



DOCHTER & ALEXANDER
RETAIL ADVISORS

1350 EYE STREET NW
WASHINGTON, DC | EAST END

Square Footage | 979 - 3,503 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

PREMIER RESTAURANT SPACE

CONTACT

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HIGHLIGHTS

- Located across from **McPherson Square Metro** at 14th and Eye
- Huge branding opportunity with **+/- 100' of frontage** flanked by office and hotel density
- Major office tenants in the neighborhood include: **Booz Allen Hamilton, The Washington Post, Reed Smith, CoStar Group, Wells Fargo, Morris Manning and Martin LLP**

NEARBY TENANTS



- HOTEL
- RESTAURANT
- OFFICE

10 MIN UBER DEMOS

👤 Population	109,750
💰 Average Household Income	\$144,914
👥 Employees	348,007
💵 Median Household Income	\$106,403



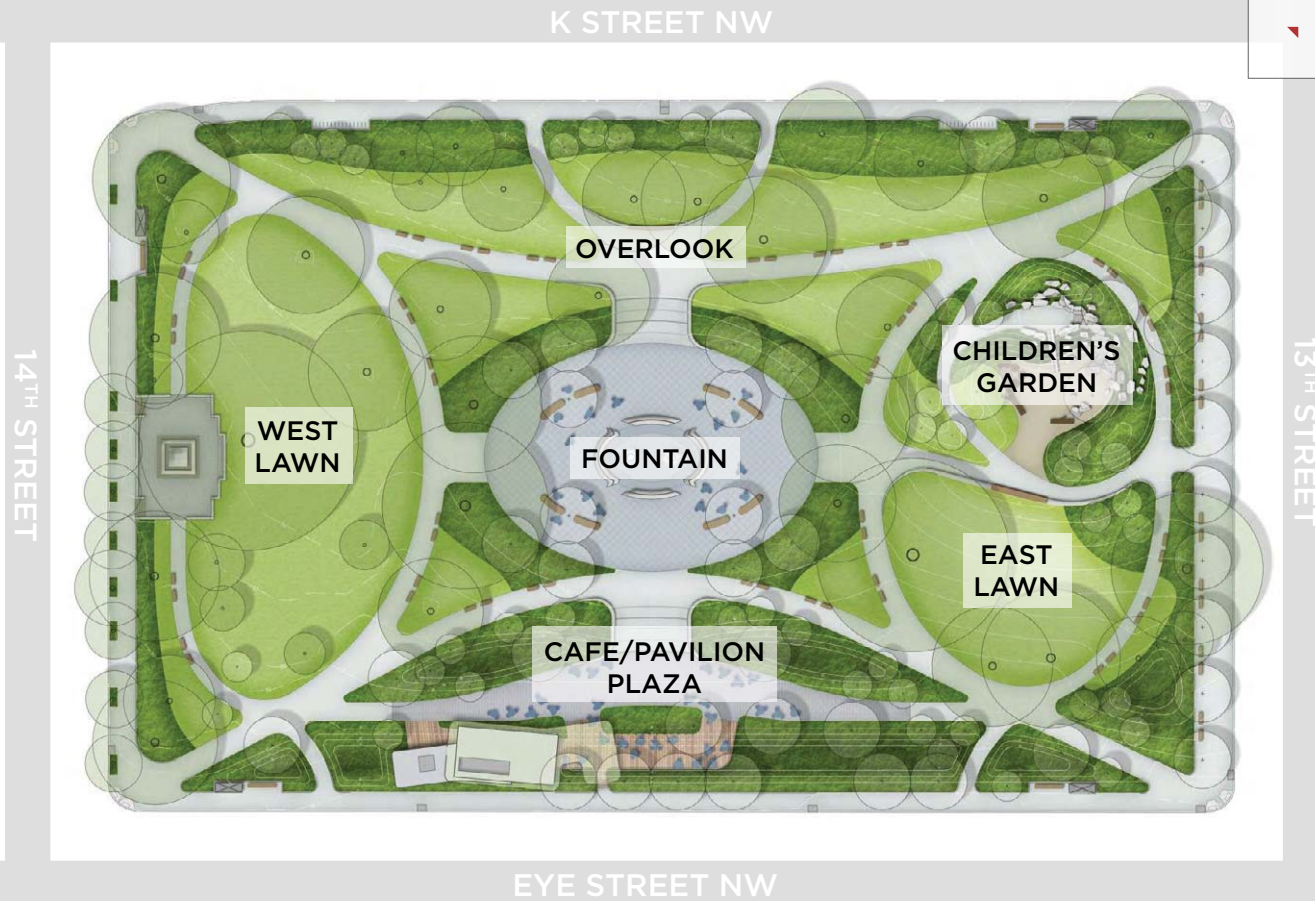
1350 Eye Street NW
Washington, DC

Franklin Park Revitalization Project

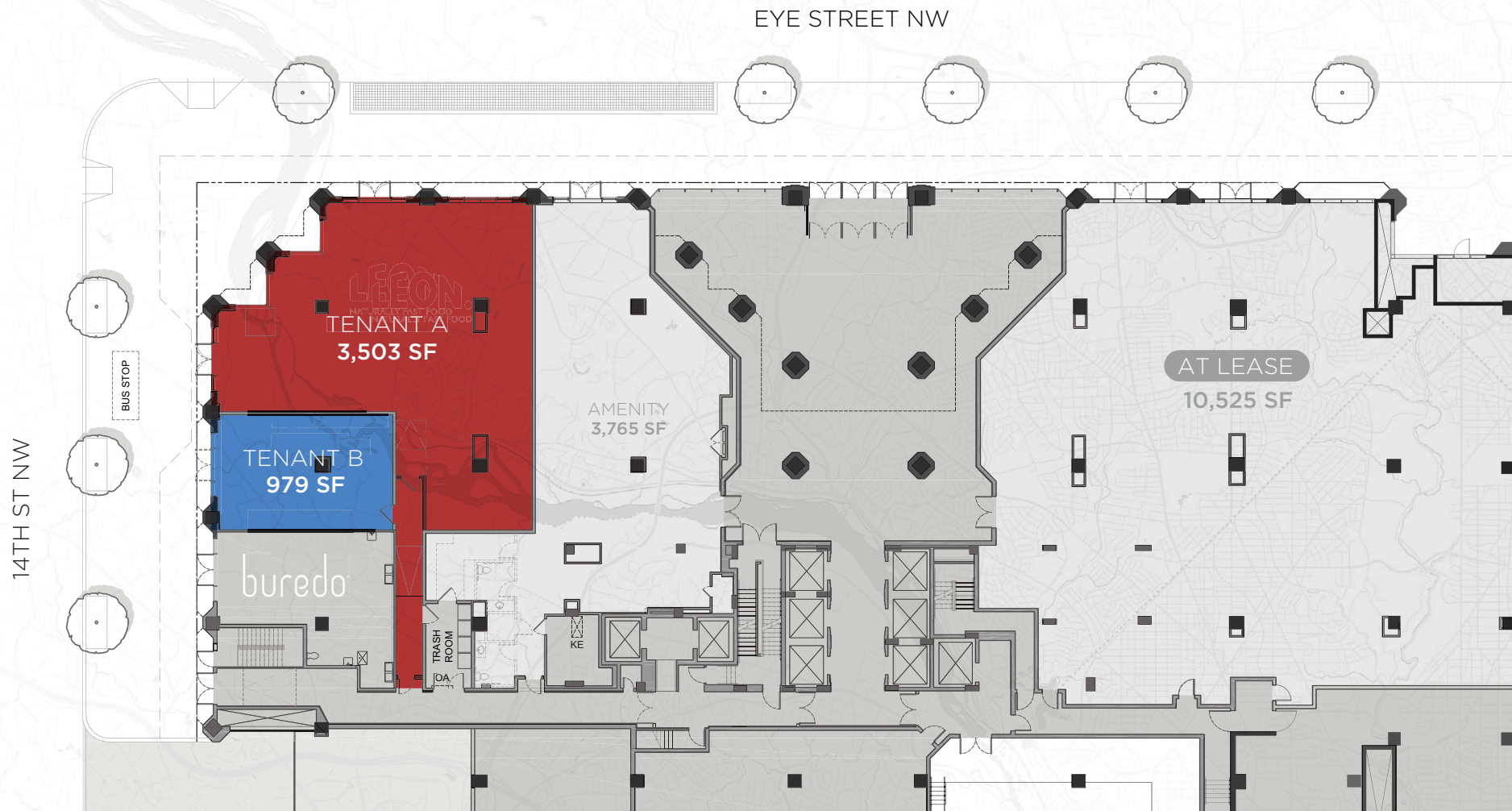
The District has set aside **\$15.1 Million** for the project: an historic overhaul of the **4.79-acre urban park**, the second-largest park service owned square in downtown Washington, DC.

Project completion is anticipated **Q4 2021** and will include:

- ▀ A revitalized central fountain and plaza
- ▀ A "children's garden" with climbing structures and an outdoor classroom
- ▀ Upgraded landscape design and lighting
- ▀ A café pavilion



The Downtown Business Improvement District will manage day to day park operations and special events schedule.



SPECS

TENANT A

Square Footage | 3,503 SF

Frontage | +/- 100'

Ceiling Heights | 12'5"

Timing | Immediate

Rent/Nets | Pricing Upon Request

TENANT B

Square Footage | 979 SF

Frontage | 22'

Ceiling Heights | 12'5"

Timing | Immediate

Rent/Nets | Pricing Upon Request



OFFICE MARKET

WITHIN .25 MILE

20.3M SF

90% OCCUPANCY

HOTEL ROOMS

WITHIN .25 MILE

3,200 KEYS

AVERAGE METRO EXITS

MCPHESON EXIT WEEKDAYS

13,950

A TOP TEN BUSIEST

RETAIL CO-TENANCY

MCPHESON RETAIL NODE

650,000 SF

ALMOST 200 RESTAURANTS & SHOPS

DEMOGRAPHICS

	.5 Miles	1 Miles	3 Mile
EMPLOYEES	119,724	289,664	608,599
BUSINESSES	6,151	14,878	30,442
POPULATION	14,176	60,972	387,827
AVG HOUSEHOLD INCOME	\$133,322	\$133,589	\$130,904

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