



DOCHTER & ALEXANDER  
RETAIL ADVISORS

# NATIONAL PLACE

WASHINGTON, DC | EAST END

Square Footage | +/- 1,992 - 35,931 SF

Timing | Immediate

Rent | \$55.00 PSF NNN on Ground Floor

PRIME F STREET PROPERTY

## CONTACT

### Matthew Alexander

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### Laura Bellantoni

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## HIGHLIGHTS

- ▼ Downtown DC property, **blocks from the White House** and other major entertainment and tourist attractions
- ▼ **Branding opportunity** on F Street, the office and retail spine of downtown DC
- ▼ 1 block from Metro Center, the **fifth busiest station** in the entire Metro rail system

## NEARBY TENANTS



Marshalls



National Theatre

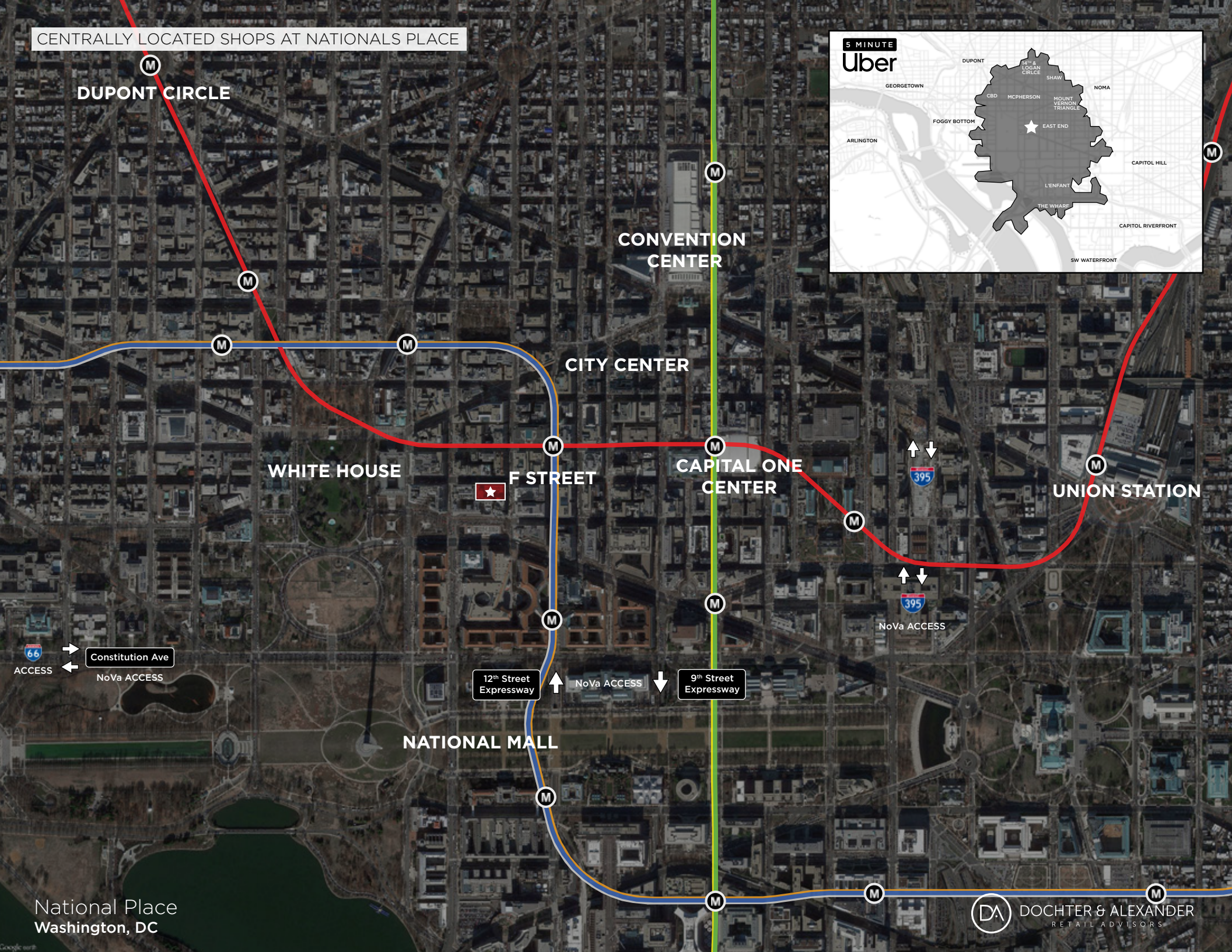
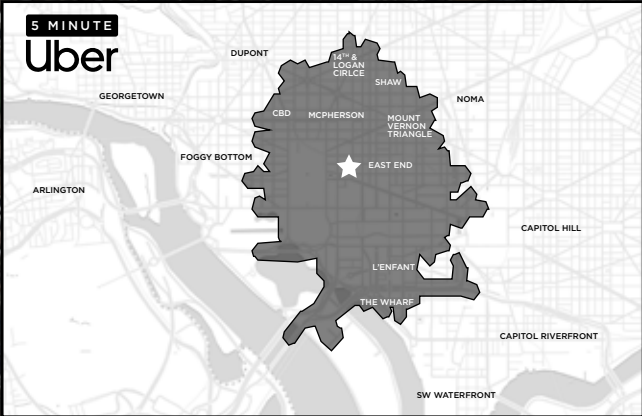


★macy's

TJ-maxx



CENTRALLY LOCATED SHOPS AT NATIONALS PLACE



National Place  
Washington, DC

DOCHTER & ALEXANDER  
RETAIL ADVISORS



# F STREET RETAIL MAP

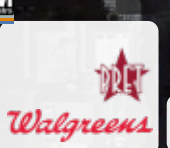
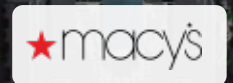
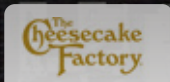
13TH STREET NW

## Demos

	1 Mile	2 Mile	3 Mile
Total Population	42,644	206,141	397,721
Average Household Income	\$143,943	\$160,597	\$155,782
Bachelor Degree or Higher	75.31%	79.53%	75.47%
Total Employees	317,332	523,506	680,766

## TRANSIT SCORES

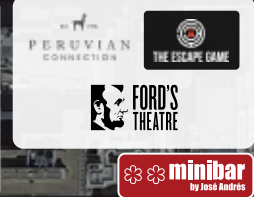
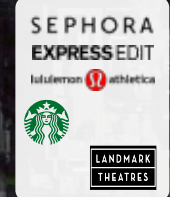
Walk Score | 95  
Transit Score | 100



F STREET NW



2 BLOCKS AWAY



PENNSYLVANIA AVE

FEDERAL TRIANGLE

National Place  
Washington, DC

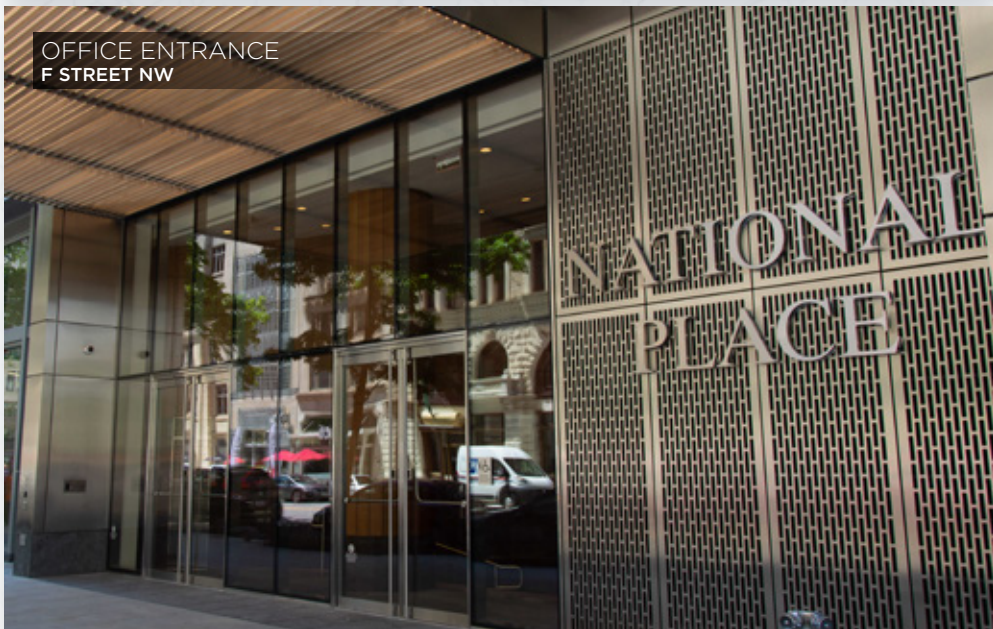




BRAND NEW TWO-STORY STOREFRONT  
F STREET NW



1 BLOCK AWAY  
METRO CENTER



OFFICE ENTRANCE  
F STREET NW



BRAND NEW TWO-STORY STOREFRONT  
13<sup>TH</sup> & F STREET NW



## GROUND FLOOR

### TENANT A

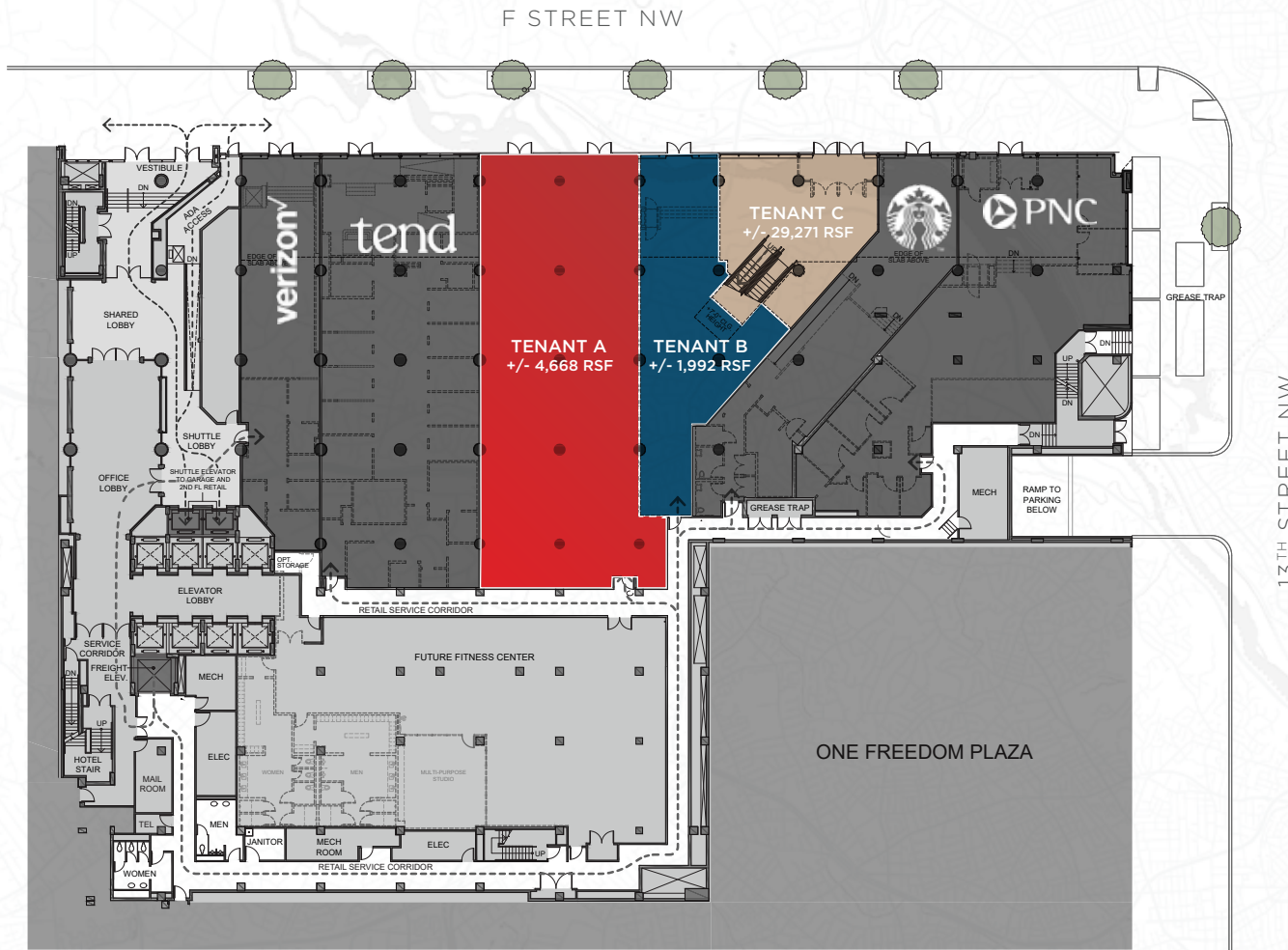
**Square Footage** | 4,668 SF  
**Frontage** | Up to 40'  
**Ceiling Height** | 8' 4" - 22' 3"  
**Timing** | Immediate  
**Rent** | \$55.00 PSF NNN

### TENANT B

**Square Footage** | 1,992 SF  
**Frontage** | Up to 20'  
**Ceiling Height** | 8' 4" - 22' 4"  
**Timing** | Immediate  
**Rent** | \$55.00 PSF NNN

### TENANT C

**Square Footage** | 1,479 SF Ground Floor  
 27,792 SF Second Floor  
**Frontage** | Up to 40'  
**Ceiling Height** | 8' 4" - 22' 2"  
**Timing** | Immediate  
**Rent** | \$55.00 PSF NNN



## CONTACT

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**DOCHALEX.COM**

## SECOND FLOOR

### TENANT C

**Square Footage** | 1,479 SF Ground Floor  
27,792 SF Second Floor

**Frontage** | Up to 40'

**Ceiling Height** | 8' 4" - 22' 2"

**Timing** | Immediate

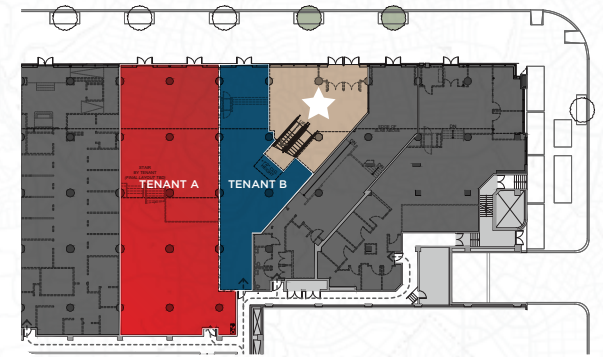
**Rent/Nets** | Available Upon Request

### TENANT A + B + C

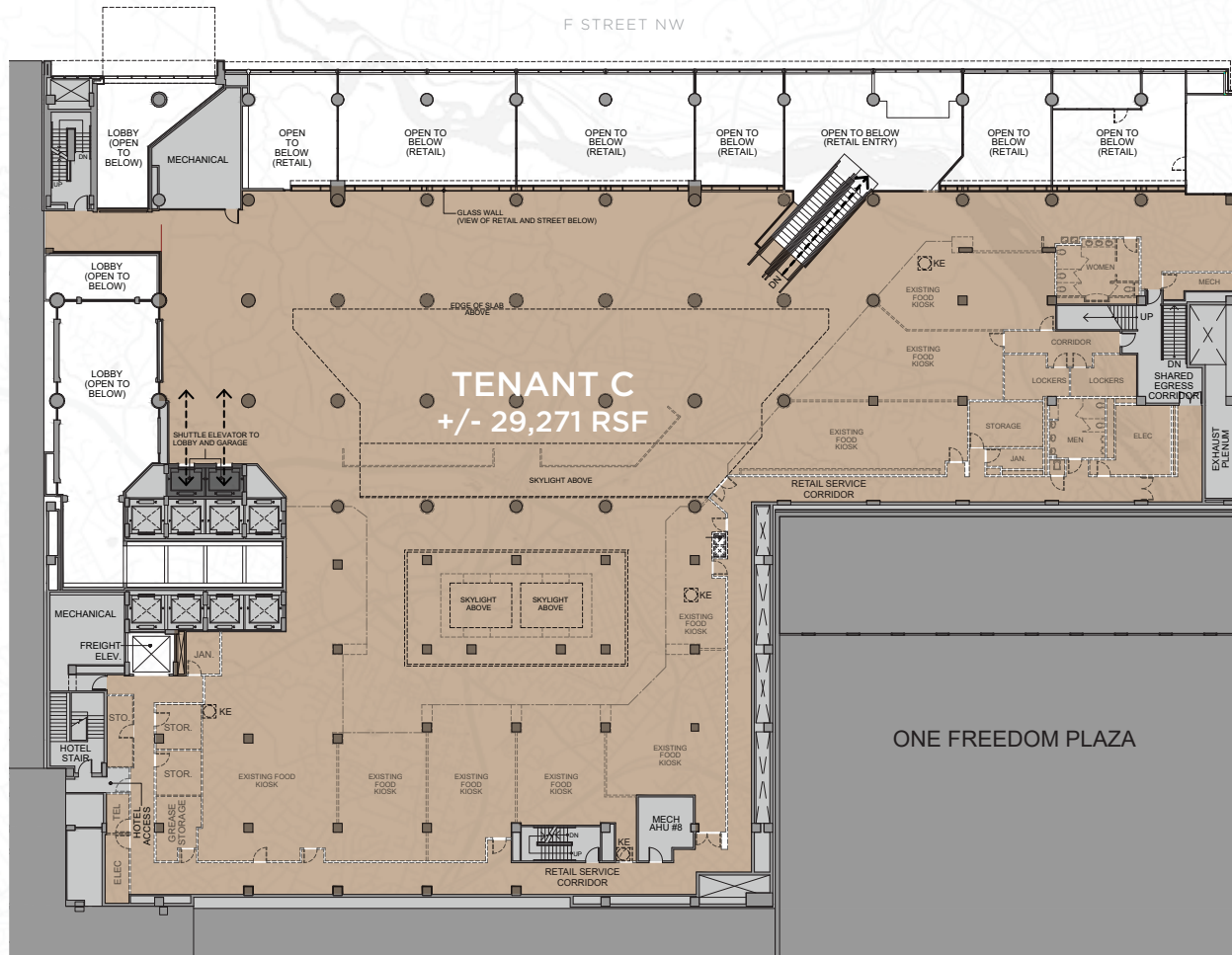
**Square Footage** | 35,931 SF

**Frontage** | Up to 100'

**Ceiling Height** | Up to 8' 4" - 22' 4"



FIRST FLOOR



## CONTACT

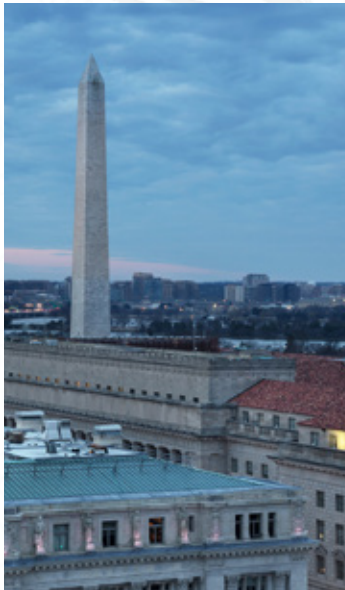
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### ANNUAL THEATRE ATTENDANCE

WITHIN 1 MILE

715,000

### ANNUAL MUSEUM ATTENDANCE

WITHIN 1 MILE

4,341,000

### DAILY AVERAGE METRO RIDERS

EXITS FROM METRO CENTER

27,090 19,465

WEEKDAY WEEKENDS

### NEARBY ENTERTAINMENT

ANNUAL ATTENDANCE

4.4M 1.2M

CAPITAL ONE SPORTS ARENA CONVENTION CENTER

### DEMOGRAPHICS

	1 Miles	2 Miles	3 Miles
POPULATION	42,644	206,141	397,721
AVERAGE HOUSEHOLD INCOME	\$143,943	\$160,597	\$155,782
BACHELORS DEGREE+	75.31%	79.53%	75.47%
EMPLOYEES	317,332	523,506	680,766