

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



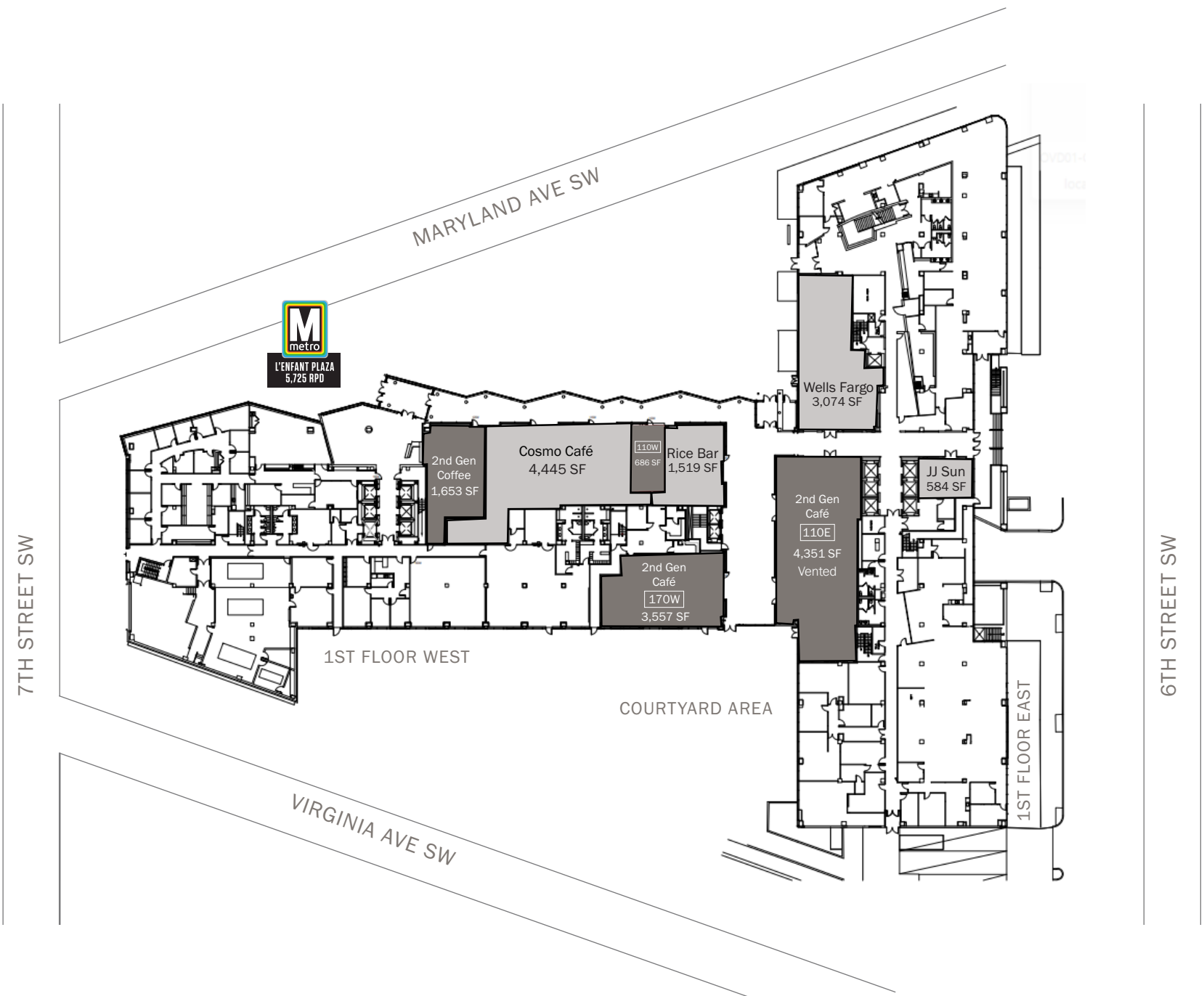
CAPITAL GALLERY



THE MARKET

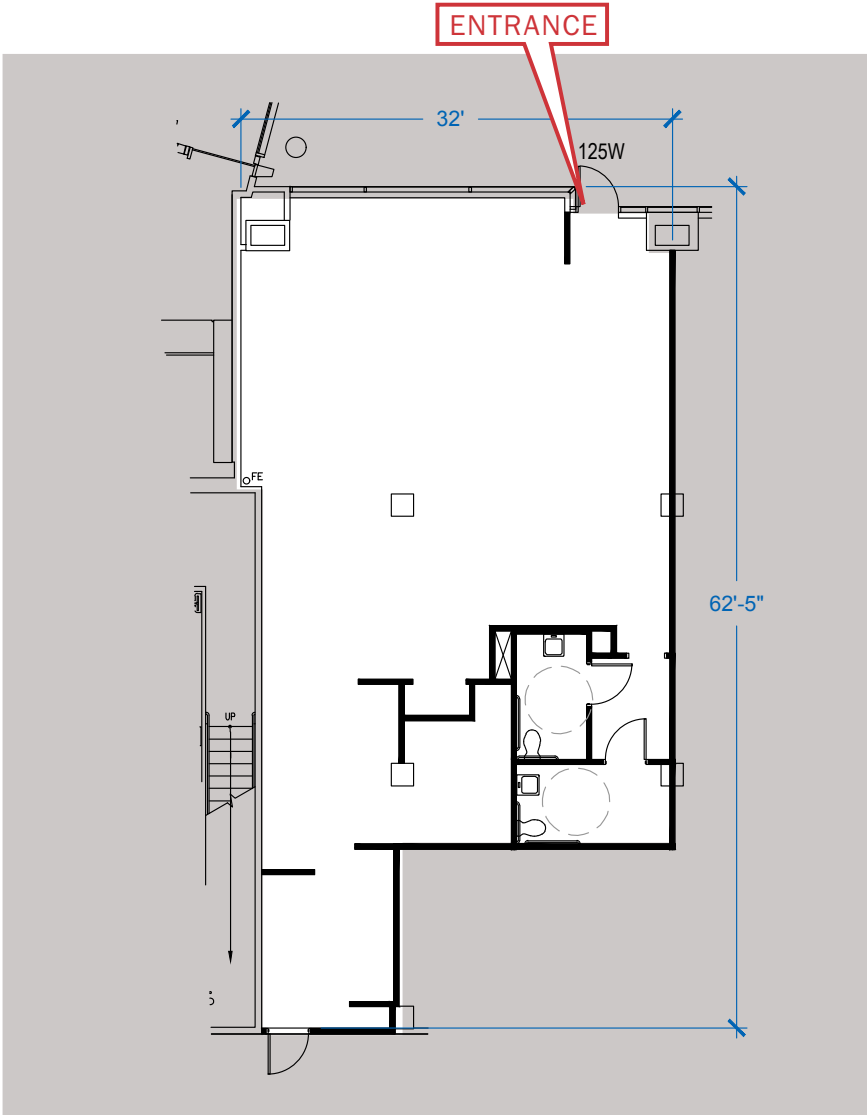
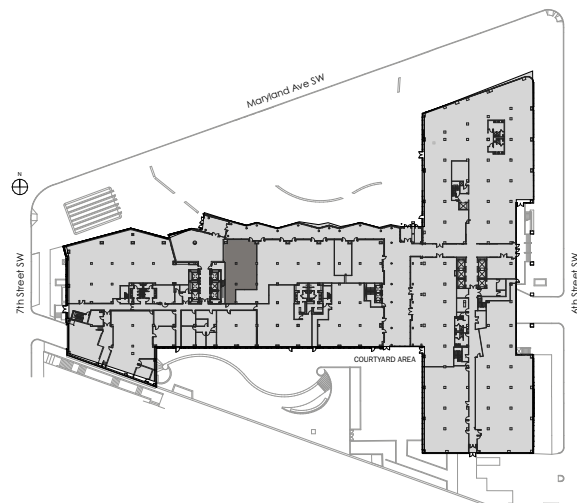


SITE PLAN



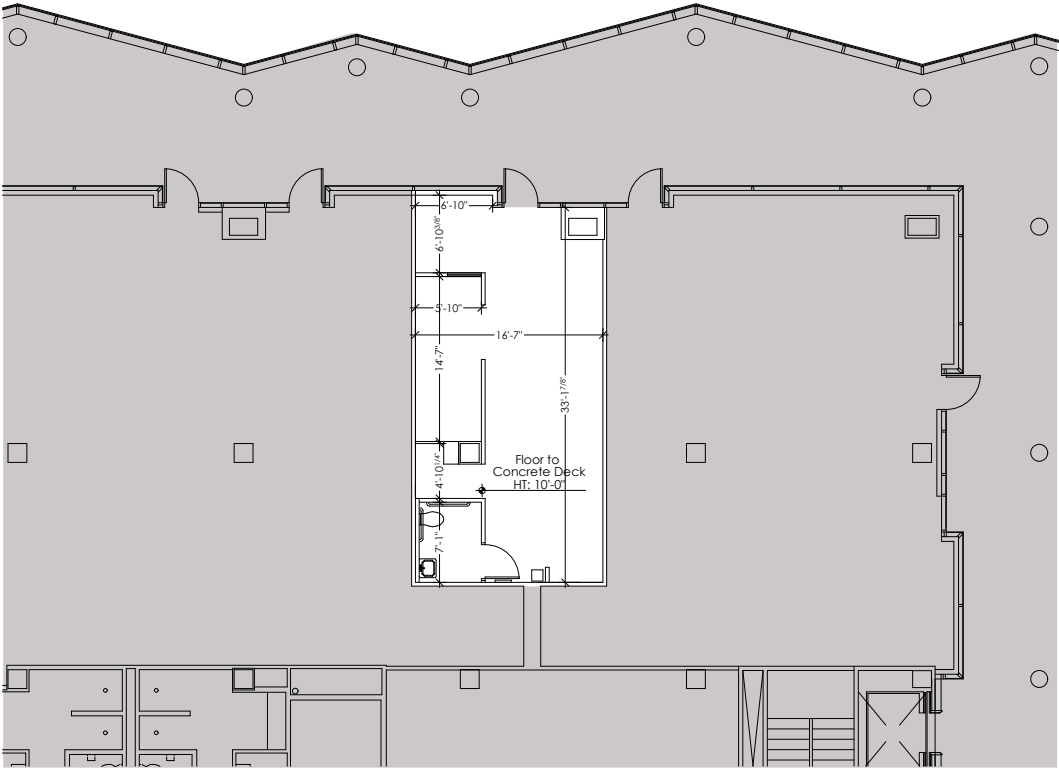
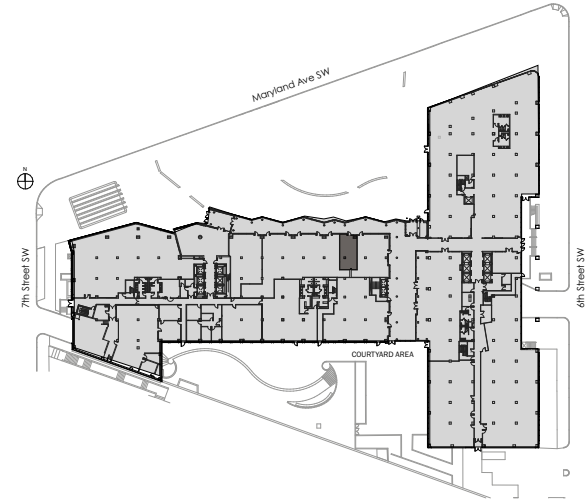
SITE PLAN

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



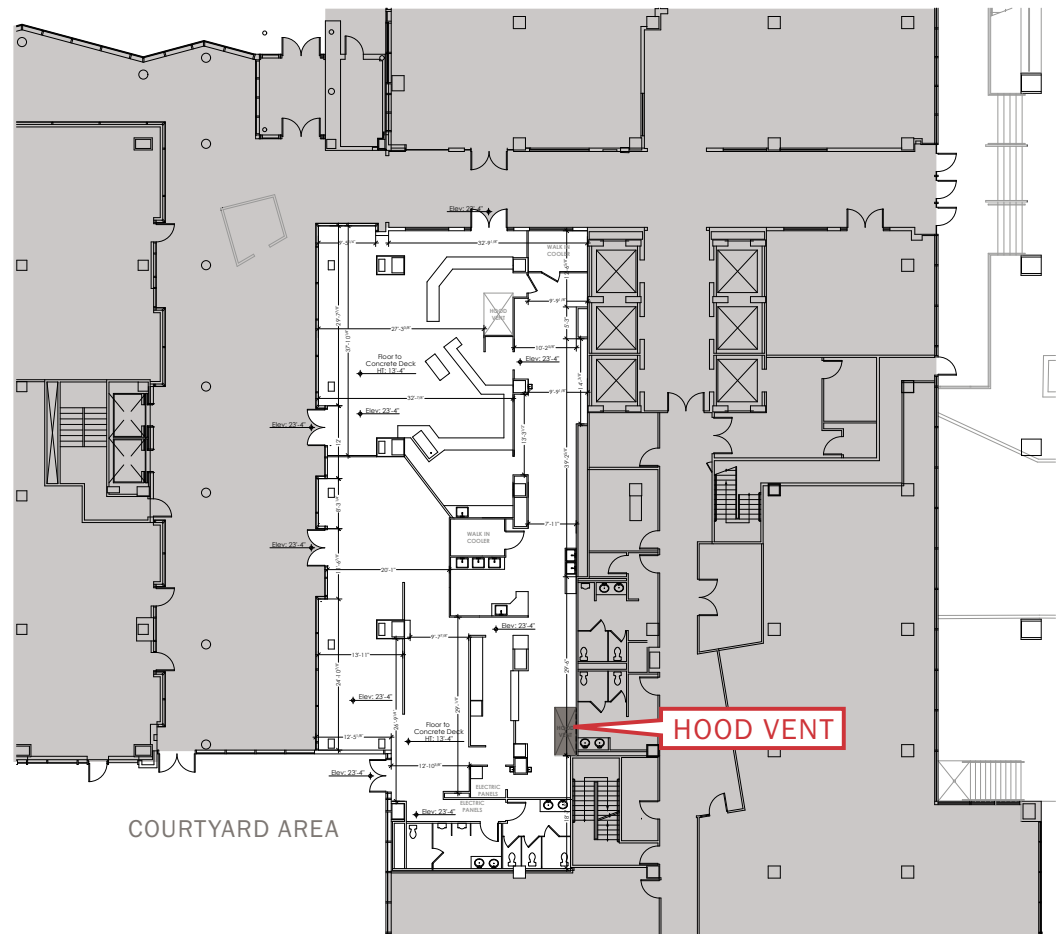
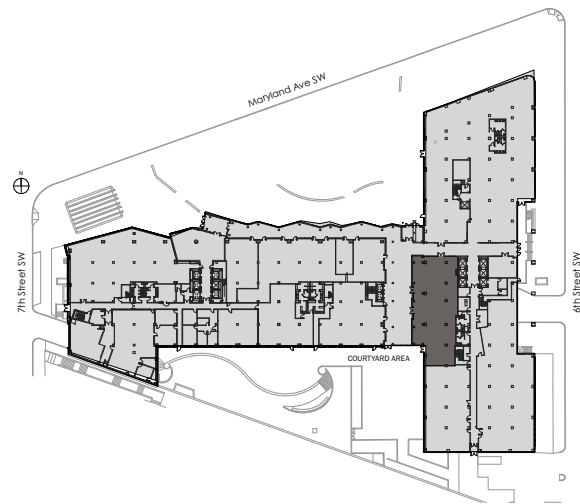
SITE PLAN

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

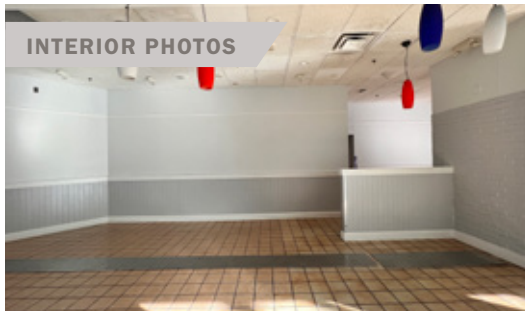


SITE PLAN

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

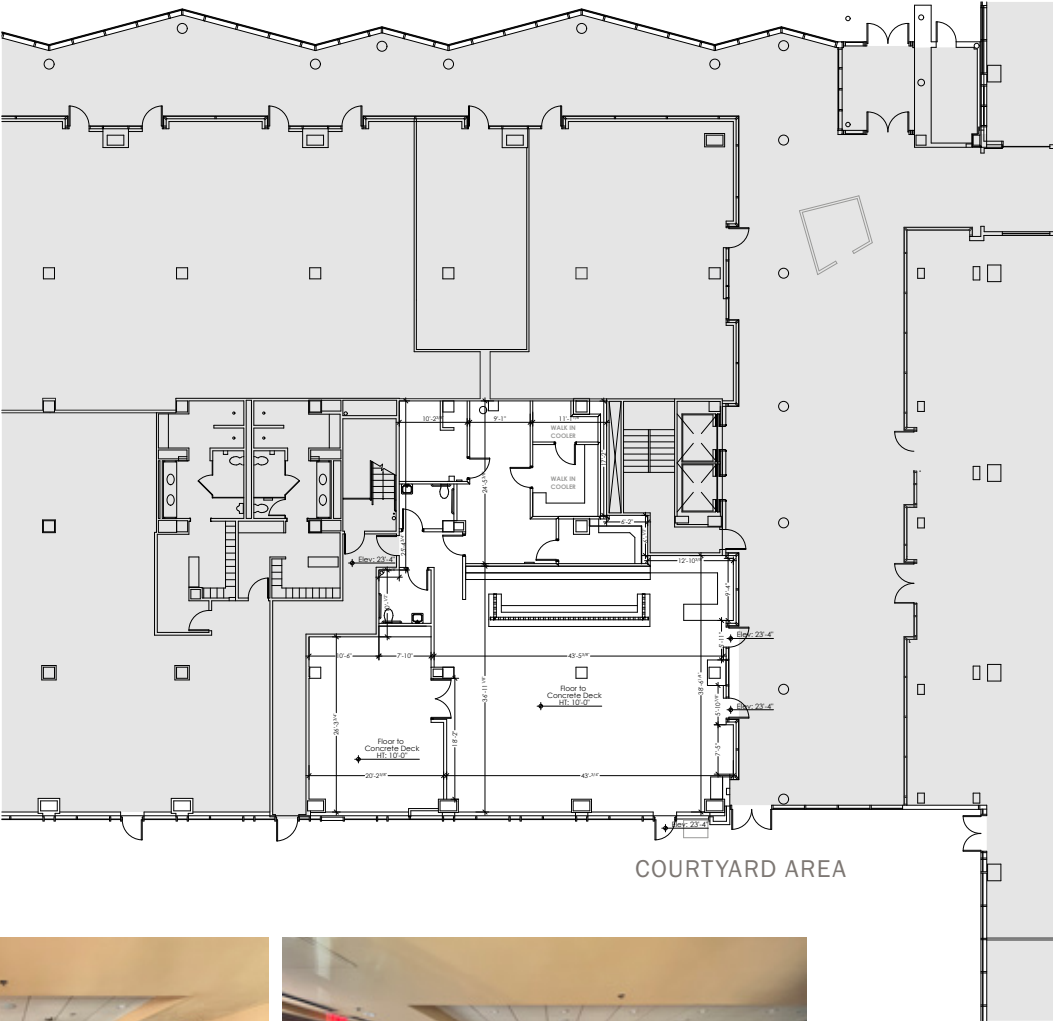
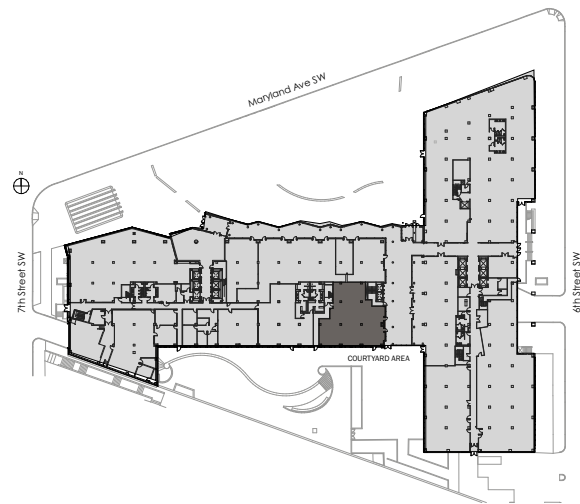


INTERIOR PHOTOS

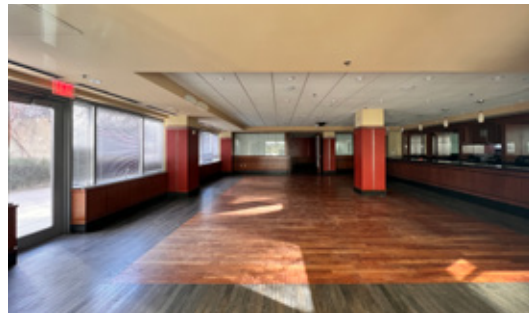
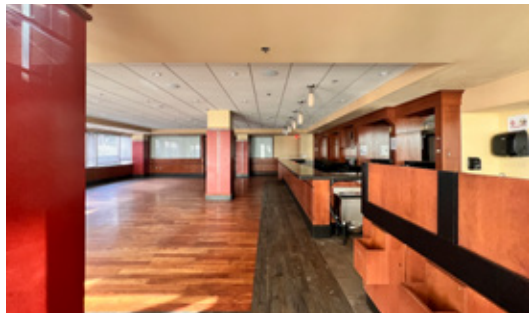
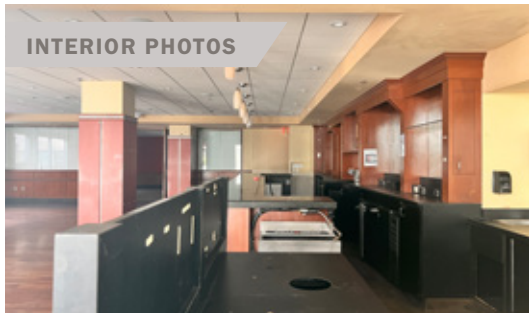


SITE PLAN

3,557 SF - 2ND GENERATION CAFE (NON - VENTED)

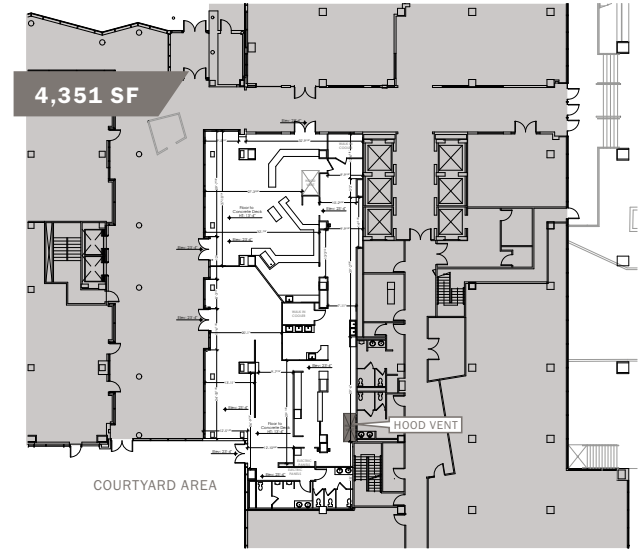
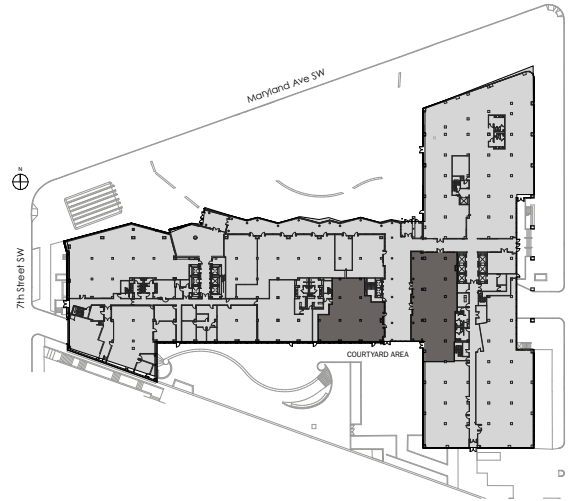
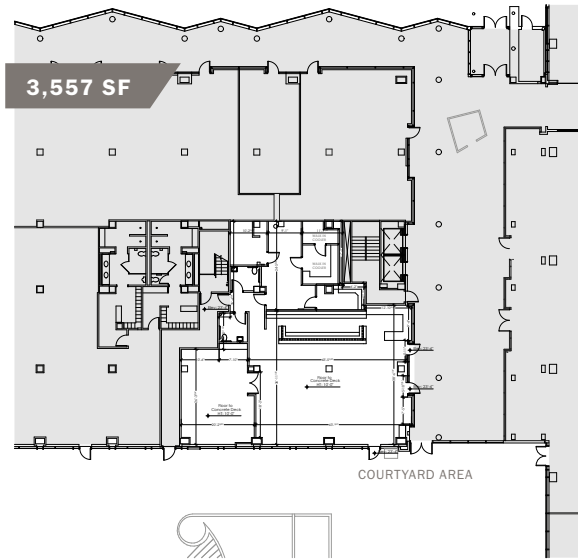


INTERIOR PHOTOS



SITE PLAN

7,908 SF - DAYCARE OPPORTUNITY

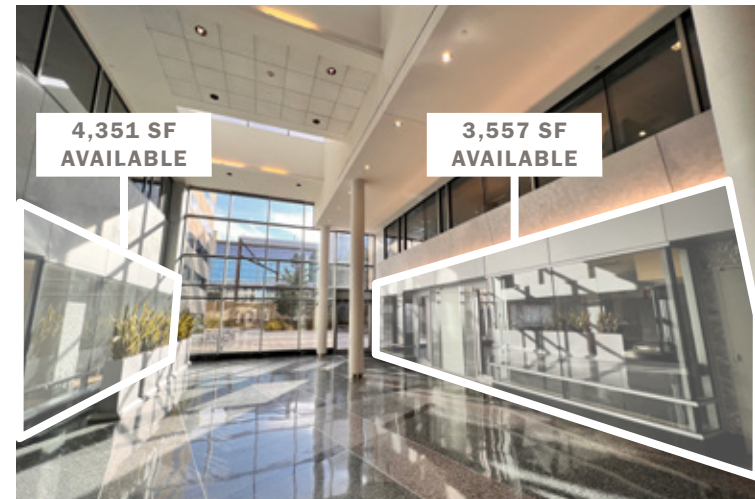


OUTSIDE VIEW



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

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