

RETAIL OPPORTUNITIES



WASHINGTON SQUARE

1050 Connecticut Avenue, NW | Washington, DC 20036

LOCATION

Prominently located in the heart of Washington, D.C.'s central business district, and within walking distance to the White House. The building has direct access to Farragut North Metro Station located within the building, is a half block away from the historic Mayflower Hotel, and is surrounded by many of Washington's finest hotels, shops and restaurants.

OVERVIEW

Towering above the corner of Connecticut Avenue and L Street in downtown Washington, D.C., Washington Square is the area's most sought after and prestigious address. This 12-story, newly renovated Class-A Design building encompasses one million square feet of elegant office and prime retail space. Washington Square is home to some of the Nation's most distinguished business firms, to include major corporations, law firms, financial institutions and associations. The property boasts a full service concierge desk with on-site Security.

MARKET FACTS

More than 52,000 daily commuters ride the metro to the Farragut North Metro Station with 13,000 passengers entering and exiting the building daily. National tenants located within a 1 block radius of Washington Square include:

Ann Taylor
Brooks Brothers
Burberry
Johnston & Murphy
Daily Grill Restaurant

TENANTS

Morton's of Chicago, The Steakhouse
Au Bon Pain
Rochester Big & Tall
Sara's
Starbucks
Victoria's Secret
PNC Bank

LEASING

From more information about Washington Square, to arrange for a visit to the property and for leasing rates, please contact:

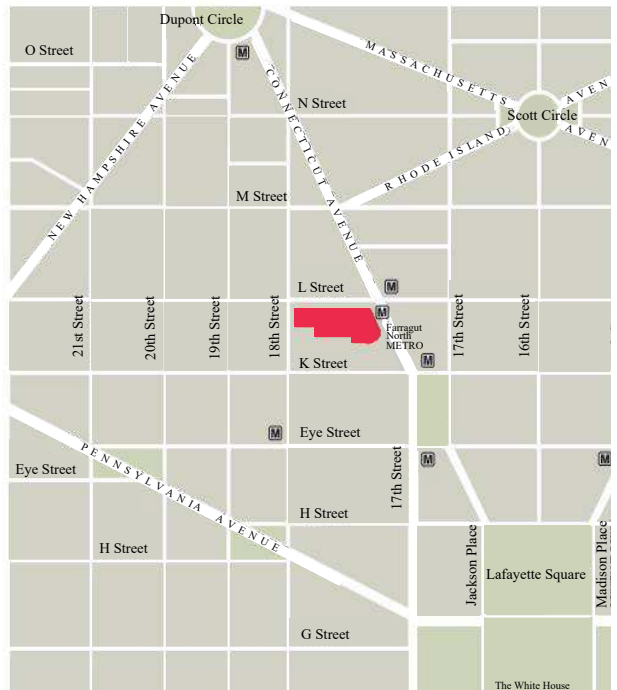
Gregory C. Hull
GHull@Lerner.com
301.692.2206



LERNER

Washington's Address for Business®

2000 Tower Oaks Boulevard
Eighth Floor
Rockville, Maryland 20852
Lerner.com



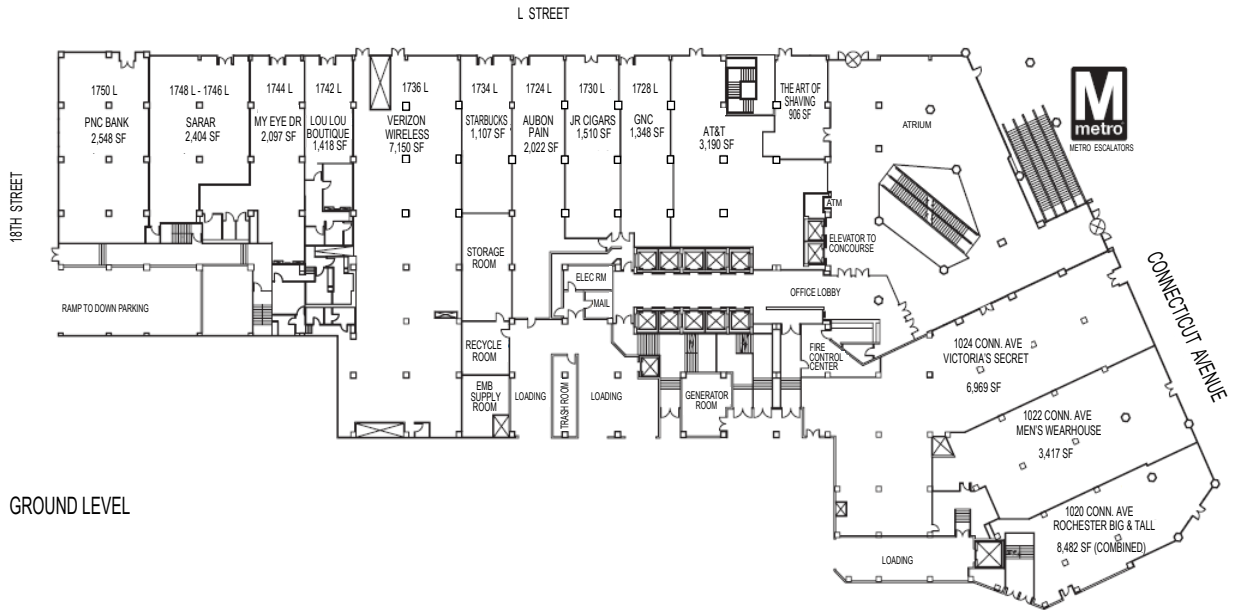
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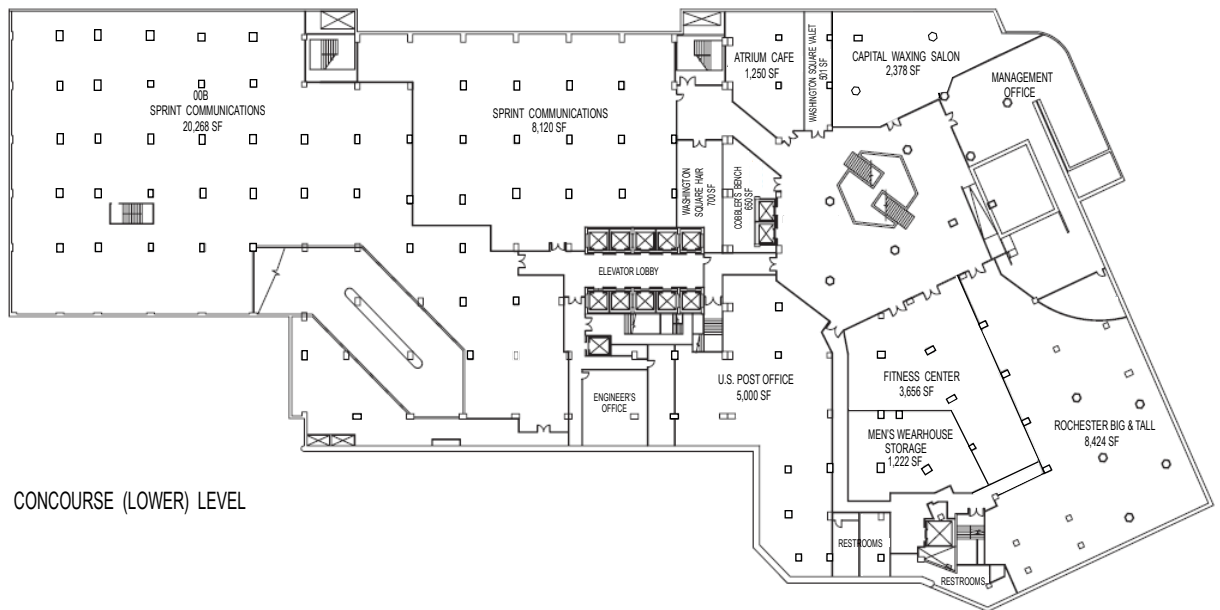


WASHINGTON SQUARE

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GROUND LEVEL



CONCOURSE (LOWER) LEVEL

SPECIALTY LEASING APPLICATION



LERNER

This application is for informational purposes only and is not to be construed in any way as a commitment to enter into a license agreement with applicant. Completed forms, along with Articles of Incorporation (if applicable) should be returned to Lerner, Specialty Leasing: 2000 Tower Oaks Boulevard, Eighth Floor, Rockville Maryland 20852.

Applications must be completed in full. Incomplete applications may not be considered for available space. Please call 301-692-2286 with any questions you may have.

COMPANY/CORPORATION NAME: _____
 STATE OF INCORPORATION: _____ FEIN: _____

OWNER(S) NAME: _____ SSN: _____
 DRIVERS LICENSE NUMBER: _____ STATE: _____
 OPERATING BUSINESS NAME: _____
 ADDRESS: _____ TELEPHONE: _____
 _____ OFFICE: _____
 _____ CELLULAR: _____
 EMAIL: _____ WEBSITE: _____ EMAIL: _____

PREVIOUS SALES EXPERIENCE:

(Please list retail experiences; amount of sales generated and for what time period)

PROFESSIONAL REFERENCES

COMPANY: NAME: TELEPHONE:	COMPANY: NAME: TELEPHONE:
COMPANY: NAME: TELEPHONE:	COMPANY: NAME: TELEPHONE:

CENTER: Annapolis Harbour Center Dulles Town Center Other _____
(CHECK ONE OR MORE)

UNIT TYPE: RMU KIOSK INLINE (SQ. FT.) _____ YOUR OWN OTHER _____

TERM DESCRIPTION: _____ (Opening date _____ Closing date _____)

PROPOSED MONTHLY RENT: _____ (Jan. – Oct.) _____ (Nov. – Dec.)

MERCHANDISE TO BE SOLD	
PRODUCT LINE	RETAIL PRICE

MARGIN MARK UP
WHICH ARE BESTSELLERS?

PRODUCT/SALES INFORMATION:

PRICE RANGE _____
 EXPECTED AVERAGE CUSTOMER SALE _____

SPECIALTY LEASING APPLICATION CONT'

EXPECTED NUMBER OF SALES PER DAY _____
 TARGET MARKET/CUSTOMER _____

Use the rental number proposed on the first page of the application to complete the following:

SALES PROJECTION:		PROFIT PROJECTION:	
WEEK 1		TOTAL SALES:	+
WEEK 2		COST OF GOODS SOLD:	-
WEEK 3		GROSS MARGIN:	=
WEEK 4		RENTAL FEES:	-
WEEK 5		PAYROLL:	-
WEEK 6		OTHER EXPENSES:	-
WEEK 7		PRE TAX PROFIT:	
WEEK 8			
TOTAL			

Referred By: _____

All information contained in this application is based on applicant's information and is accurate to the best of his/her knowledge and belief, and is not based on any information, statements or representations made by Lerner.

SIGNATURE

DATE

Email or mail pictures of your product and/or current business location(s) to:
cwhite@lerner.com or sglass@lerner.com
 Lerner: 2000 Tower Oaks Boulevard, Eighth Floor, Rockville Maryland 20852