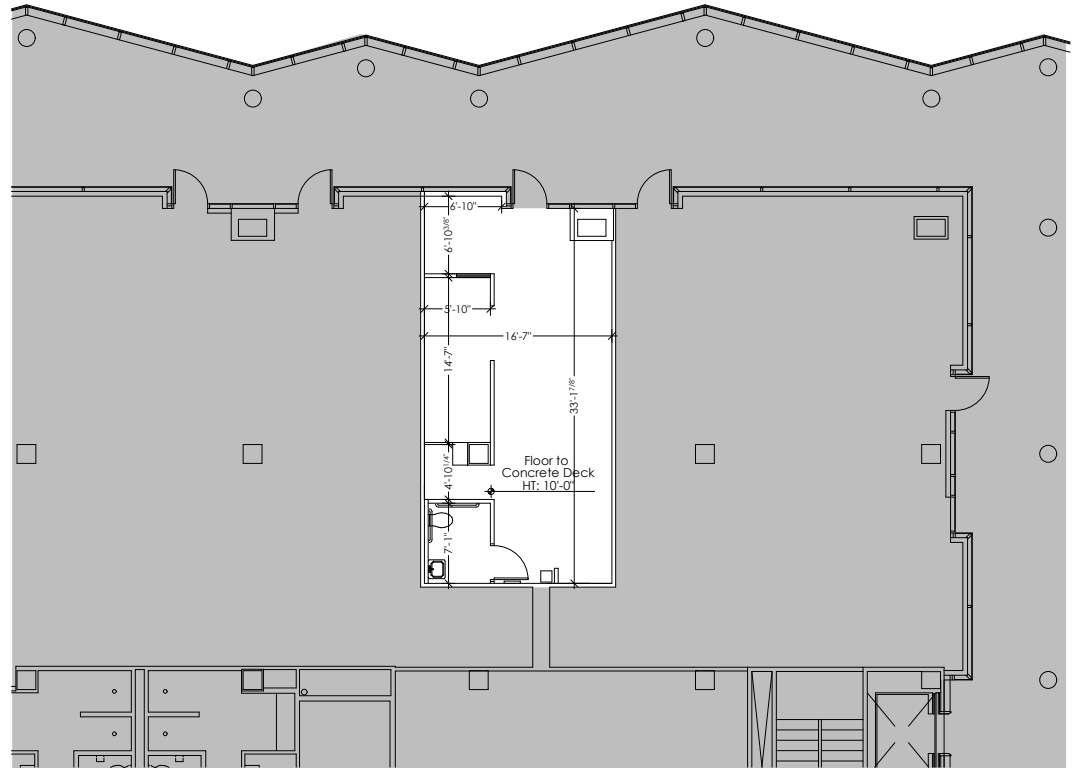
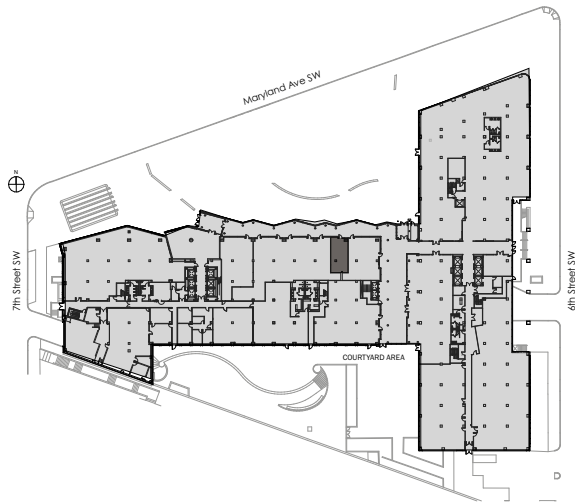


INTERIOR PHOTOS



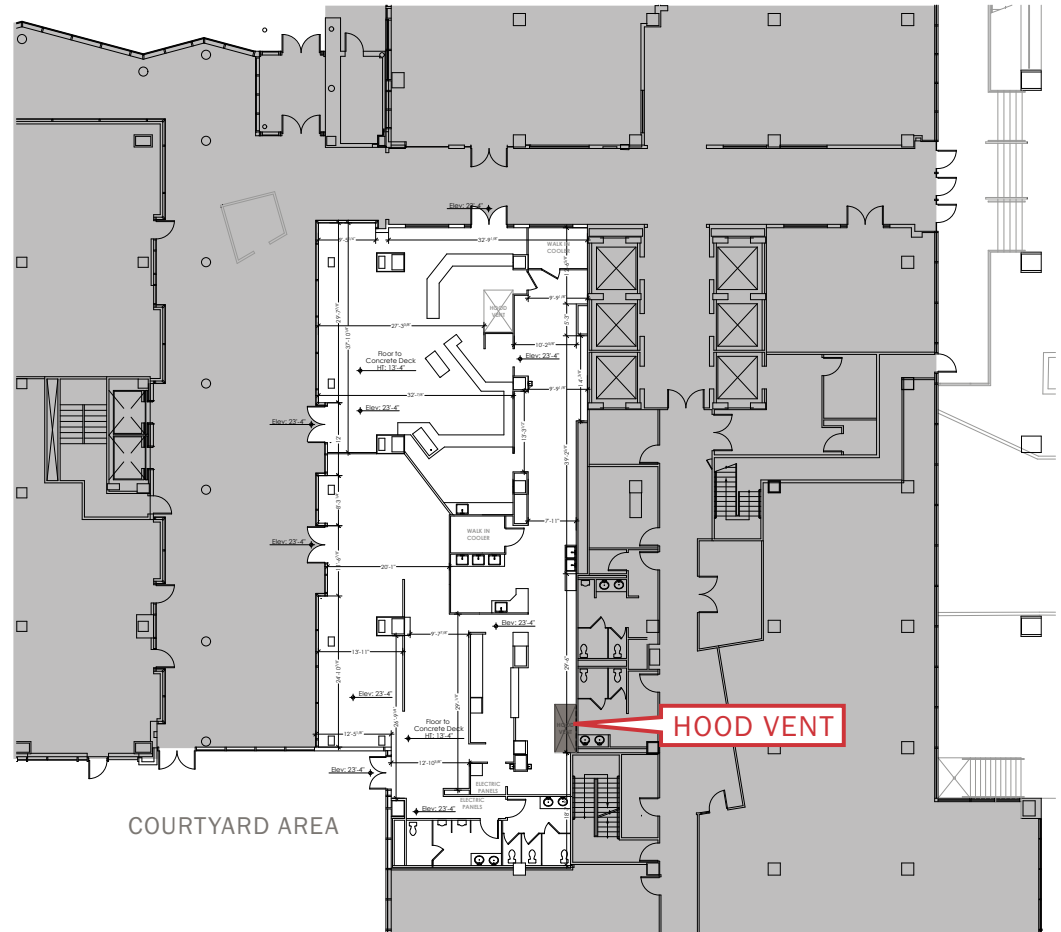
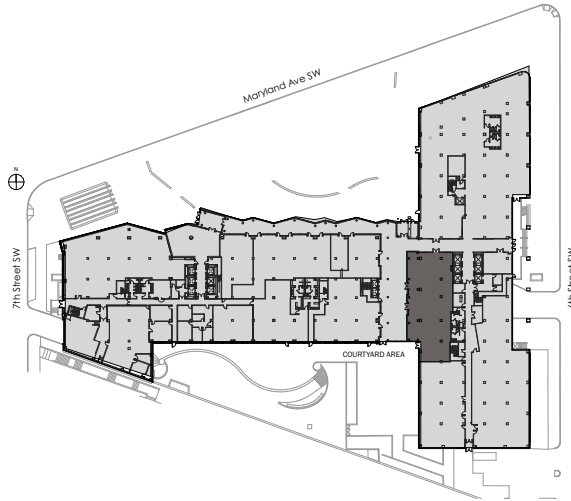
SITE PLAN

686 SF - 2ND GENERATION RETAIL (FORMER DRY CLEANER)



SITE PLAN

4,351 SF - 2ND GENERATION CAFE (VENTED)

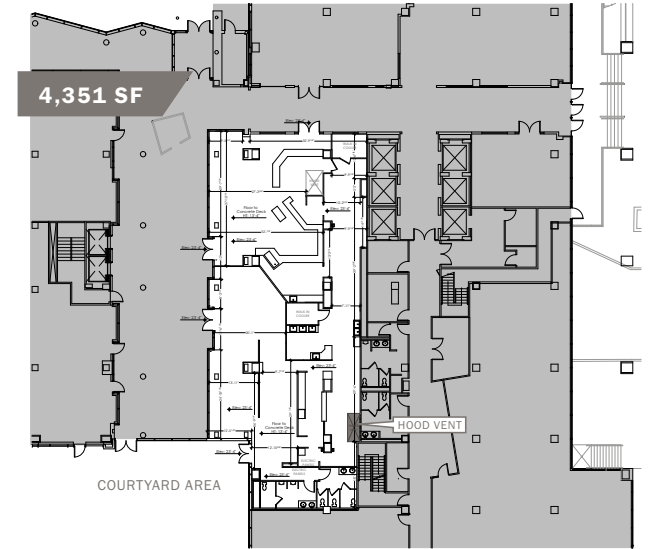
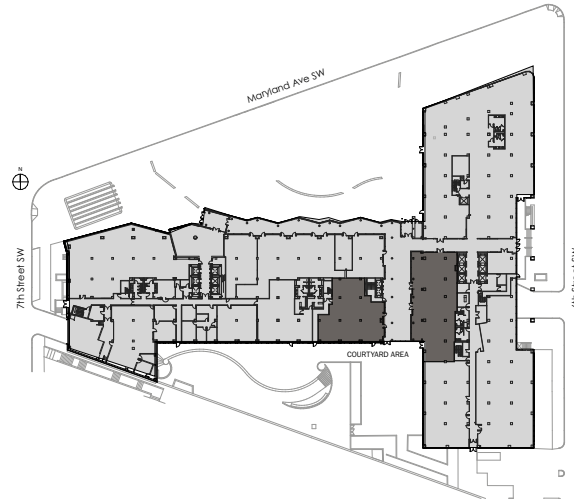
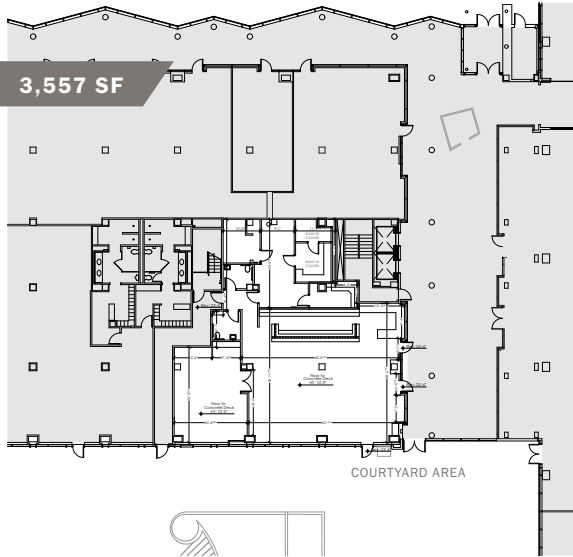


INTERIOR PHOTOS



SITE PLAN

7,908 SF - DAYCARE OPPORTUNITY

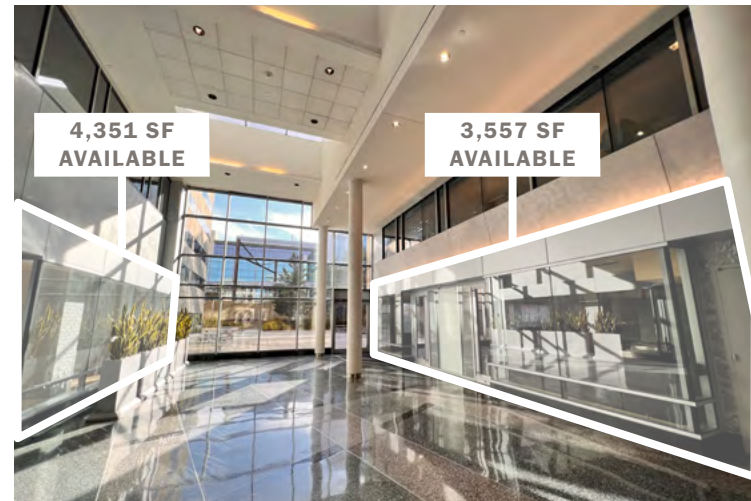


OUTSIDE VIEW



OUTDOOR COURTYARD WITH DIRECT ACCESS TO 3,557 SF AND 4,351 SF SPACES (POTENTIAL OUTDOOR PLAY AREA FOR DAYCARE OPERATOR)

INSIDE VIEW



RETAIL AVAILABILITY ADJACENT TO COURTYARD

CAPITAL GALLERY

6 0 0 M A R Y L A N D A V E S W

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