

# 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:

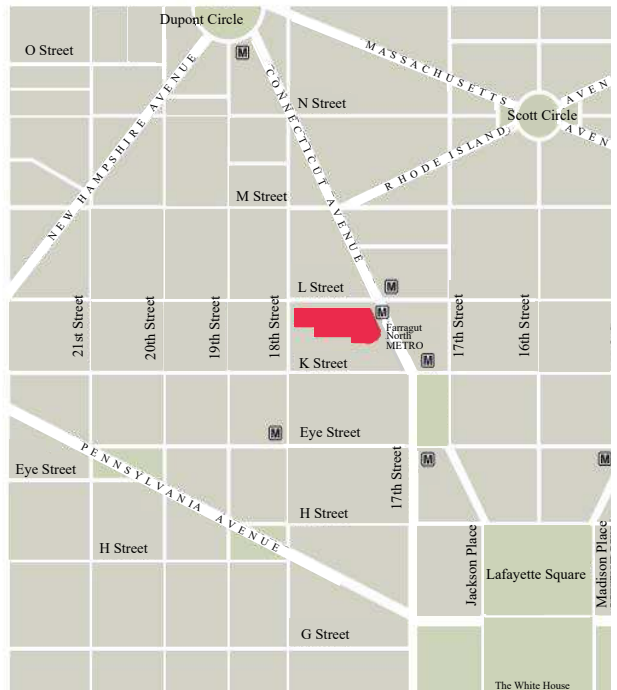
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**LERNER**

*Washington's Address for Business*®

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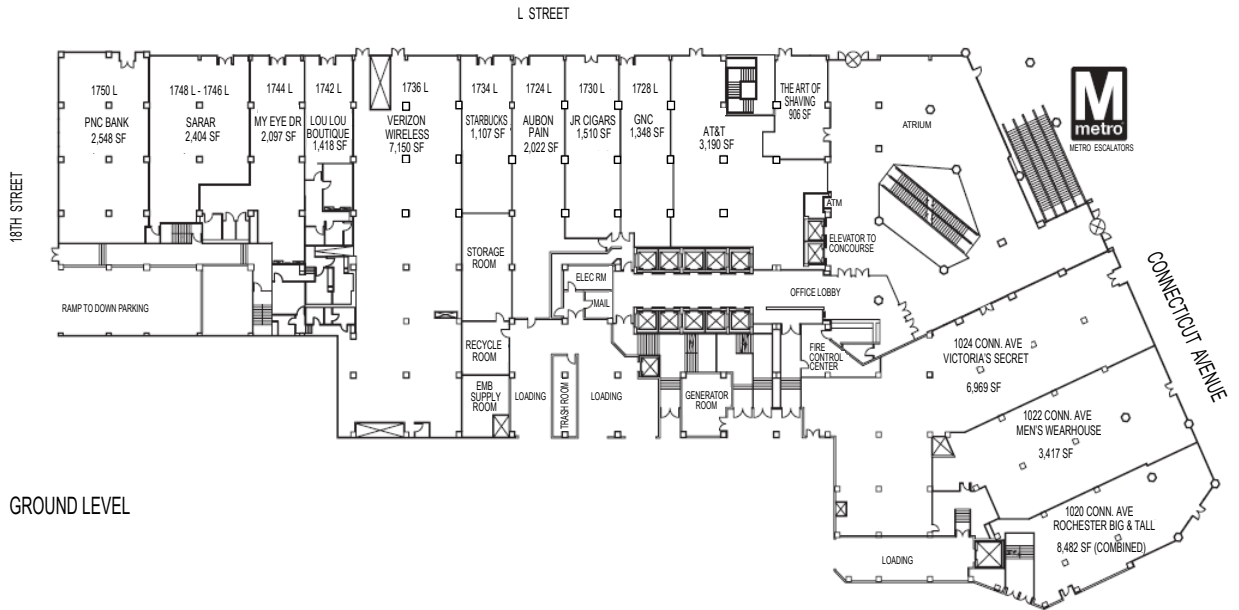
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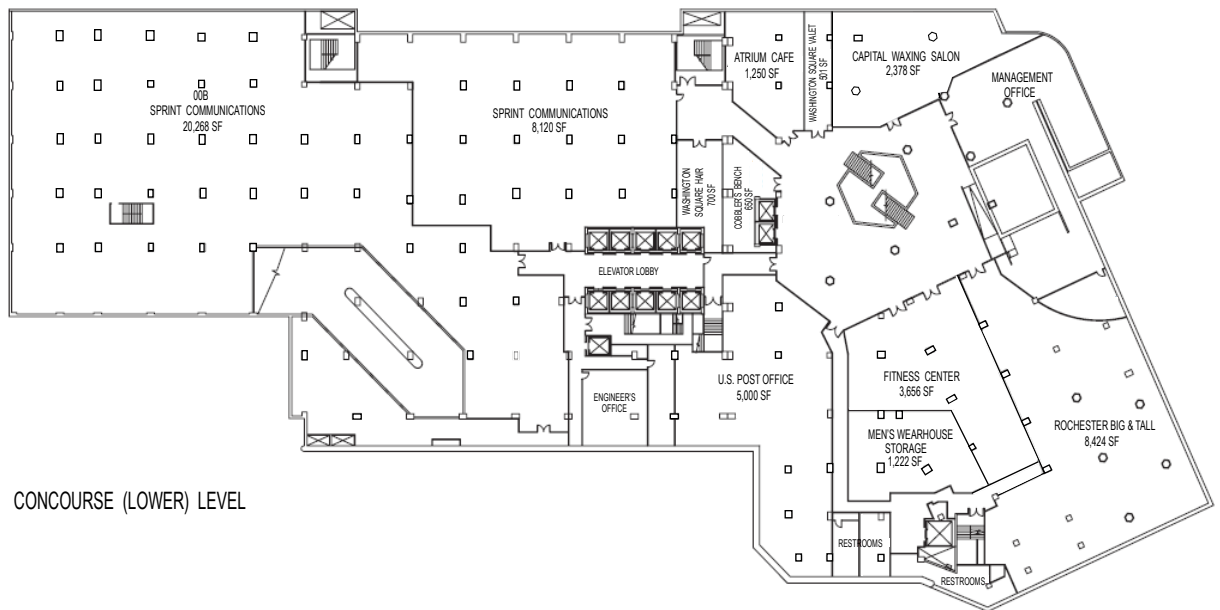


# WASHINGTON SQUARE

1050 Connecticut Avenue, NW | Washington, DC 20036



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	_____		
<b>TOTAL</b>			

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](mailto:cwhite@lerner.com) or [sglass@lerner.com](mailto:sglass@lerner.com)  
 Lerner: 2000 Tower Oaks Boulevard, Eighth Floor, Rockville Maryland 20852