

RETAIL SPACE AT 2101 L STREET

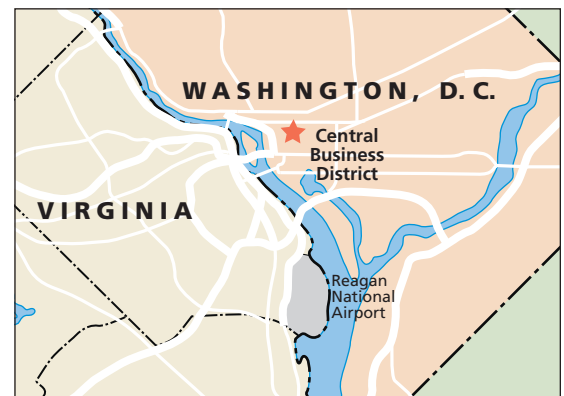
Northwest • Washington, DC

Available Immediately



An Exciting New Corner in Washington D.C.'s Central Business District

- Restaurant Opportunity with Outdoor Seating & Courtyard Area
- Completely New Facade and Streetscape
- At the Street Level of 378,000 SF of Class A Office Space with High Caliber Tenants
- Dense Urban Market
- Excellent Visibility
- Owned and Managed by Vornado/Charles E. Smith



Demographics	.25 mile	.5 mile	1 mile
Population	3,491	12,957	50,191
Avg. HH Income	\$100,252	\$98,033	\$104,132
Daytime Pop.	73,273	111,983	216,546
Traffic Count— 30,000 cars per day			

LEASING INFORMATION

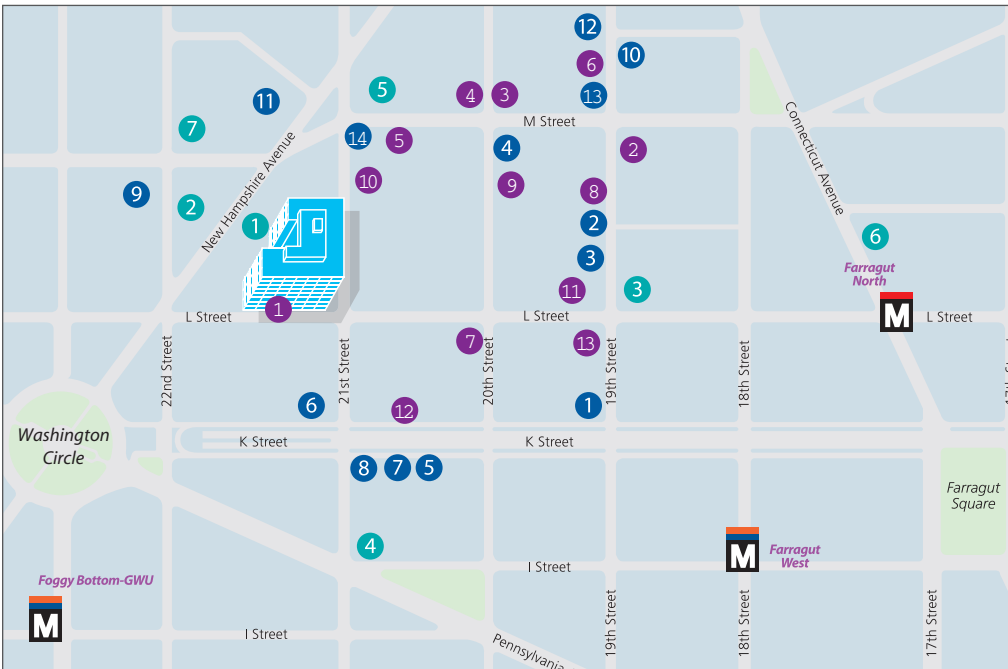
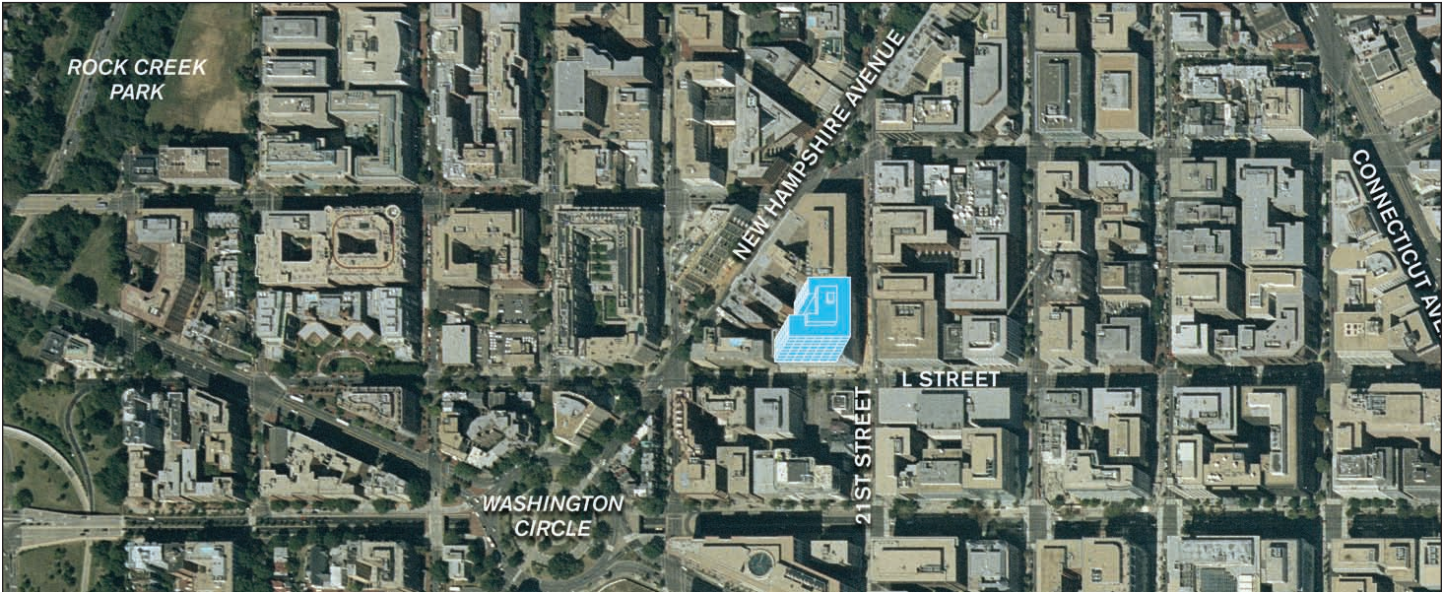
202 • 466 • 2200



2101 L STREET

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Strategic Location— Large Affluent Daytime and Evening Activity



PROVEN MARKET

Surrounded by Offices and World-Class Hotels, Restaurants & Residential Buildings

Hotels

1. Renaissance M Street
2. Ritz-Carlton
3. The Quincy Hotel
4. Hotel Lombardy
5. St. Gregory Hotel
6. Renaissance Mayflower
7. Renaissance M Street

Restaurants

- | | |
|-----------------------|-------------------------|
| 1. Teatro Goldini | 8. The Prime Rib |
| 2. Smith and Wolensky | 9. The West End Bistro |
| 3. Levante's | 10. The Palm |
| 4. Vidallia's | 11. Grillfish |
| 5. Bombay Palace | 12. Ristoranti I Ricchi |
| 6. Mr. K's | 13. Kaz Sushi Bistro |
| 7. Legal Seafood | 14. Hudson |

Eateries

- | | |
|------------------|-------------------------------|
| 1. Brueggers | 8. The Greek Deli |
| 2. Au Bon Pain | 9. Jack's Salad Bar and Grill |
| 3. Cosi | 10. Port of Piraeus Market |
| 4. La Baguette | 11. Picnic Sandwich Cafe |
| 5. Subway | 12. Subway |
| 5. High Noon | 13. Intrl. Sq. Food Court |
| 7. New York Deli | |

2101 L STREET

Northwest ▪ Washington, DC ▪ Arlington ▪ Virginia

Prime Restaurant Space



- Foggy Bottom Metro (Orange and Blue Lines) within 1/2 mile
- Strong Demographics – Drawing from CBD, West End and Georgetown



LEASING INFORMATION

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