

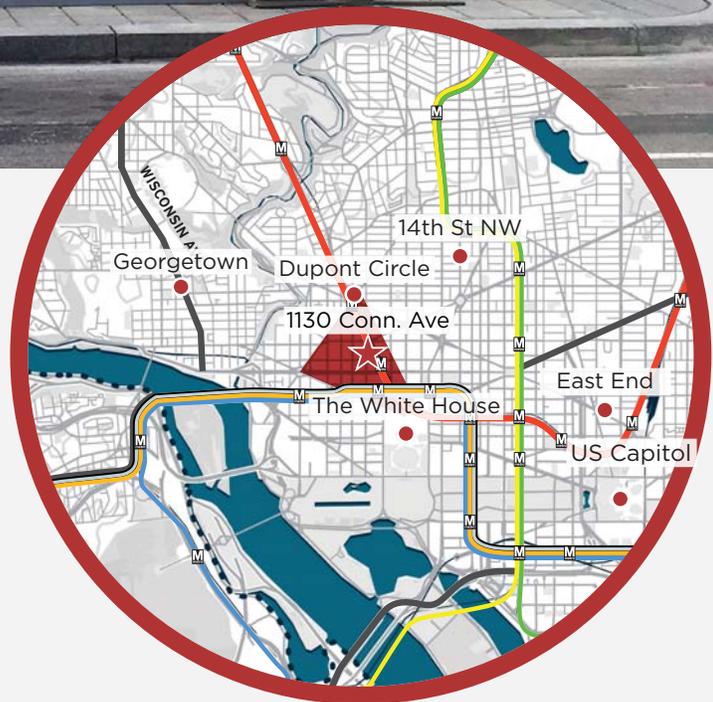


Retail Space Available

► **Square Footage** **Rent** **Timing**
 1,410 SF Negotiable October 1, 2016

► 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

David Dochter
 202.971.8989
 david@dochalex.com

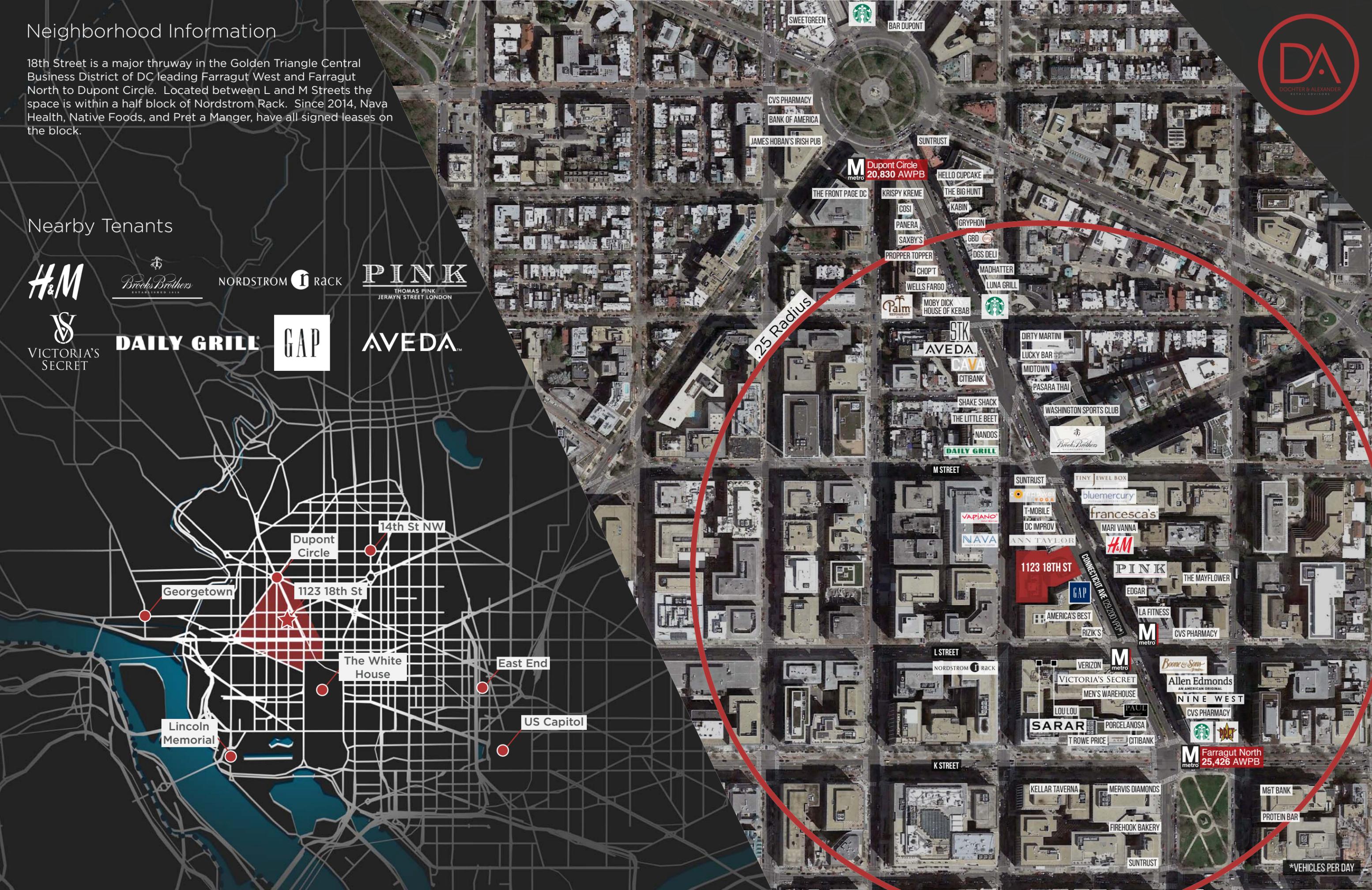
Matthew Alexander
 202.971.8788
 matthew@dochalex.com

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



25 Radius

M metro Dupont Circle 20,830 AWPB

1123 18TH ST

M metro Farragut North 25,426 AWPB

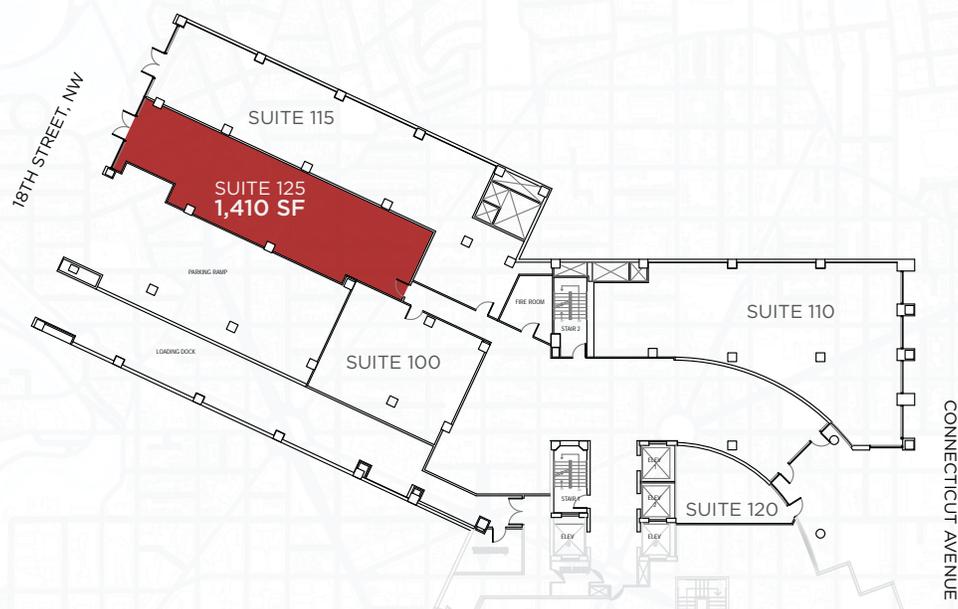
*VEHICLES PER DAY

Georgetown
 Dupont Circle
 14th St NW
 1123 18th St
 The White House
 East End
 US Capitol
 Lincoln Memorial

SWEETGREEN
 BAR DUPONT
 CVS PHARMACY
 BANK OF AMERICA
 JAMES HOBAN'S IRISH PUB
 SUNTRUST
 HELLO CUPCAKE
 M metro
 THE FRONT PAGE DC
 KRISPY KREME
 THE BIG HUNT
 COSI
 KABIN
 PANERA
 GRYPHON
 SAXBY'S
 GBD
 PROPPER TOPPER
 DGS DELI
 CHOPT
 MADHATTER
 WELLS FARGO
 LUNA GRILL
 Palm RESTAURANT
 MOBY DICK HOUSE OF KEBAB
 Starbucks
 STK
 AVEDA
 DIRTY MARTINI
 LUCKY BAR
 MIDTOWN
 PASARA THAI
 WASHINGTON SPORTS CLUB
 M STREET
 SUNTRUST
 TINY JEWEL BOX
 bluemercury
 VAPIANO
 T-MOBILE
 DC IMPROV
 ANN TAYLOR
 francesca's
 MARI VANNA
 H&M
 PINK
 THE MAYFLOW
 EDGAR
 LA FITNESS
 CVS PHARMACY
 AMERICA'S BEST
 RIZIK'S
 M metro
 L STREET
 NORDSTROM RACK
 VERIZON
 M metro
 VICTORIA'S SECRET
 MEN'S WAREHOUSE
 LOU LOU
 PAUL
 SARAR
 PORCELANOSA
 T ROWE PRICE
 CITIBANK
 K STREET
 KELLAR TAVERNA
 MERVIS DIAMONDS
 FIREHOOK BAKERY
 SUNTRUST
 M&T BANK
 PROTEIN BAR

1123 18th Street NW

CBD | Washington, DC



Square Footage

1,410 SF

Rent

Negotiable

Timing

October 1, 2016

Ceiling Height

11'9"

①



②



Contact

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com