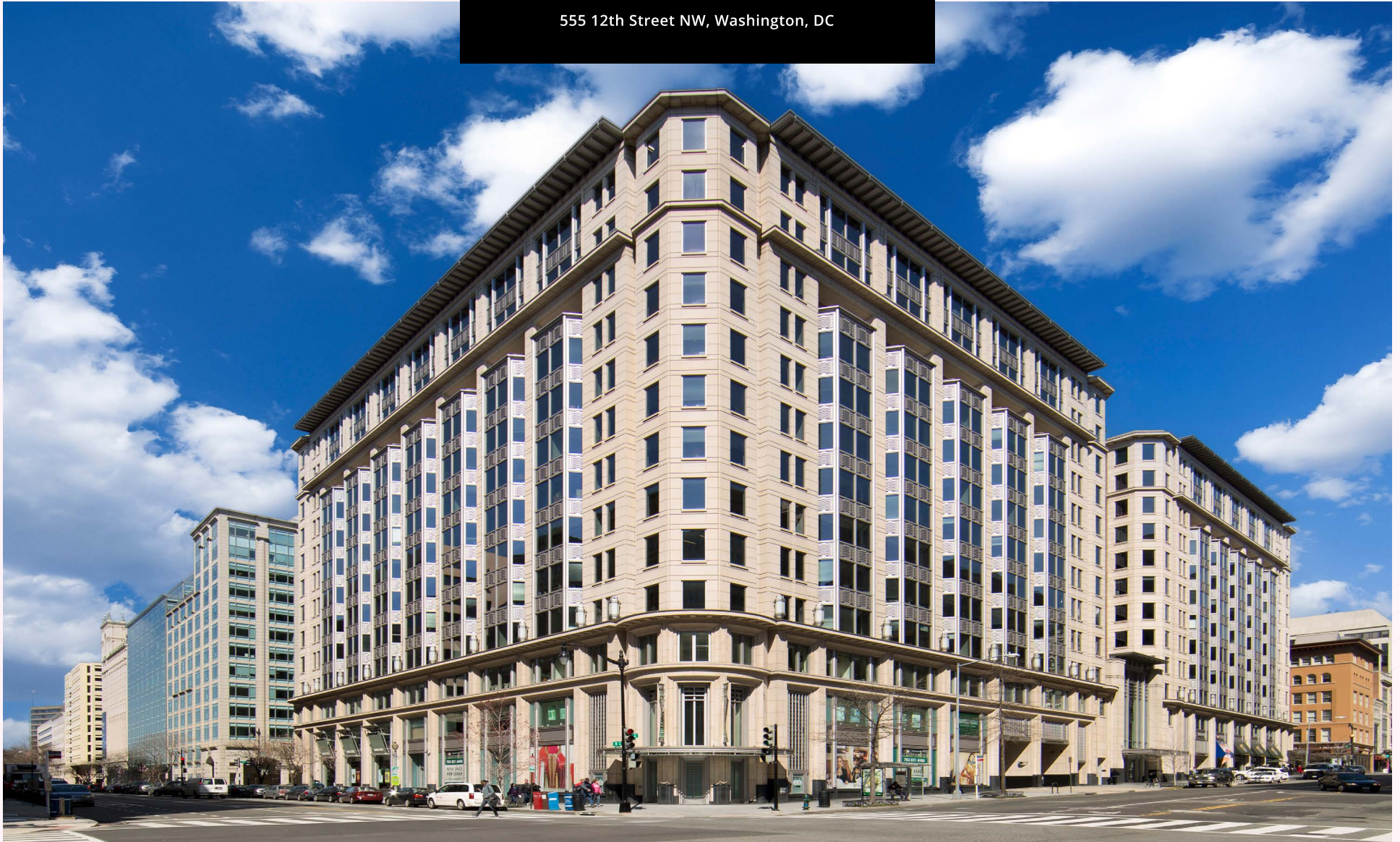


THE MARKET AT
DISTRICT CENTER

555 12th Street NW, Washington, DC



AVAILABLE
Retail Space



ABOUT District Center

Within 0.5 Miles

 8,296
Hotel Keys

 16,155
Daily Riders
Metro Center

 39.5 M SF
Office Space

 91%
Office Occupancy

99,652 SF

TOTAL RETAIL

±70,073 SF

TOTAL AVAILABLE RETAIL

Join These Tenants

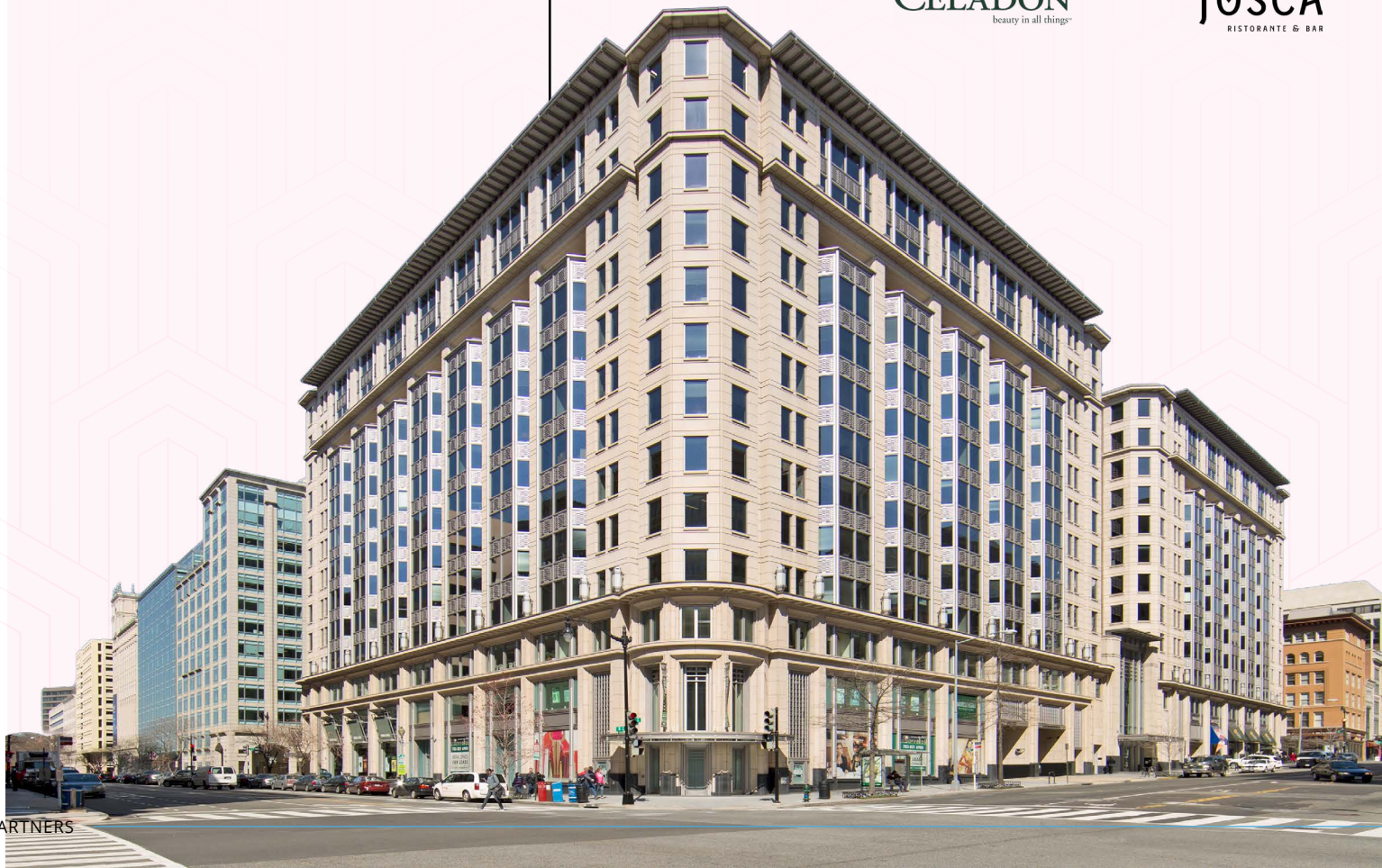
NORDSTROM
Rack

M&T Bank

POTBELLY
SANDWICH SHOP

CELADON
beauty in all things®

TOSCA
RISTORANTE & BAR





Trade Area Highlights

THE MARKET AT DISTRICT CENTER



East End

Located in the heart of D.C.'s East End, District Center is immersed in one of the city's most vibrant retail and entertainment corridors, known for its dynamic blend of shopping, dining, and cultural experiences.



Attractions

Within walking distance to The White House, National Mall, Capital One Arena, and CityCenterDC, the property sits amid some of Washington D.C.'s most iconic destinations, drawing over 27.2 million annual travelers.



Access

District Center boasts unmatched accessibility with a two-minute walk to Metro Center Station—D.C.'s second-busiest metro stop—and is positioned at the intersection of multiple high-traffic corridors.



Strong Retail Co-Tenancy

Set at the heart of East End's premier shopping corridor, District Center sits steps from the area's strongest concentration of destination retail - surrounded by luxury flagships, dynamic experiential concepts, and high-performing national brands.

Nearby Retail

NORDSTROM
Rack

NETFLIX
HOUSE

H&M

 **lululemon**

BARNES & NOBLE

BOSS
HUGO BOSS

MANGO **SEPHORA**

Retail Map

THE MARKET AT DISTRICT CENTER



Hotels

Marriott
Grand Hyatt
JW Marriott
Waldorf Astoria
Riggs
Conrad



Attractions

Smithsonian
National Portrait Gallery
Ford's Theatre
US Navy Memorial
Netflix House
Puttery



Food & Bev

Tosca
Potbelly Sandwiches
Pret a Manger
Shake Shack
Succotash
Chick-Fil-A
Compass Coffee
Chipotle
Cafe Fiorello
Fogo De Chao
Moon Rabbit
Rasika
Sushi Nakazawa
Minibar
Seven Reasons
Centrolina



Retail

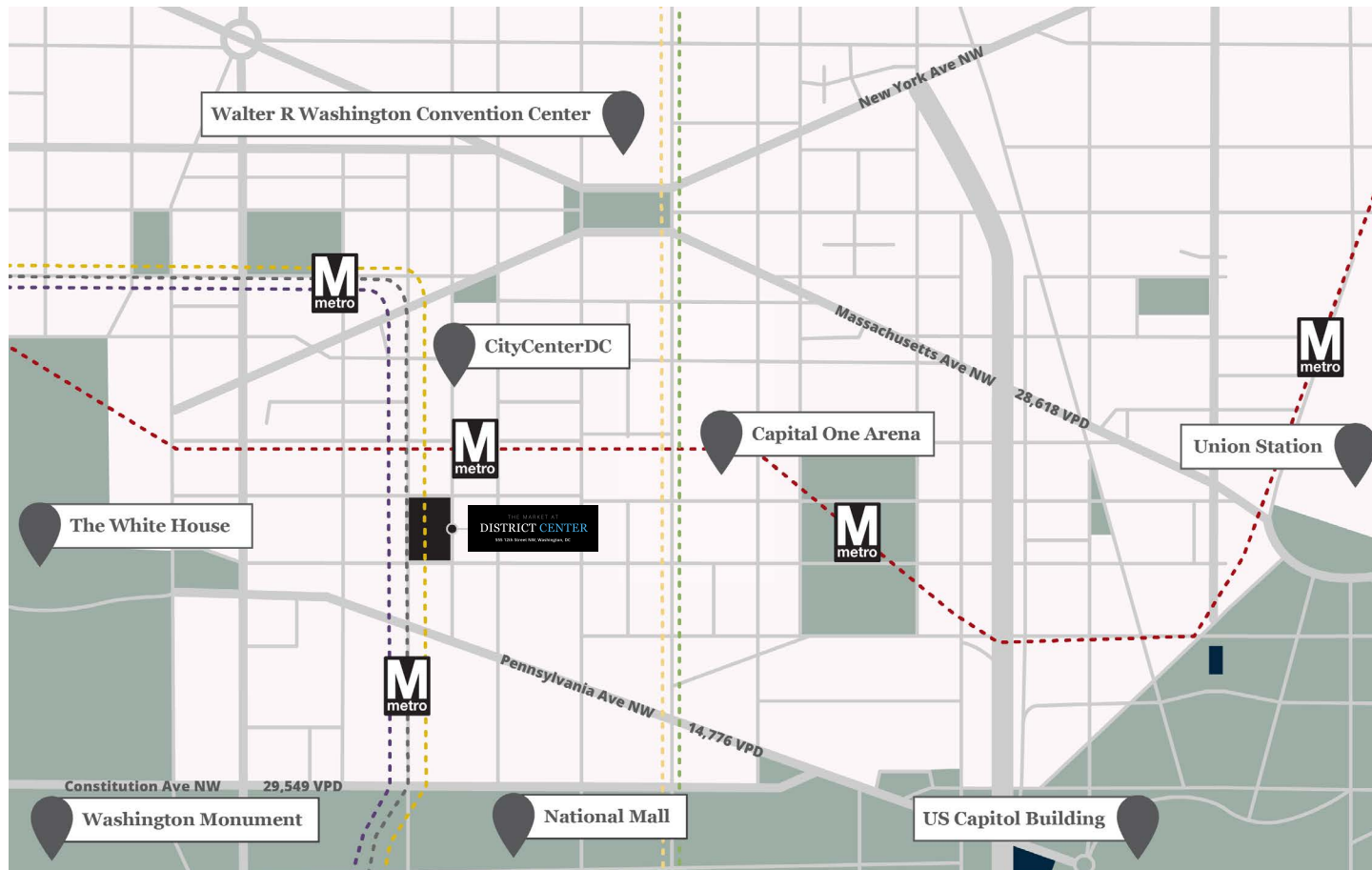
Nordstrom Rack
Lululemon
H&M
Boss
Barnes & Noble
Sephora
TJ Maxx
Mango

CityCenterDC

Arc-teryx
Bulgari
Burberry
Chanel
Kate Spade
Gucci
Hermes
Vince

Neighborhood Map

THE MARKET AT DISTRICT CENTER



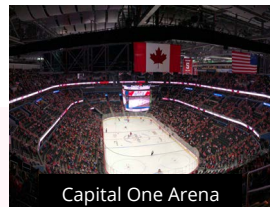
Walking Distance | Points of Interest



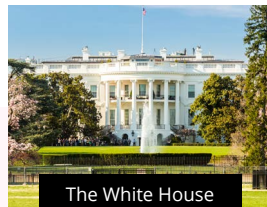
CityCenterDC
2 Min



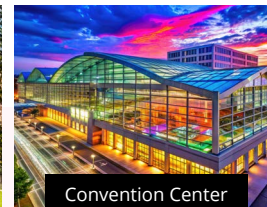
National Mall
9 Min



Capital One Arena
9 Min



The White House
9 Min



Convention Center
16 Min



Ford's Theatre
4 Min



National Portrait Gallery
7 Min

Building Site Plan

THE MARKET AT DISTRICT CENTER

Tenant	SF
Available	≤56,024
Washington Elite Dentistry	1,803
Potbelly	1,710
Available	14,049
Nordstrom Rack	35,860
M&T Bank	3,237
Celadon Salon & Spa	3,438
Tosca	5,901



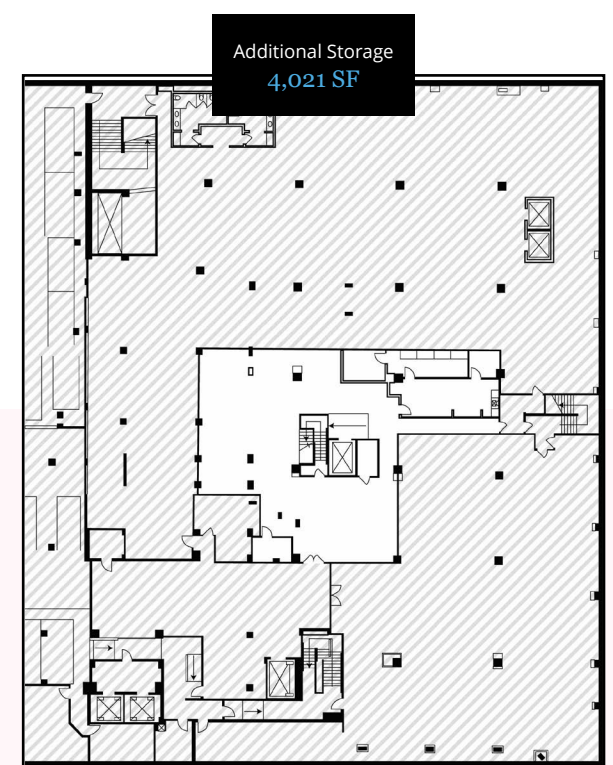
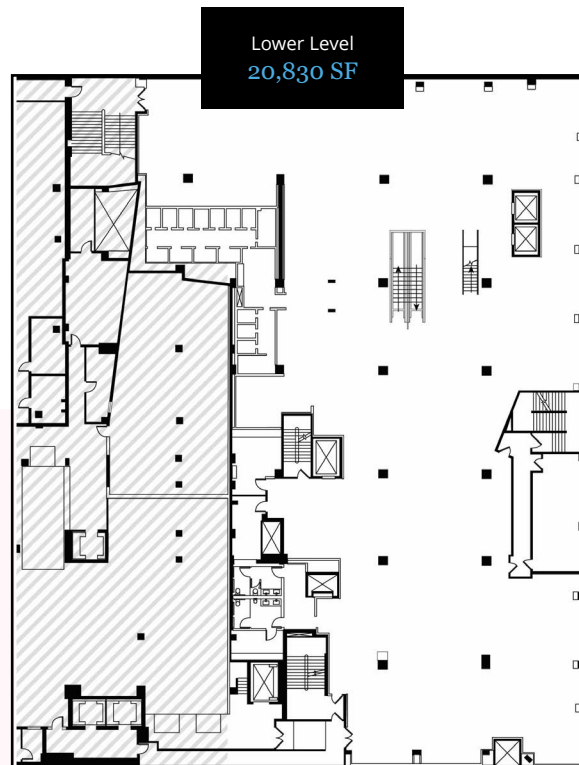
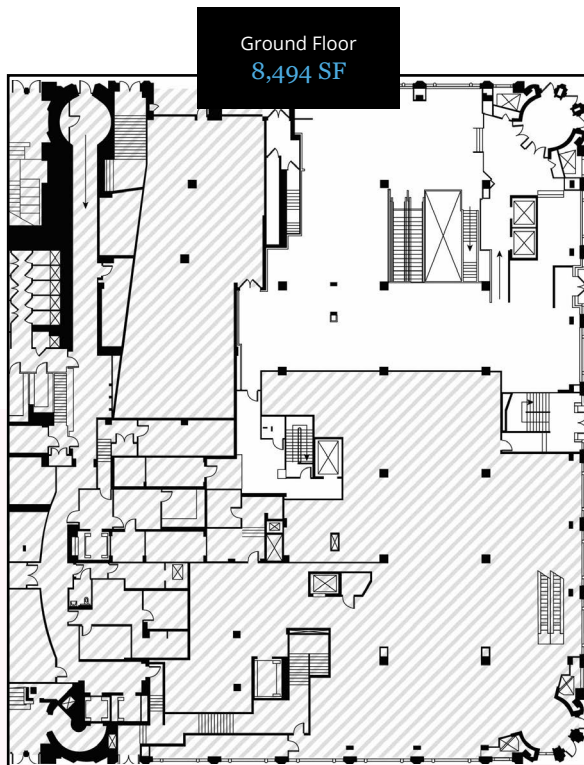
Corner Retail Space

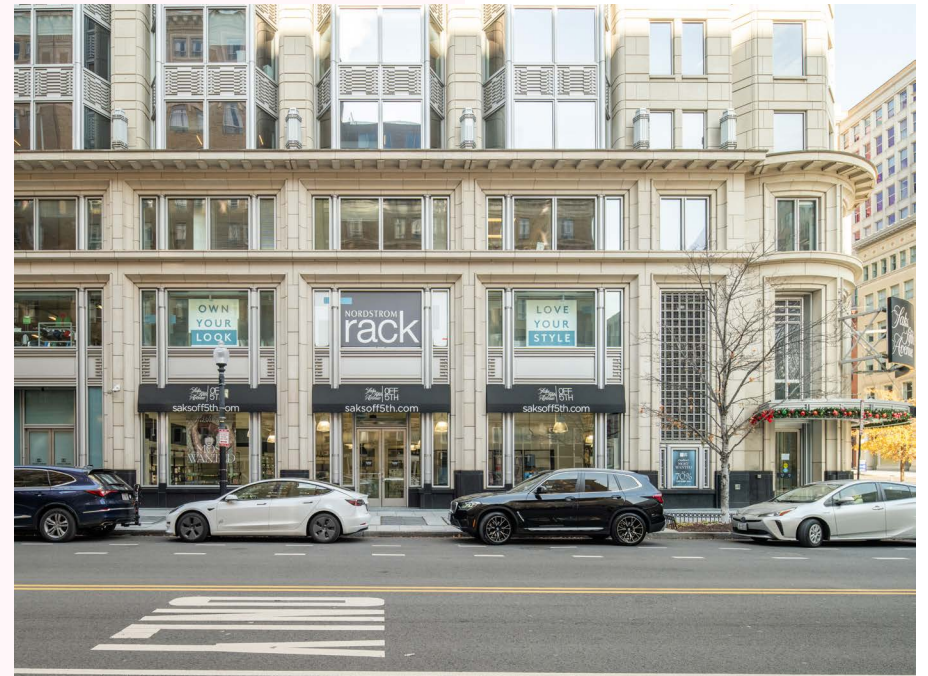
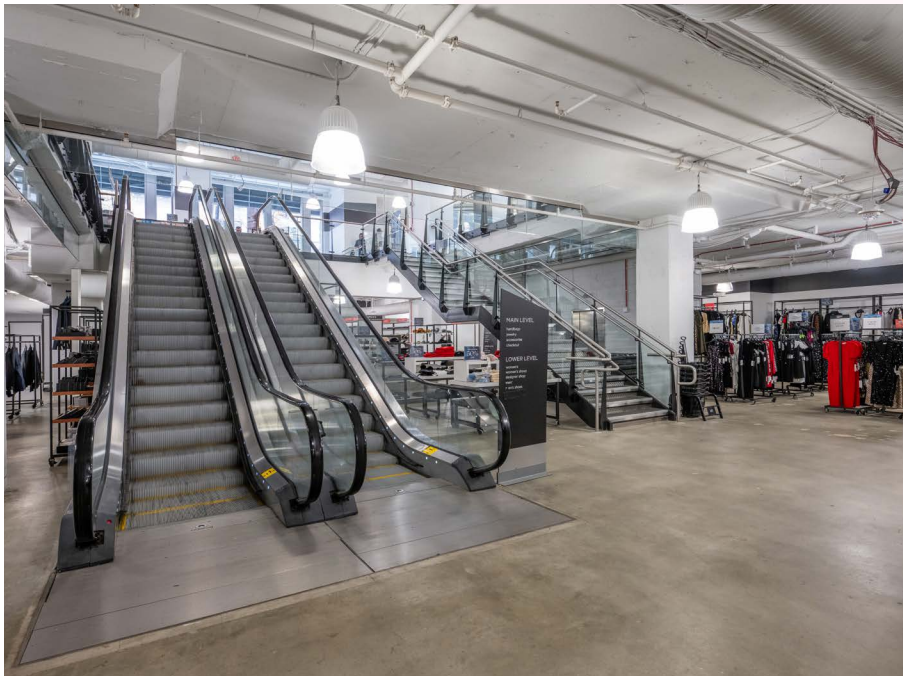
THE MARKET AT DISTRICT CENTER

≤56,024 SF

TOTAL AVAILABLE RETAIL

- Hard corner opportunity with approximately 225 feet of frontage along E Street and 11 Street NW
- Second-generation retail space with existing escalators and elevators for ease of shopping between two levels
- Strong co-tenancy with Nordstrom Rack, and surrounding like retailers including H&M, Lululemon, Sephora, Netflix House, Barnes & Noble and more





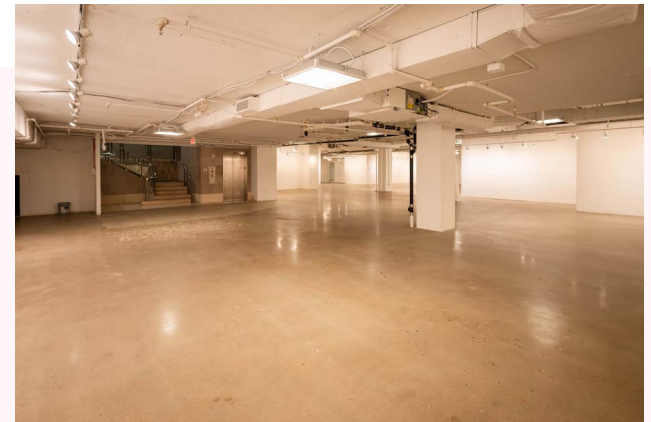
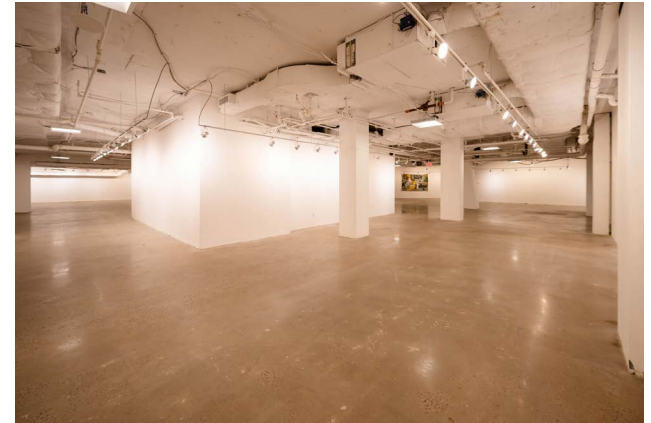
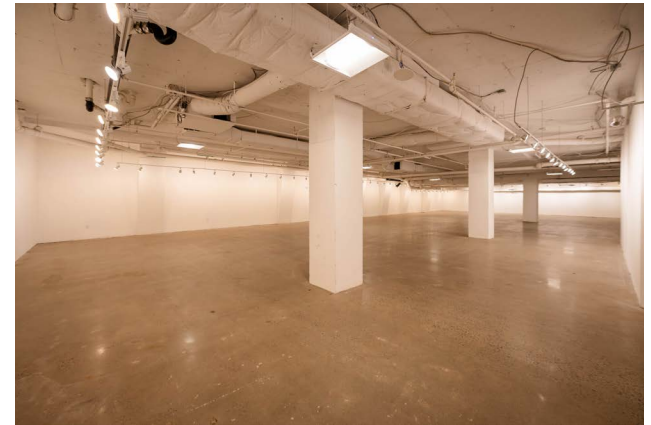
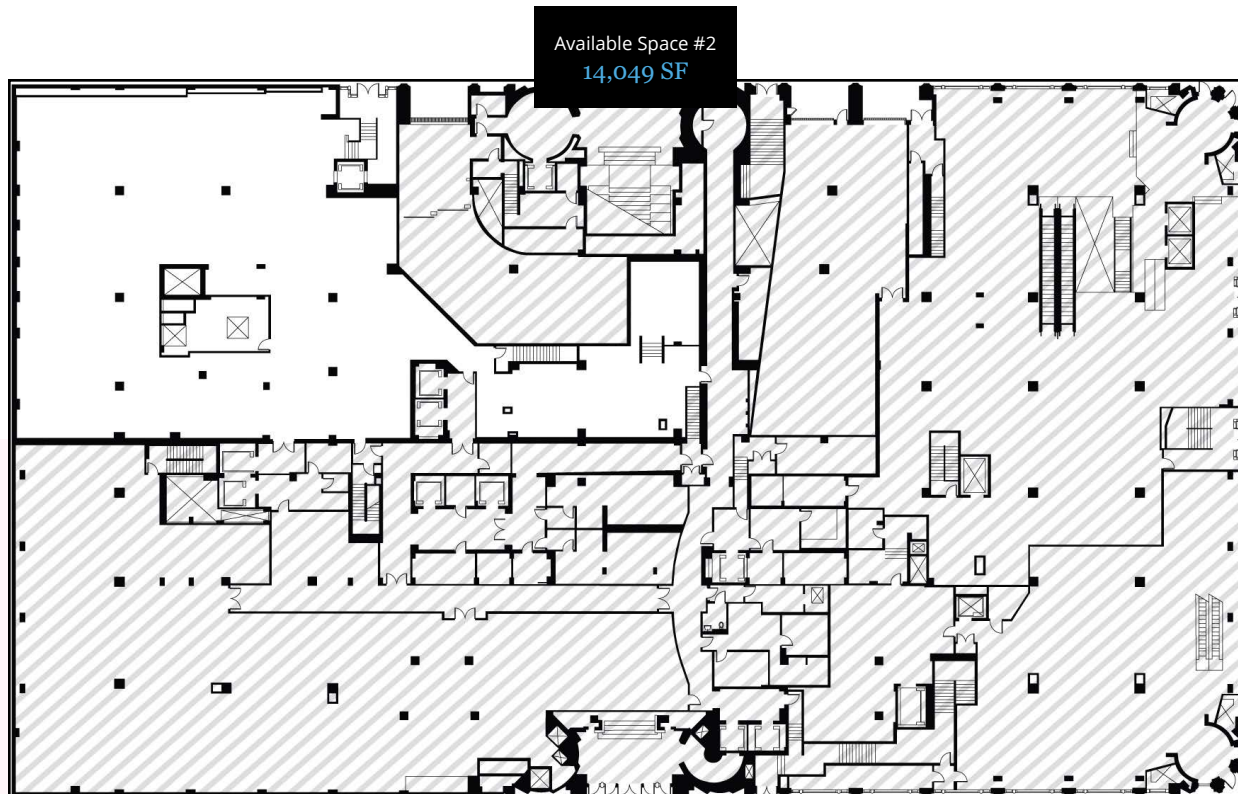
Available Retail Space

THE MARKET AT DISTRICT CENTER

14,049 SF

TOTAL AVAILABLE RETAIL

- Opportunity to expand for an additional 1710 sf achieving approximately 75 feet of frontage and a hard corner position on 11th and F Street NW.
- Positioned adjacent to the building's parking garage entrance, and a 2-minute walk to Metro Center station.
- Strong co-tenancy with Nordstrom Rack, and surrounding like retailers including H&M, Lululemon, Sephora, Netflix House, Barnes & Noble and more



Images: Exquisitely Composed Images and Sandlot Downtown



Downtown DC Demographics

	5 Min Walk	10 Min Walk	15 Min Walk
Population	645	4,609	14,747
Households	342	2,912	9,236
Average Household Income	\$214,607	\$191,022	\$184,168
Daytime Population	35,580	103,837	195,408
Bachelors Degree or Higher	87.3%	87.8%	84.4%

Source: ESRI 2025

THE MARKET AT
DISTRICT CENTER

555 12th Street NW, Washington, DC



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