



DOCHTER & ALEXANDER
RETAIL ADVISORS

2100 L STREET NW
WASHINGTON, DC | CBD

Square Footage | 2,460 - 2,587 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

CONTACT

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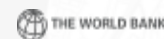
HIGHLIGHTS

- New trophy office building at the **gateway to the CBD and West End**
- Great Cafe / Restaurant opportunity with potential **operable storefronts** and **outdoor dining**
- Access to an outstanding mix of **dense office population**, **West End residential** and **George Washington University**

NEARBY TENANTS



BLUESTONE LANE



EQUINOX



10 Minute Walk

Neighborhoods Converge at 2100 L

10 Min Walk Demos*

- 📍 89,000 Workers in Golden Triangle
- 🏢 42.4 M SF Office CBD/West End
- 💰 \$127,656 Avg HH Income / \$110,000 Avg Employee Salary
- 👤 18,751 Residents
- 🏨 6,163 Hotel Rooms
- 🎓 89% Bachelor's or Higher / 11,763 undergrad GWU

**Data pulled from 2021*

WEST END LUXURY RESIDENTIAL AND TROPHY OFFICE NEIGHBORHOOD

- 📍 5,539 Residents
- 💰 \$167,663 Avg Household Income
- 🏢 3.5 Million Square Feet of Office
- 👤 18,046 Daytime Population
- 💰 \$7,457 Avg Spend Food Away from Home

DUPONT

ESTABLISHED RESIDENTIAL IN
HISTORIC NEIGHBORHOOD

- 📍 12,597 Residents
- 💰 \$159,135 Avg Household Income
- 🎓 92% Bachelors Degree +
- 👤 22,723 Daytime Population
- 💰 \$7,019 Avg Food Away from Home Spend

CENTRAL BUSINESS DISTRICT PRIVATE SECTOR OFFICE HUB

- 📍 115,811 Workers in Dense Office
- 🏢 32,000,000 Square Feet of Office
- 💰 \$105,000 Avg Worker Salary
- 🏢 31 Top 100 Law Firms

FOGGY BOTTOM

GW UNIVERSITY & STATE DEPT

- 📍 11,139 Housing Units
- 💰 \$978,509 Average Home Value
- 👤 20,636 Daytime Population
- 🎓 11,763 GW University undergrads

10 MINUTE WALK

Neighborhood Tenants

Strong Co-Tenancy

- Fast Casual
- Full Service
- Fitness
- Grocery
- Hotel
- Coffee
- Other



2100 L Street NW
Washington, DC



L STREET NW | SUITE 100 - 105

80' 2" FRONTAGE

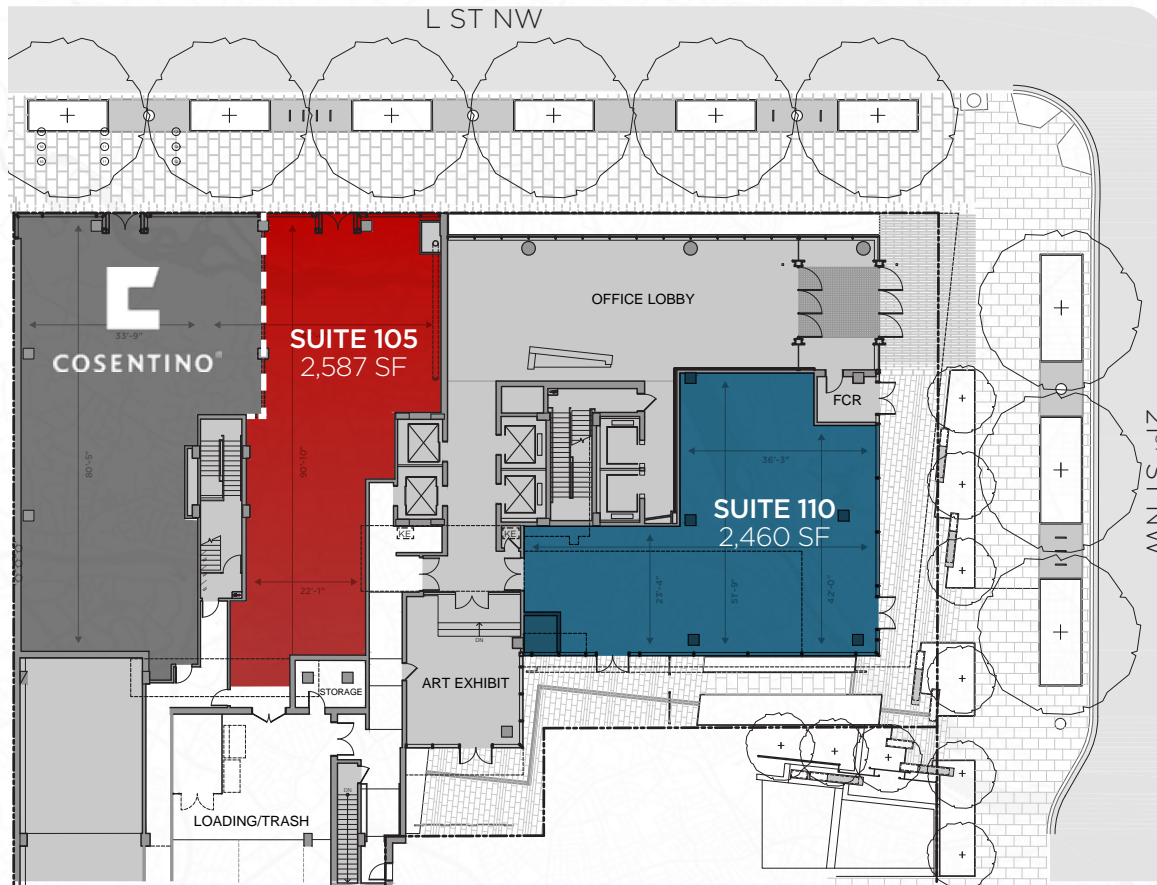
14' 10" CEILING HEIGHTS

21ST STREET NW | SUITE 110

43' FRONTAGE

11' 6" - 14' 10" CEILING HEIGHTS





SPECS

SUITE 105

Square Footage | 2,587 SF

Ceiling Height | 14' 10"

Frontage | 43'-6"

Rent/Nets | Pricing Upon Request

Timing | Immediate

SUITE 110

Square Footage | 2,460 SF

Ceiling Height | 11' 6" - 14' 10"

Frontage | 43'

Rent/Nets | Pricing Upon Request

Timing | Immediate

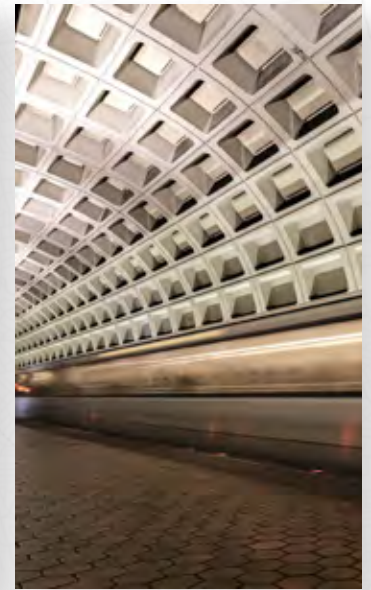
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EMPLOYEES WITHIN A HALF MILE

130,924

RESIDENTIAL UNITS WITHIN A HALF MILE

28,117

AVERAGE METRO RIDERS AT FOGGY BOTTOM METRO STATION

18,800 WKDY EXITS 6,832 WKND EXITS

UNDERGRADUATE STUDENTS ENROLLED AT GEORGE WASHINGTON UNIVERSITY

11,763

DEMOGRAPHICS*

**Data pulled from 2021*

	.25 Miles	.5 Miles	1 Mile
POPULATION	4,361	21,363	56,748
AVERAGE HOUSEHOLD INCOME	\$115,618	\$128,934	\$161,528
EDUCATION: BACHELOR'S+	83.5%	88.5%	88.7%
EMPLOYEES	42,479	130,924	264,076