



DOCHTER & ALEXANDER
RETAIL ADVISORS

Brookfield
Properties

750 9TH STREET NW
WASHINGTON, DC | EAST END



Square Footage | 2,459 RSF

Timing | Immediate

Rent | \$48.00 PSF NNN

PREMIER RETAIL SPACE

CONTACT

Laura Bellantoni

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David Dochter

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Matthew Alexander

202.971.8788 | matthew@dochalex.com

HIGHLIGHTS

- High profile retail space downtown
- Steps away from **City Center**, **Verizon Center**, the **Portrait Gallery**, and the **new MLK Jr Memorial Library**
- 24 hour neighborhood** with office, hotel, residential, entertainment, and museums in the area

NEARBY TENANTS

DBGB KITCHEN AND BAR

JALEO
BY JOSE ANDRES

THE SMITH
RESTAURANT & BAR

minibar
by José Andrés

momofuku
noodle bar

ZAXXINYA

Del Frisco's
DOUBLE EDGE STEAKHOUSE

COFFEE, BAKERY, KITCHEN

1 MILE DEMOS*	
OFFICE SF	91,360,103
DAYTIME POPULATION	194,015
TOTAL HOUSING UNITS	31,313
AVERAGE HH INCOME	\$151,175
BACHELOR'S DEGREE +	72.6%


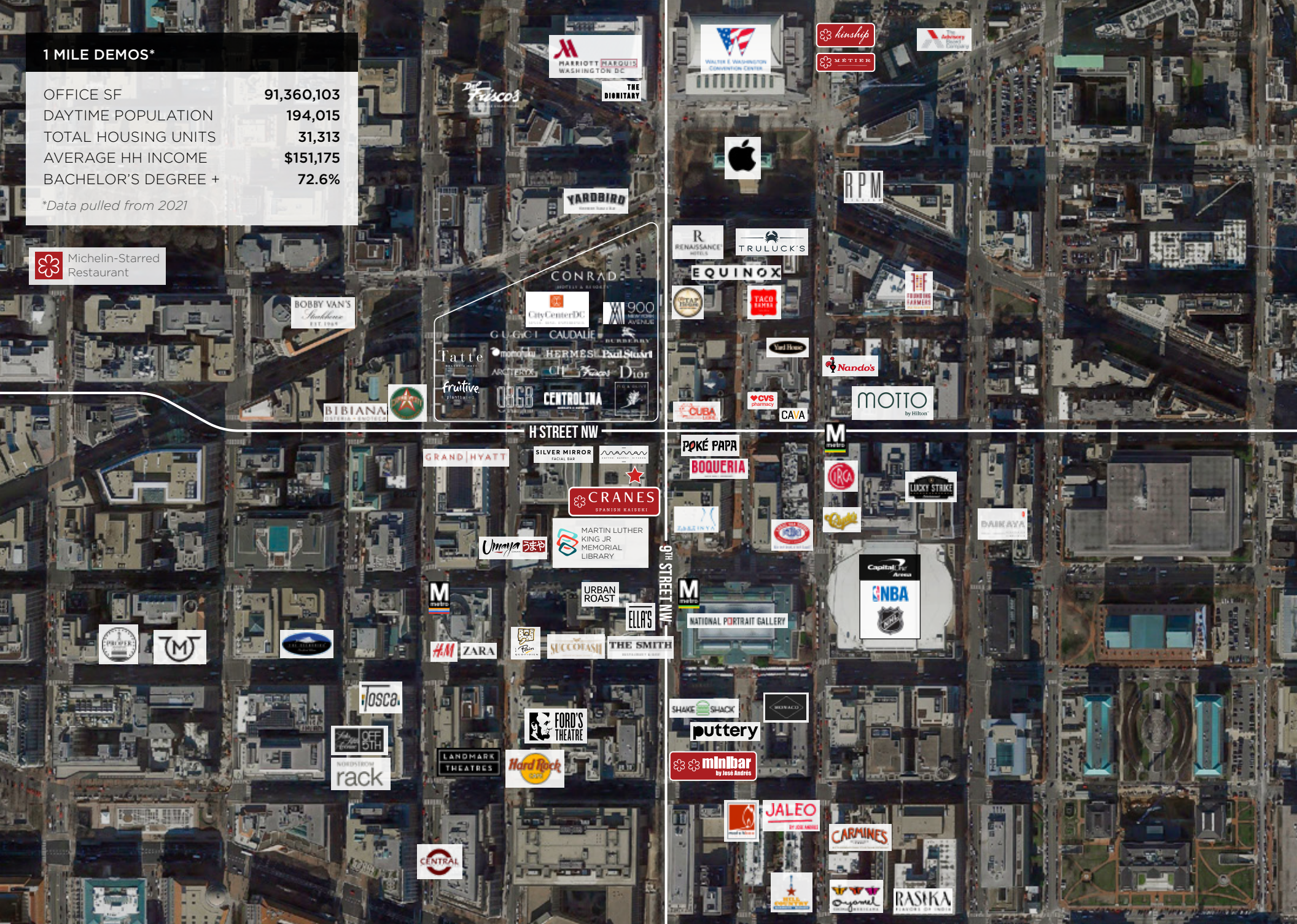
**Data pulled from 2021*

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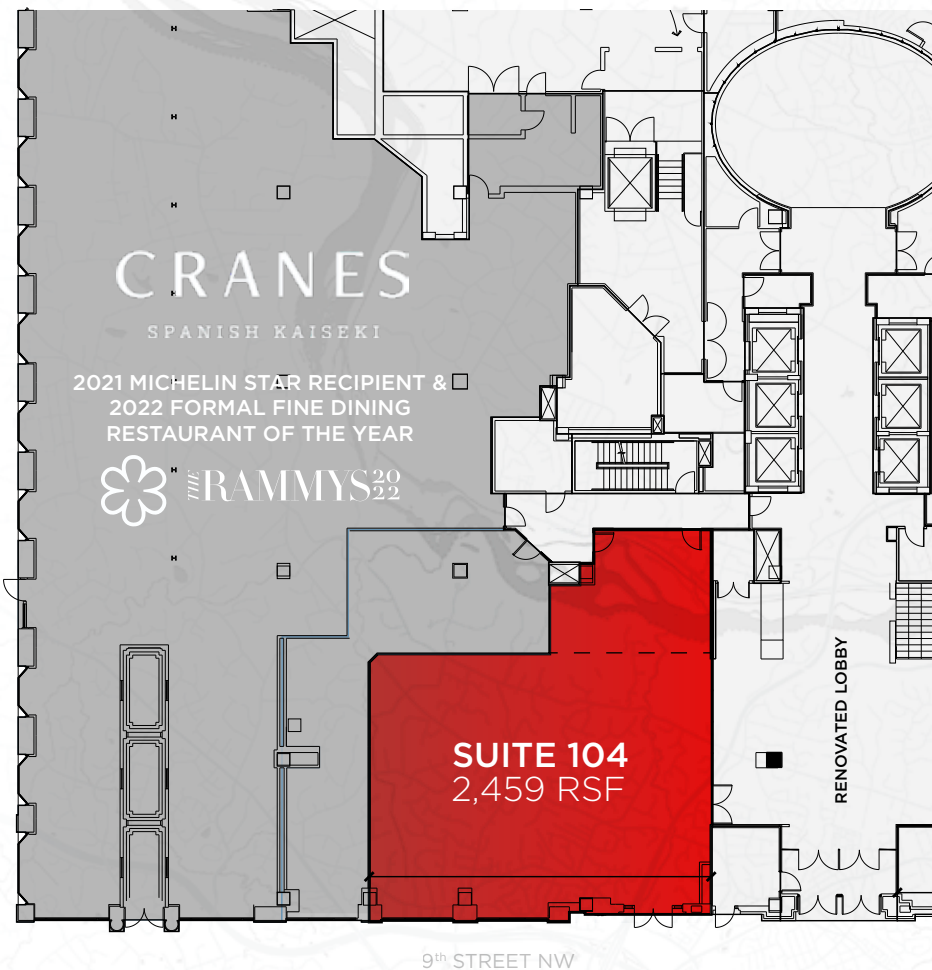
 Michelin-Starred Restaurant

750 9th Street NW
Washington, DC

Brookfield
Properties



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SPECS

SUITE 104

Square Footage | 2,459 SF

Frontage | 54' 3"

Ceiling Heights | 13'

Timing | Immediate

Rent | \$48.00 PSF NNN

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CONCEPTUAL RENDERINGS

DESIGN CONCEPT FOR SUITE 104



MAIN VIEW

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



ORDERING

- NEW SANDALWOOD LAY-IN CEILING TILE WITH NEW SURFACE MOUNTED FIXTURES
- FEATURE GREATEST HITS ONLY ON NEW MENU BOARDS
- FRAMELESS GLASS SNEEZEGUARD
- PAINTED WOOD SNACKS & IMPULSE DISPLAY
- WHITE METAL STANCHIONS WITH WHITE METAL CHAIN FOR QUEUEING CONTROL

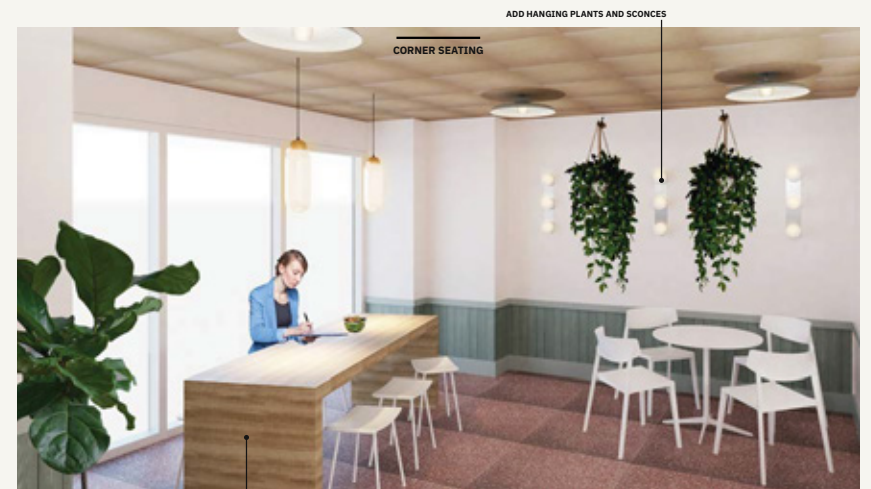
ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



POS AREA

COLD GRAB + GO FOOD ITEMS BUILT INTO COUNTER

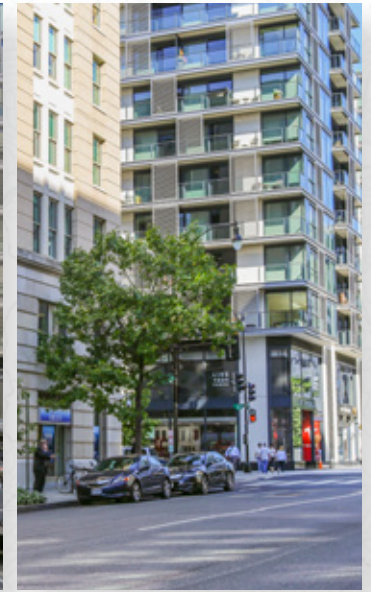
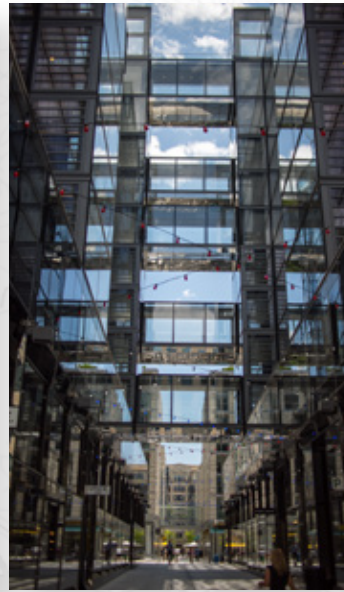
ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



CORNER SEATING

SIGNATURE COMMUNAL TABLE WITH PENDANT LIGHTS ABOVE

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



HOTEL KEYS

WITHIN .25 MILES

3,613

OFFICE TENANTS

NEARBY

GALLUP
BAKER BOTTS

COVINGTON
wework

AVERAGE METRO RIDERS

IN 2019

24,794

METRO
CENTER

47,567

GALLERY
FOUR

CAPITAL ONE ARENA TICKETS

SOLD ANNUALLY

4.4M

DEMOGRAPHICS

.25 Miles

.5 Miles

1 Mile

OFFICE SF

14,971,387

44,839,801

91,360,103

DAYTIME POPULATION

17,168

69,332

194,015

AVERAGE HOUSEHOLD INCOME

\$205,919

\$158,972

\$151,175

BACHELOR'S DEGREE +

81.5%

74.8%

72.6%