



Rappaport Retail Brokerage

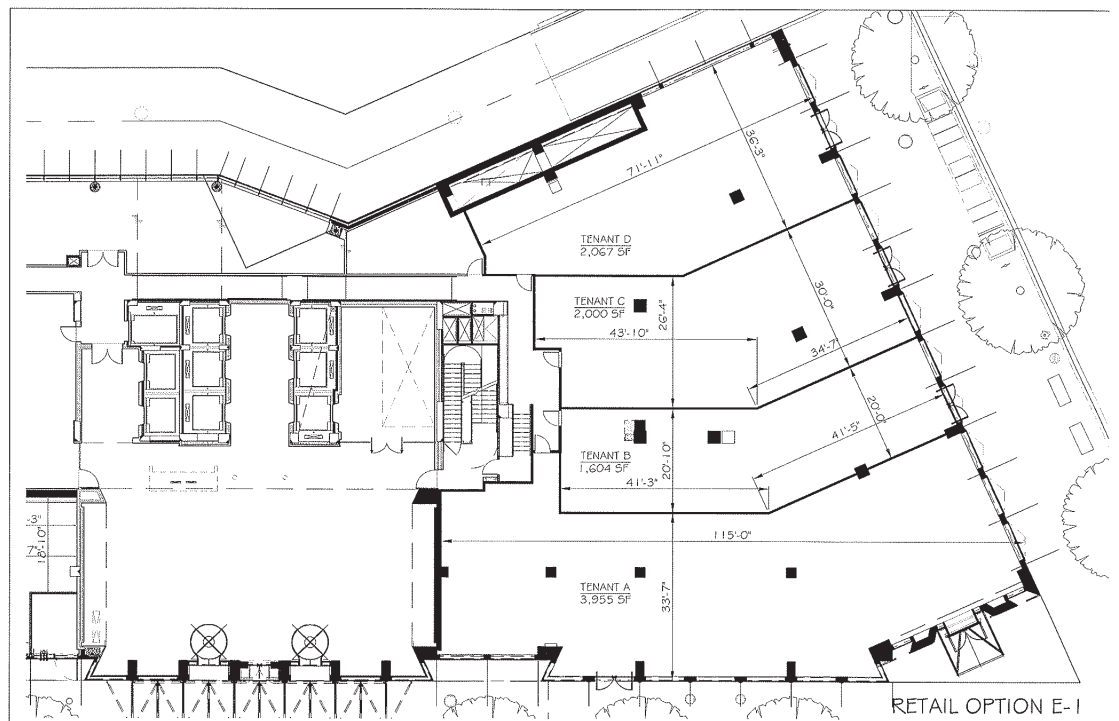
1000 CONNECTICUT AVENUE, NW

WASHINGTON, DC

SEEKING LUXURY RETAIL TENANTS FOR WASHINGTON'S MOST PROMINENT RETAIL CORNER



Planned for delivery in 2012, 1000 Connecticut Avenue is located at the northwest corner of Connecticut Avenue and K Street, NW. This trophy building will be located on Washington, DC's best retail corner, in the heart of the Central Business District. Retail space on the first floor is the best opportunity for luxury retail in downtown Washington. More than 280,000 employees work within one mile of the site.

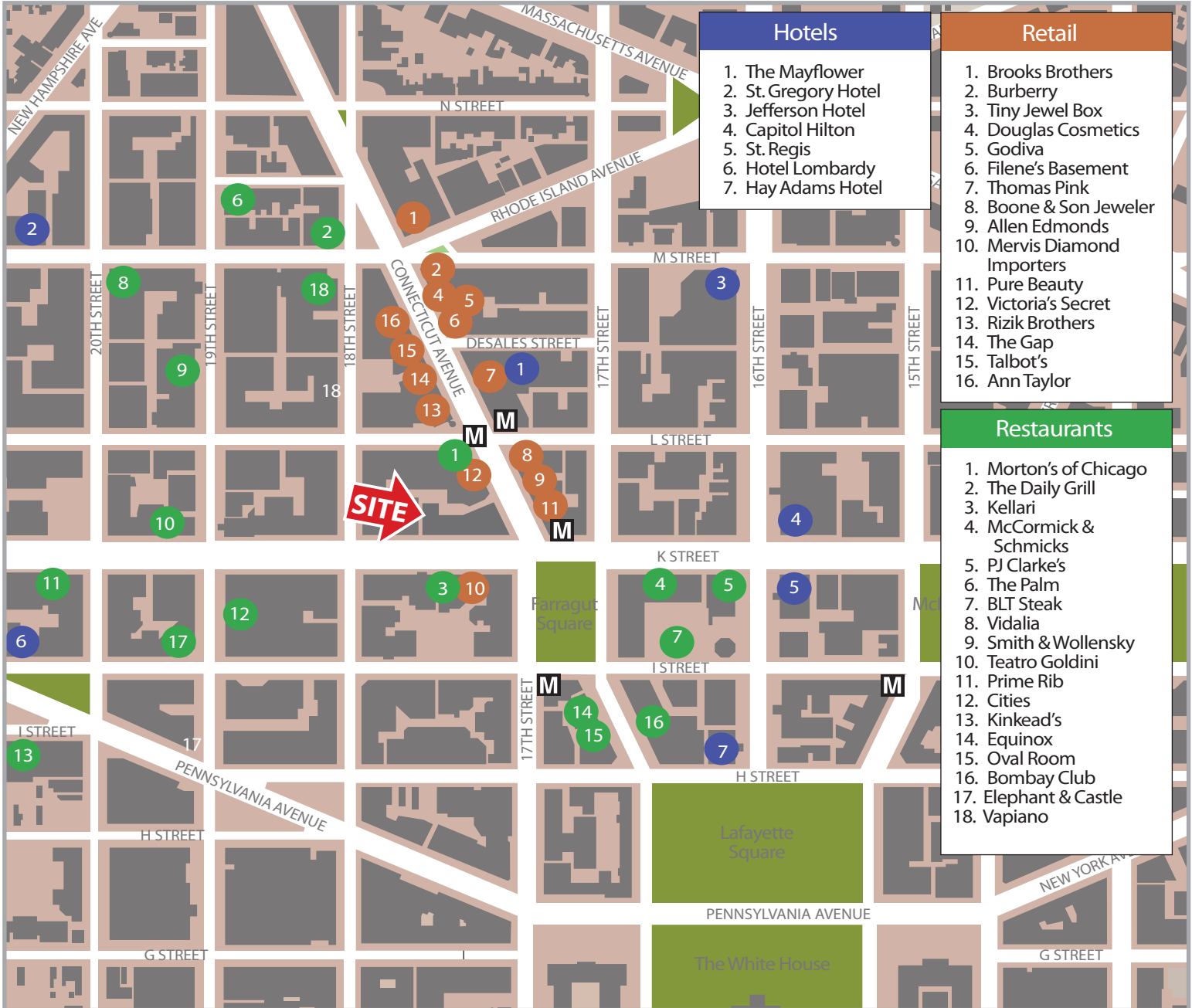




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1000 CONNECTICUT AVENUE, NW

WASHINGTON, DC



- | Hotels |
|----------------------|
| 1. The Mayflower |
| 2. St. Gregory Hotel |
| 3. Jefferson Hotel |
| 4. Capitol Hilton |
| 5. St. Regis |
| 6. Hotel Lombardy |
| 7. Hay Adams Hotel |

- | Retail |
|------------------------------|
| 1. Brooks Brothers |
| 2. Burberry |
| 3. Tiny Jewel Box |
| 4. Douglas Cosmetics |
| 5. Godiva |
| 6. Filene's Basement |
| 7. Thomas Pink |
| 8. Boone & Son Jeweler |
| 9. Allen Edmonds |
| 10. Mervis Diamond Importers |
| 11. Pure Beauty |
| 12. Victoria's Secret |
| 13. Rizik Brothers |
| 14. The Gap |
| 15. Talbot's |
| 16. Ann Taylor |

- | Restaurants |
|-------------------------|
| 1. Morton's of Chicago |
| 2. The Daily Grill |
| 3. Kellari |
| 4. McCormick & Schmicks |
| 5. PJ Clarke's |
| 6. The Palm |
| 7. BLT Steak |
| 8. Vidalia |
| 9. Smith & Wollensky |
| 10. Teatro Goldini |
| 11. Prime Rib |
| 12. Cities |
| 13. Kinkead's |
| 14. Equinox |
| 15. Oval Room |
| 16. Bombay Club |
| 17. Elephant & Castle |
| 18. Vapiano |

DEMOGRAPHICS 2011	.25 MILE	.50 MILE	1 MILE
AVERAGE HOUSEHOLD INCOME	\$75,231	\$91,248	\$114,794
DAYTIME POPULATION	34,868	146,403	253,892
TRAFFIC COUNT			
CONNECTICUT AVENUE - 36,900 CARS PER DAY			

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