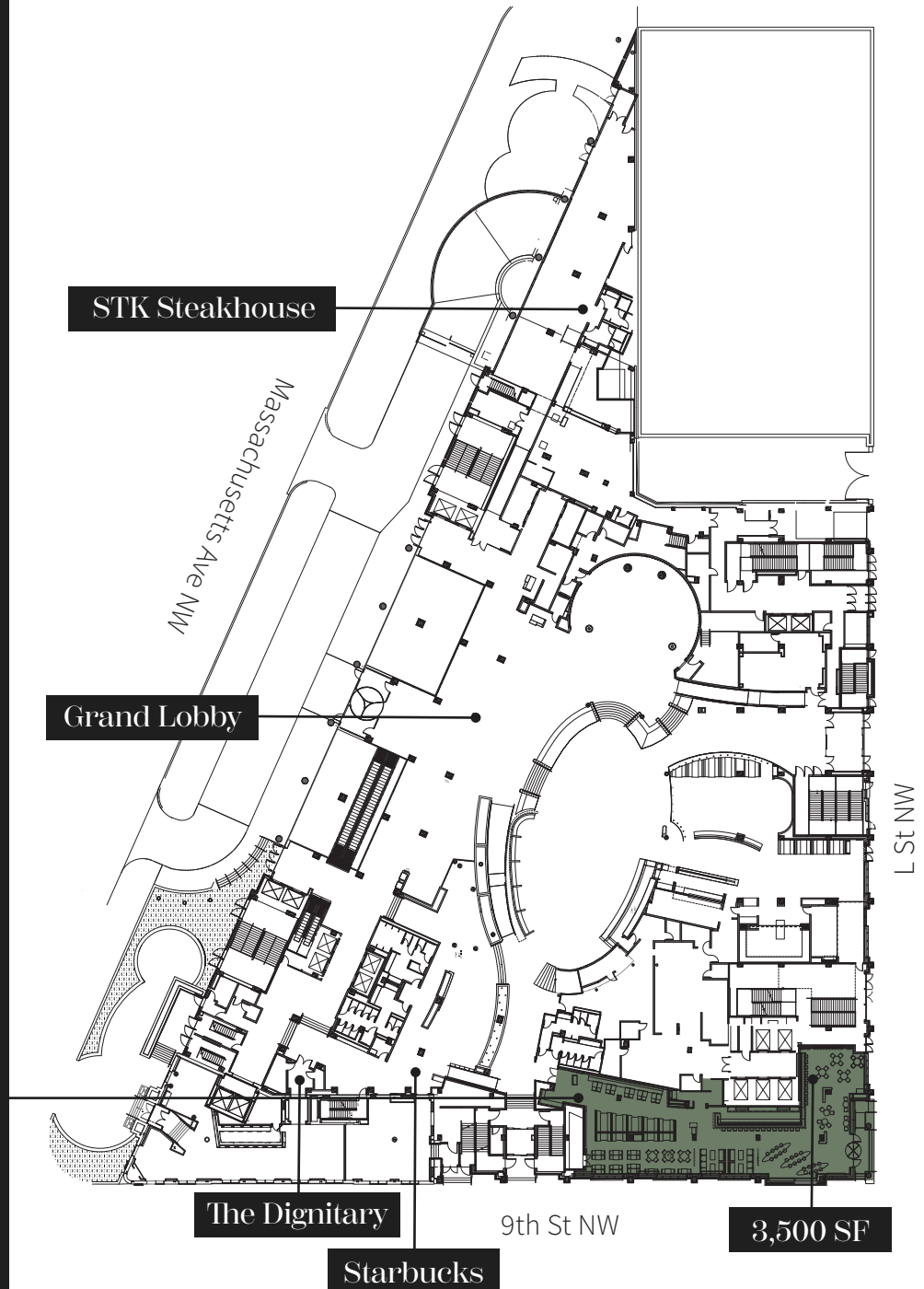
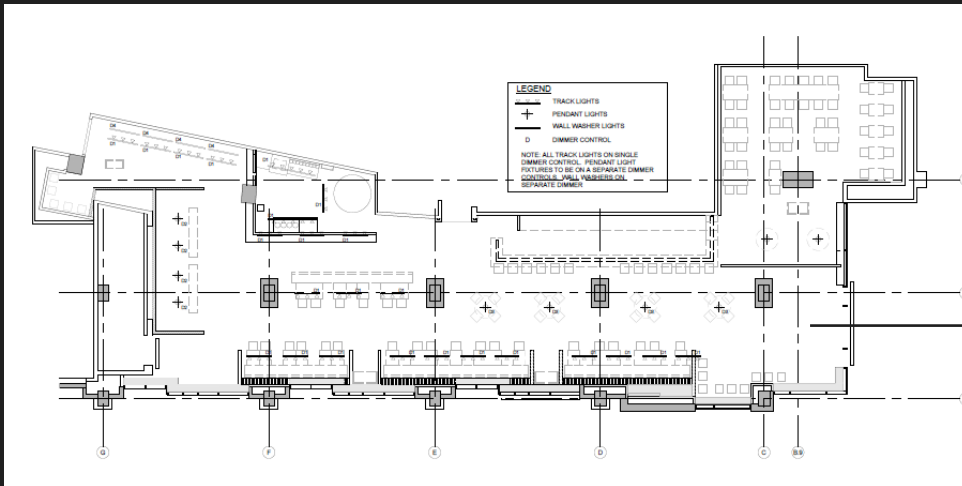


A Rare Retail Opportunity at the Marriott Marquis DC
9th & L Street, NW



The Space

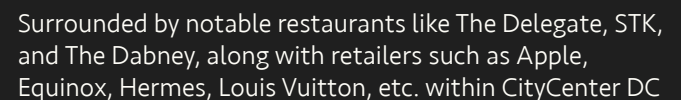
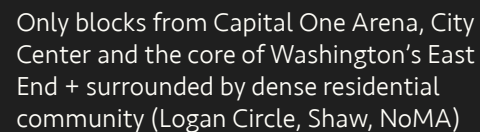
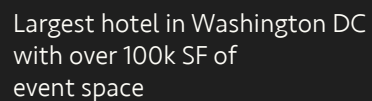
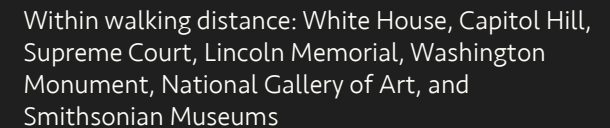
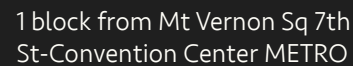
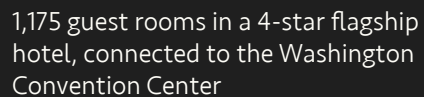
- 3,500 SF located at the hard corner of 9th & L Street
- Previous Beer Lab space with 2nd generation buildout and connection to Marriott Marquis lobby
- Located directly across the street from Walter E. Washington Convention Center
- Surrounded by strong retail co-tenancy, daytime work force, tourist traffic, and heavy residential
- Ideal opportunity for experience retail, service, fitness, etc.



The map shows the Washington Convention Center located at the intersection of M Street and Massachusetts Avenue. The building is a large, modern structure with a glass facade. The map also shows other nearby landmarks and businesses, including the Washington Convention Center, CityCenterDC, Capitol One Arena, and several hotels. The map is color-coded to show different areas and streets.

Washington Convention Center

- 2.3 million SF
- Largest ballroom in the Mid-Atlantic region (52,000 SF)
- Averages 1.7 million visitors each year
- Houses the largest public art collection in Washington, D.C.



Washington DC by the numbers



10M+
Greater DC area population

700,000+
District population

250+
Museums and monuments

65
Professional theaters

5
Major sports team

\$11.7B+
Annual visitor spending

27M+
Annual visitors



"Best Overall City"
The Economist Intelligence Unit (EIU)

"The most educated metropolitan area in the country is Washington, DC"
The Washington Post

"#1 Relocation Destination"
United Van Lines

Demographics from subject site

	0.25 mi	5 mi	1 mi
Population	6,292	26,958	68,923
Average HH Income	\$172,124	\$174,048	\$181,109
Households	3,901	16,538	41,328
Employees	13,413	84,722	276,788
Businesses	725	4,308	14,521

901 Massachusetts Ave NW

Washington, DC

For more information,
please contact:

Thomas Jackman

Managing Director

+1 202 719 5624

thomas.jackman@jll.com

Andy Corno

Managing Director

+1 202 719 6137

andy.corno@jll.com

