

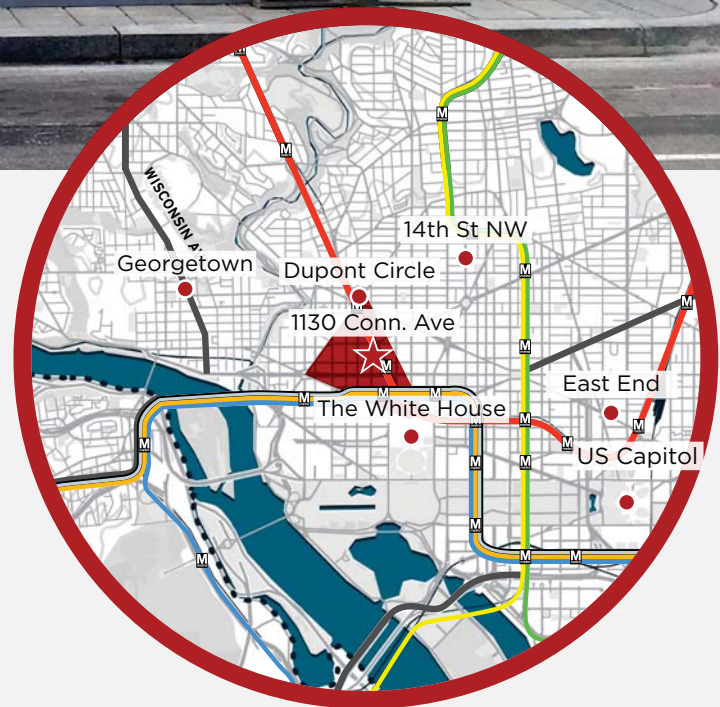


Retail Space Available

► **Square Footage** **Rent** **Timing**
 1,474 SF \$70 NNN Immediate

► Highlights

- Excellent metro rail exposure. Farragut North (Red), Farragut West (Orange, Blue, Silver) **50,714 riders per day**
- Located in the heart of the Golden Triangle with a walk score of **98 out of 100**
- **54,699 Employees** within .25 miles
- **\$89,600** average Golden Triangle employee salary



Site Demographics

	.5 Mile Radius	1 Mile Radius		Golden Triangle Trade Area
Population	14,522	67,474	Square Blocks	43
Median Household Income	\$73,400	\$86,607	Daytime Population	85,000
Households	9,455	37,665	Average Salary	\$89,600
Employees	135,969	276,870	Hotels	2,815
Businesses	9,423	14,558	Businesses	5,570

Nearby Tenants



DAILY GRILL



NORDSTROM RACK

Contact

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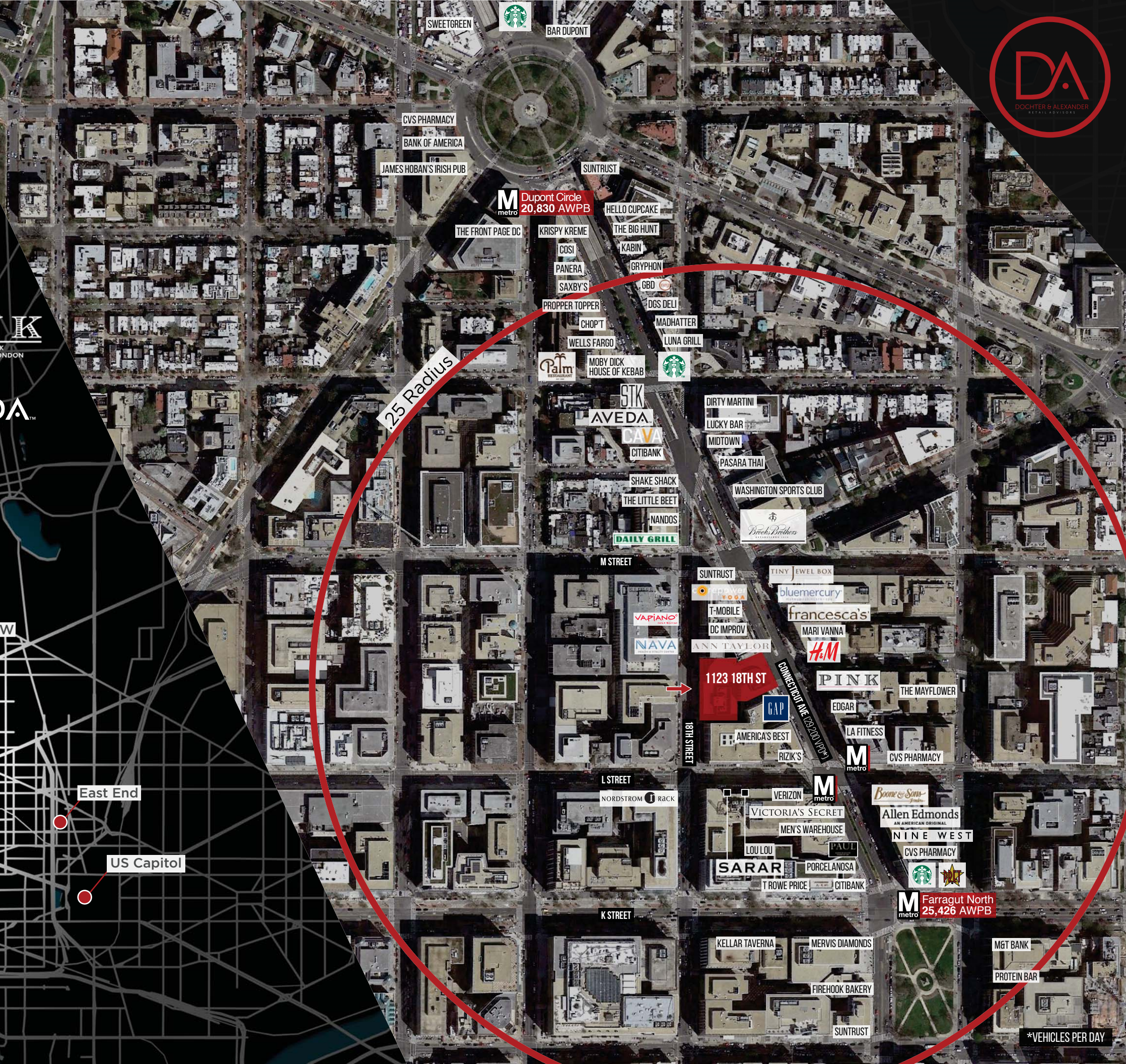
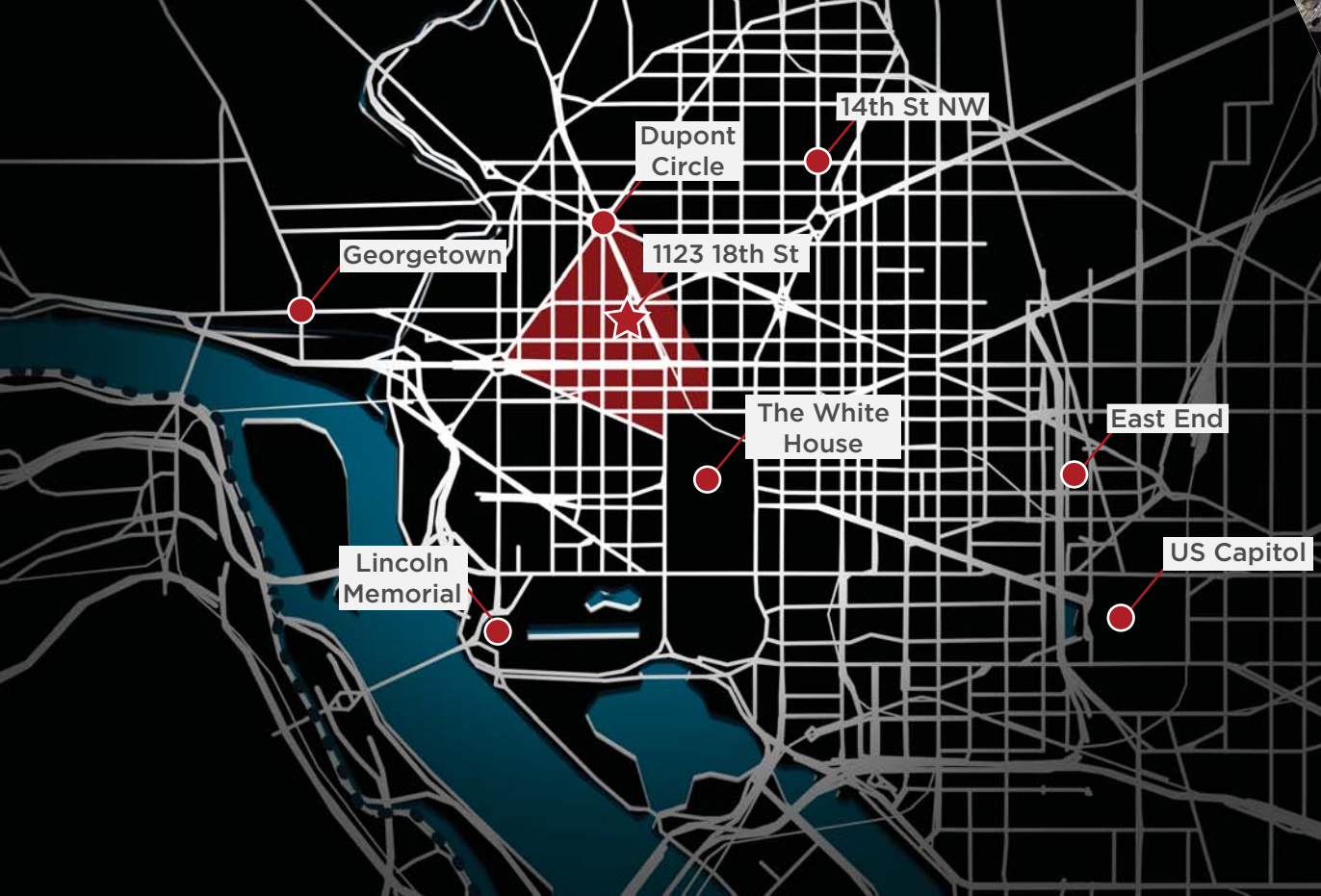
Matthew Alexander
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Neighborhood Information

18th Street is a major thruway in the Golden Triangle Central Business District of DC leading Farragut West and Farragut North to Dupont Circle. Located between L and M Streets the space is within a half block of Nordstrom Rack. Since 2014, Nava Health, Native Foods, and Pret a Manger, have all signed leases on the block.

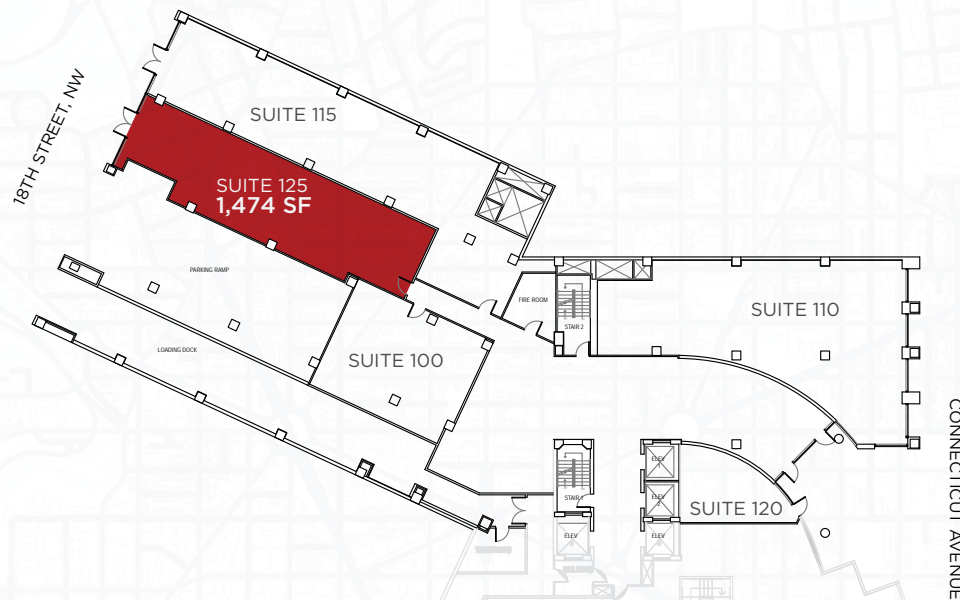


Nearby Tenants



1123 18th Street NW

CBD | Washington, DC



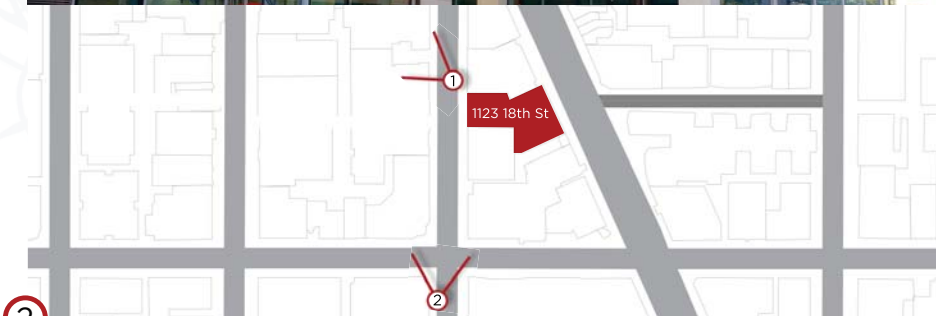
Square Footage
1,474 SF

Rent
\$70 NNN

Timing
Immediate

Ceiling Height
11'9"

①



②



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