

Square Footage | 5,737 SF

Frontage | 143' 2"

Ceiling Heights | 10' 9"

Rent | \$55.00 PSF NNN

Timing | March 2024

CONTACT

Laura Bellantoni

703.899.5348 | laura@dochalex.com

David Dochter

202.971.8989 | david@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

HIGHLIGHTS

- New multifamily development with 302 market rate units above 5,737 SF of retail delivering March 2024
- ▼ Located at the intersection of 4th and K Street in the Mount Vernon Triangle neighborhood
- Surrounded by a captivating mix of top local and national restaurants as well as dynamic retail including Busboys and Poets, abakedjoint, JOE & THE JUICE, and Varnish Lane. K Street is bustling on both the weekends and weekdays alike

NEARBY TENANTS

















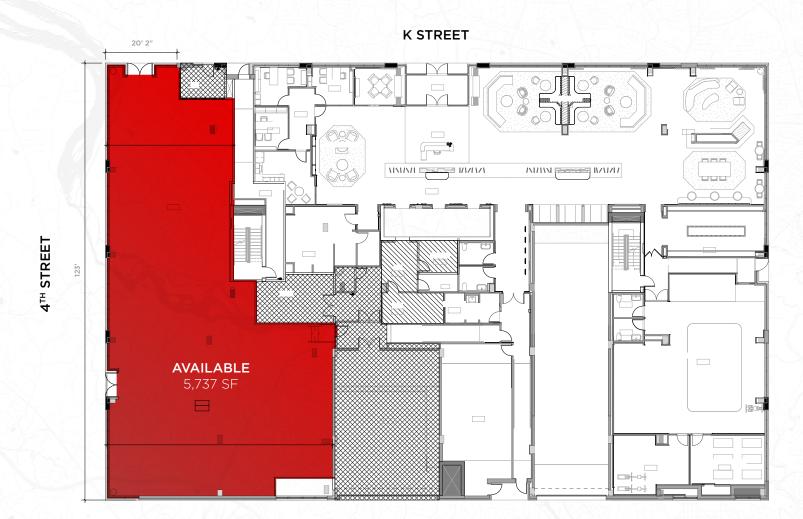












SPECS

Square Footage | 5,737 SF

Frontage | 143' 2"

Ceiling Heights | 10' 9"

Timing | March 2024

Rent | \$55.00 PSF NNN

CONTACT

Laura Bellantoni

703.899.5348 laura@dochalex.com

David Dochter

202.971.8989 david@dochalex.com Matthew Alexander

202.971.8788

matthew@dochalex.com

DOCHALEX.COM



FULL BUILDING RENDERING







TOTAL DAYTIME POPULATION WITHIN .5 MILES

71,872

MARKET-RATE APARTMENTS
WITHIN .5 MILES

6,140

AVERAGE HOUSEHOLD INCOME WITHIN .25 MILES

\$138,757

DEMOGRAPHICS	.5 Miles	1 Mile	2 Miles
OFFICE SQUARE FEET	22,799,790	66,761,129	148,878,691
AVERAGE HOUSEHOLD INCOME	\$143,994	\$171,991	\$173,680
AVG. ANNUAL FOOD AWAY FROM HOME PER HOUSEHOLD	\$6,473	\$7,623	\$7,608
MARKET-RATE APARTMENTS	6,140	20,806	61,960

