



TERRELL PLACE



OPENING SPRING

5i FIVE IRON GOLF

12,717 SF

(3,095 SF GROUND FLOOR + 9,622 SF LOWER LEVEL)

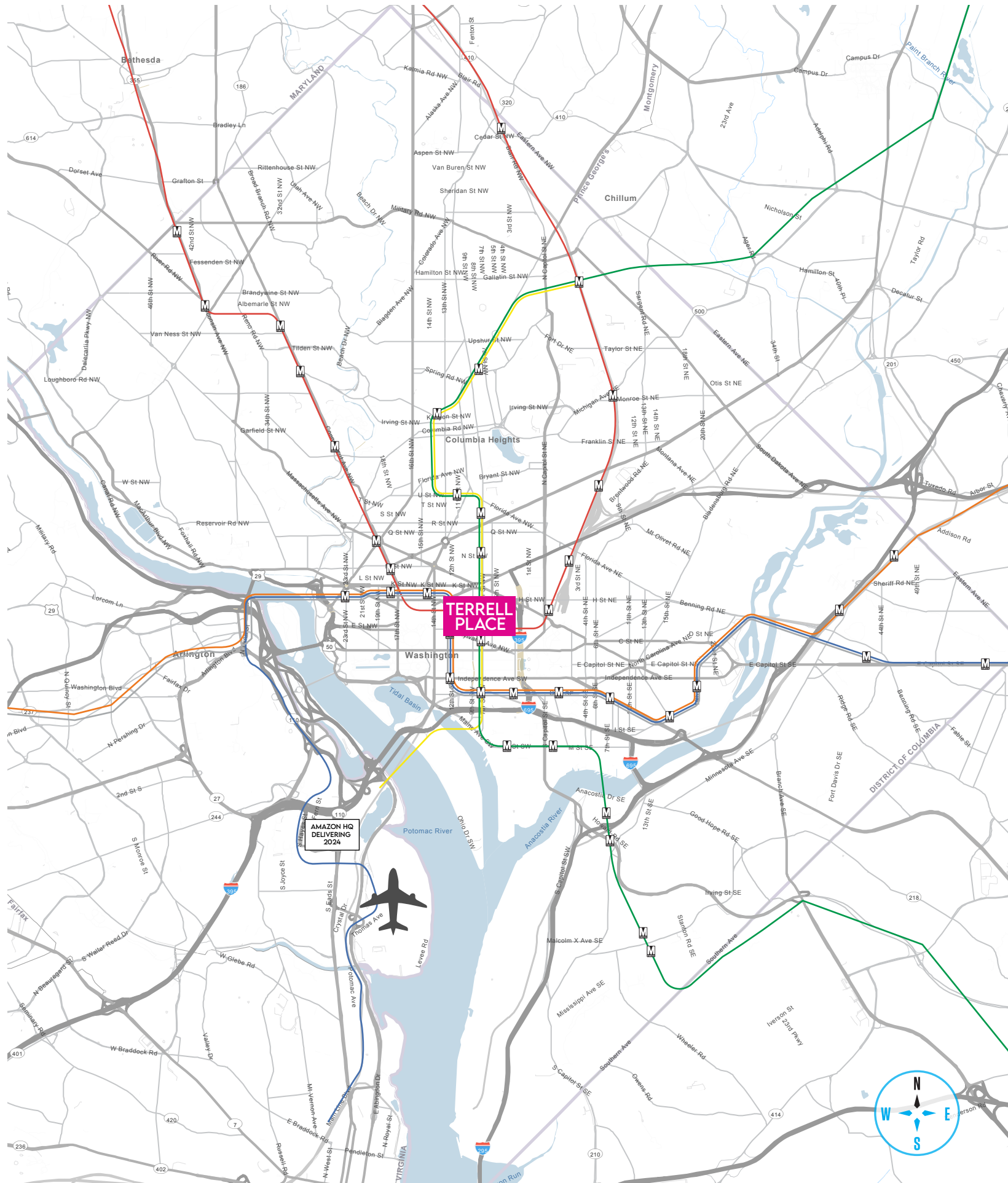
JENN PRICE
jprice@klnb.com
202-420-7768

KELLEY MILLOY
kmilloy@klnb.com
202-420-7764

KIM STEIN
kstein@klnb.com
202-652-2338

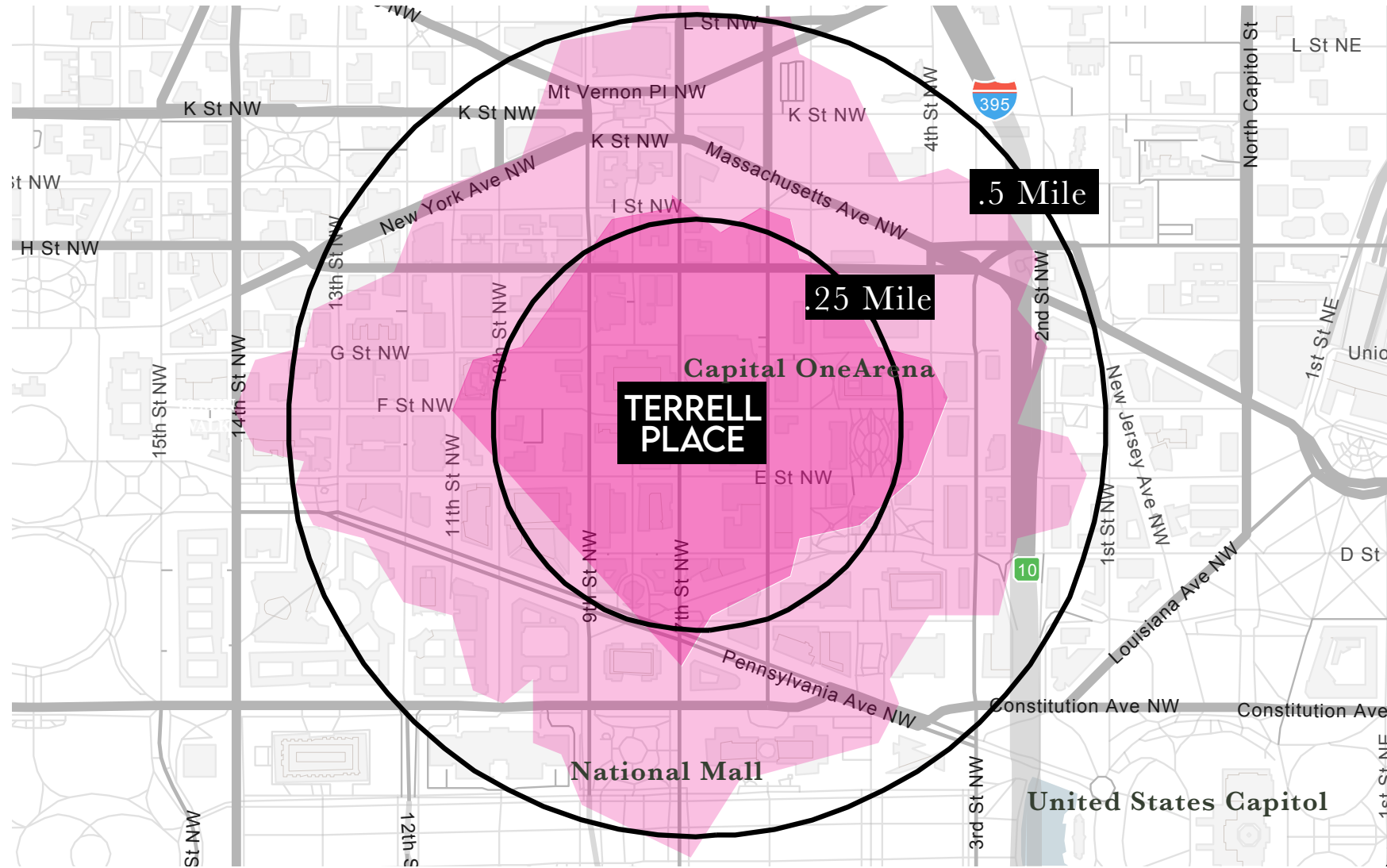


THE DC MARKET + PENN QUARTER



Washington, DC is home to an ever growing population that brings energy and excitement to its distinct neighborhoods identified by their history, culture and architecture. Located north of Pennsylvania Avenue and east of DC's central business district, **Penn Quarter is the embodiment of all that makes DC interesting.** With a back drop of historic architecture and cultural institutions like the National Portrait Gallery this neighborhood has long been an attraction for tourists and locals alike, **brining millions of people through its streets each year.** Anchored by the Capitol One Arena and a robust daytime population, Penn Quarter is a thriving live, work, play neighborhood with renowned restaurants and shops to that draw crowds day after day. **Terrell Place is at the center of it all.**

TRADE AREA



6 MILLION RESIDENTS
IN DC METRO AREA

22 MILLION
Annual Visitors
to Washington, DC

CAPITAL ONE ARENA
3 MILLION
ANNUAL VISITORS


PORTRAIT GALLERY
2.8 MILLION ANNUAL VISITORS

20,000
seat venue with
230 annual events

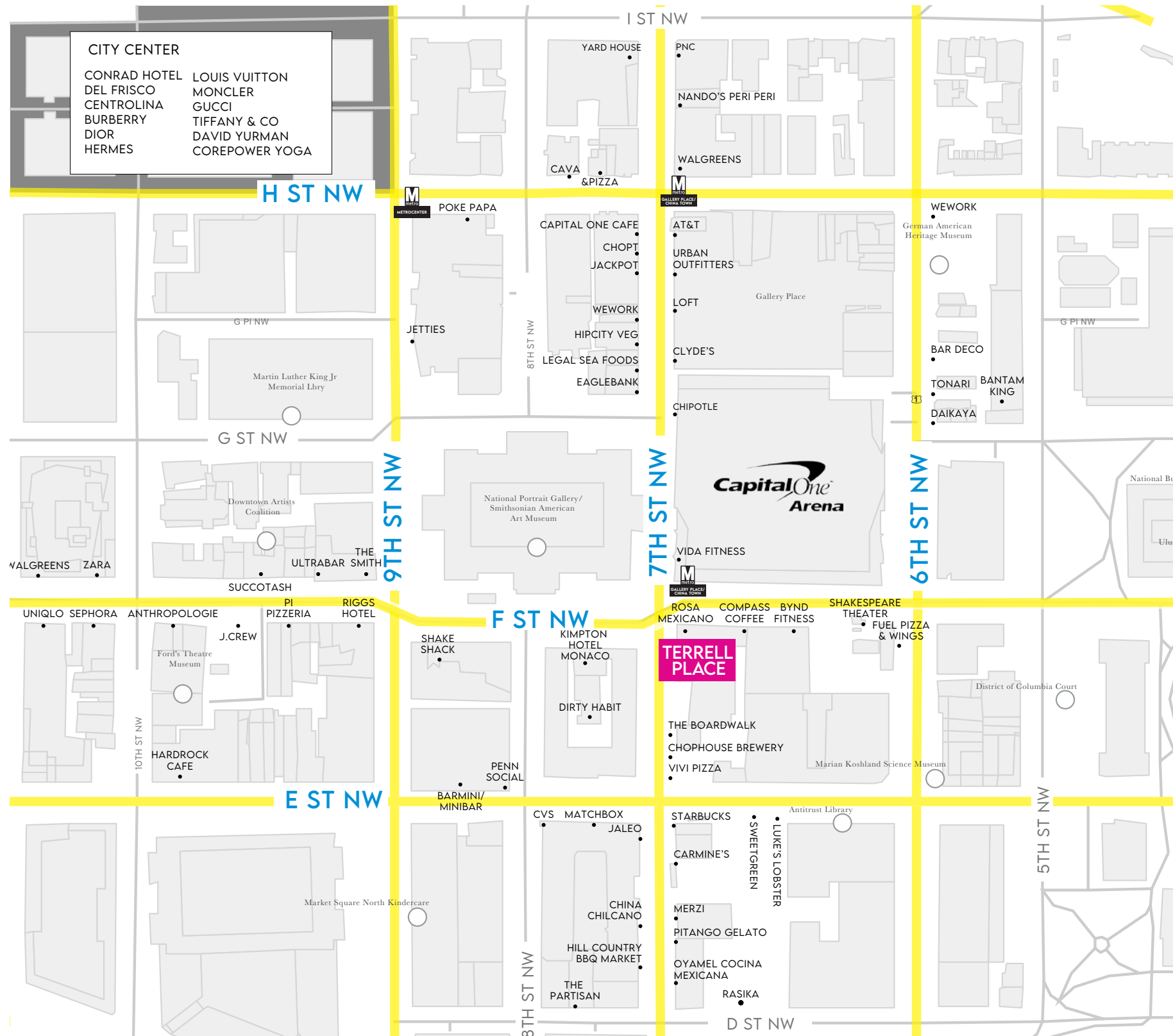
ABUNDANT TRANSIT OPTIONS ADJACENT TO SITE 

DEMOGRAPHICS	5 MIN WALK	10 MIN WALK	.25-MILE	.5-MILE	1-MILE
POPULATION	2,948	8,707	2,726	11,461	44,375
DAYTIME POPULATION	20,066	65,638	19,918	66,722	247,480
HOUSEHOLDS	1,871	5,309	1,817	6,866	24,303
AVERAGE HH INCOME	\$188,755	\$165,374	\$189,188	\$152,607	\$136,364

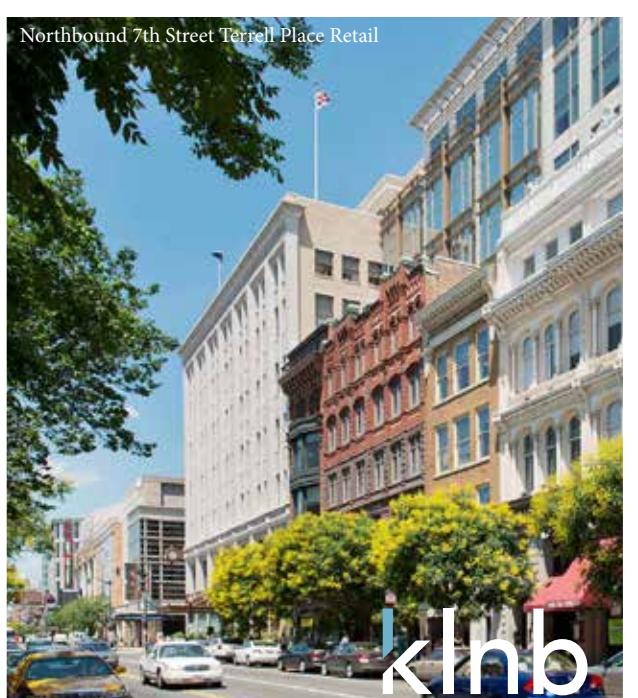
LESS THAN
10 min walk
to National Mall

22,347
AVERAGE MONTHLY CAPITAL BIKESHARE ARRIVALS 

THE NEIGHBORHOOD



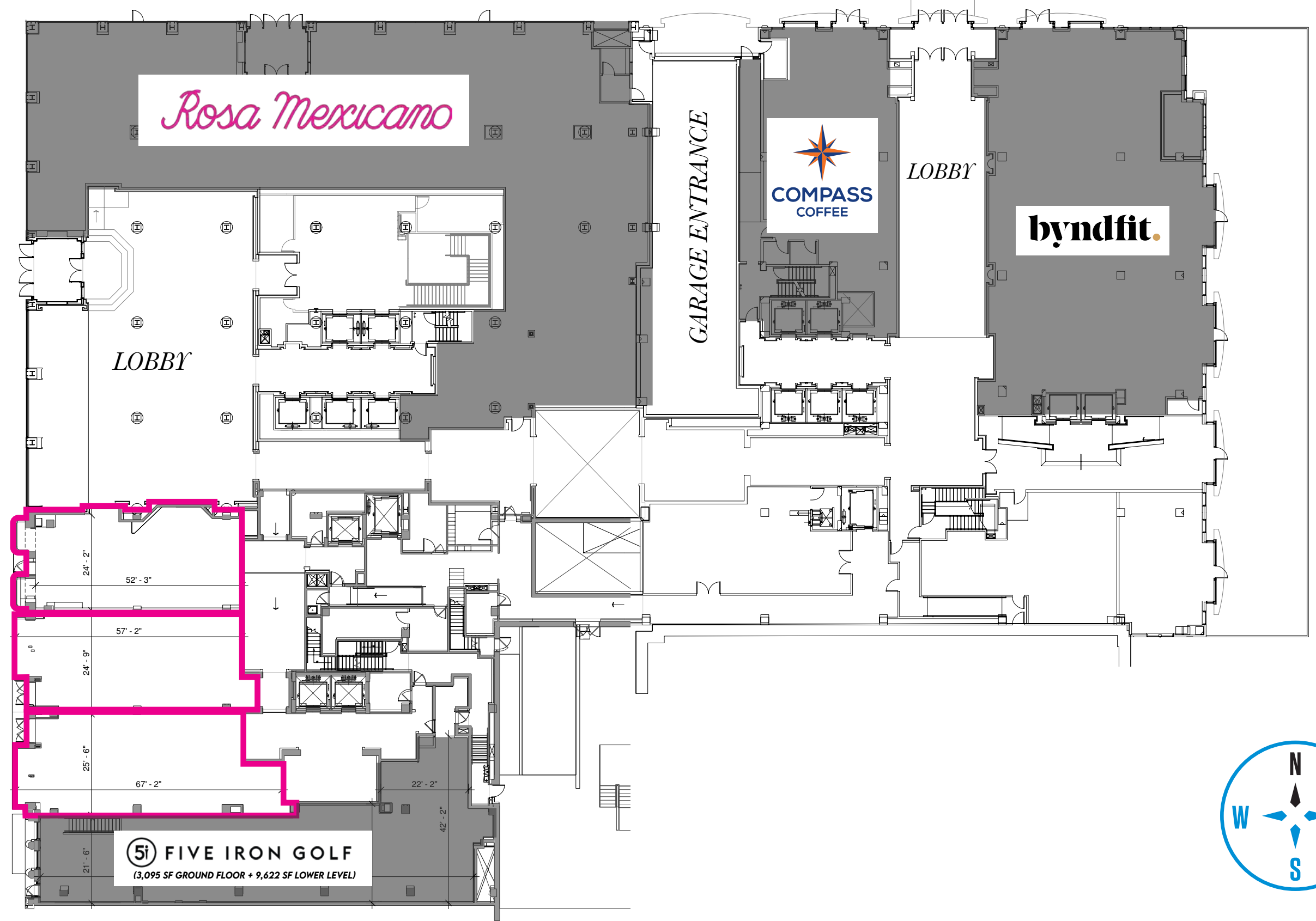
Stanley Cup crowds gather in front of Capital One Arena and National Portrait Gallery on 7th St.



STREET LEVEL

F STREET

7TH STREET



SUITE A
1,508 RSF

SUITE B1
1,543 RSF

SUITE B2
1,671 RSF

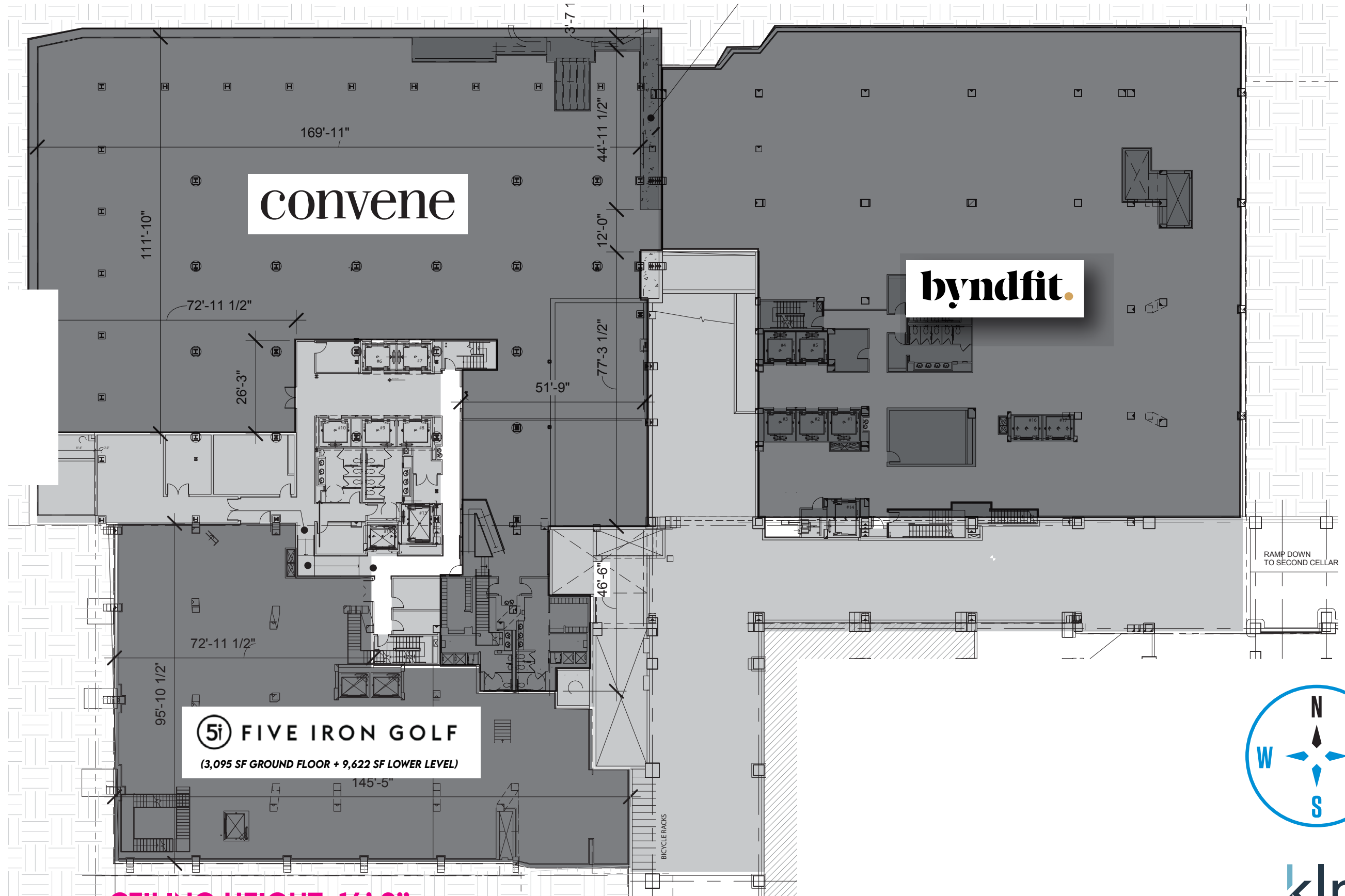
CEILING HEIGHT: 15' 10"



LOWER LEVEL

F STREET

7TH STREET



CEILING HEIGHT: 14' 9"



klnb

FOR LEASING INQUIRIES,
PLEASE CONTACT:

JENN PRICE

jprice@klnb.com
202-420-7768

KELLEY MILLOY

kmilloy@klnb.com
202-420-7764

KIM STEIN

kstein@klnb.com
202-652-2338

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