



DOCHTER & ALEXANDER  
RETAIL ADVISORS



**1155 F STREET NW**  
WASHINGTON, DC | EAST END

**Square Footage** | 14,329 SF   **Frontage** | +/- 83'   **Ceiling Heights** | 9' 1" - 14' 8"   **Rent/Nets** | Pricing Upon Request   **Timing** | Immediate

## CONTACT

### Laura Bellantoni

703.899.5348 | laura@dochalex.com

### Matthew Alexander

202.971.8788 | matthew@dochalex.com

### David Dochter

202.971.8989 | david@dochalex.com

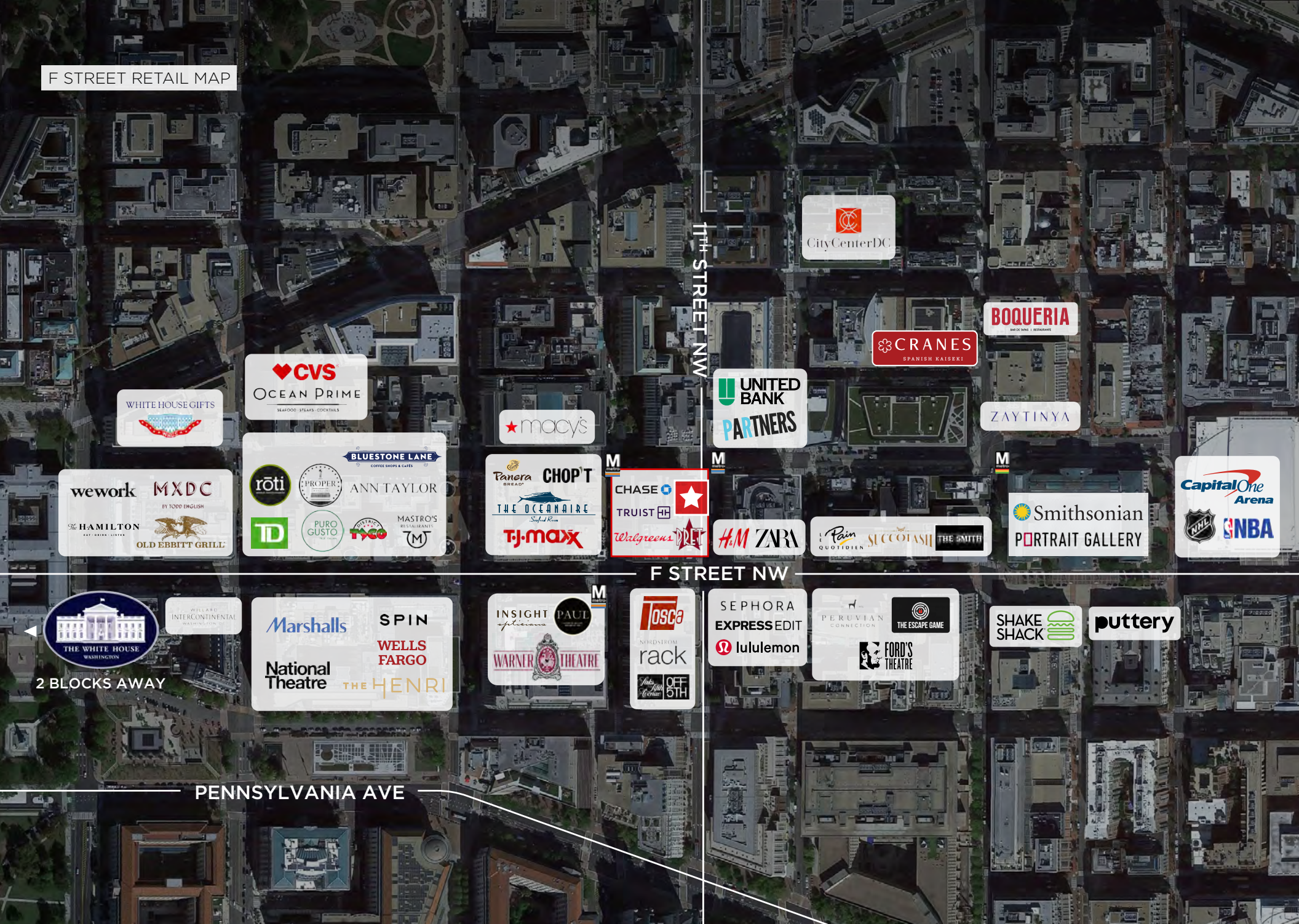
## HIGHLIGHTS

- Located along the **F Street corridor**, one of DC's **high-traffic shopping and entertainment oriented** neighborhoods
- One block east of **Metro Center Station** - DC's **busiest metro** connecting to the **Blue, Orange, Silver, and Red** lines
- Attracting both **locals and tourists** alike with **close proximity** to **Ford's Theatre** and **Capital One Arena**

## NEARBY TENANTS



F STREET RETAIL MAP



11TH STREET NW

F STREET NW

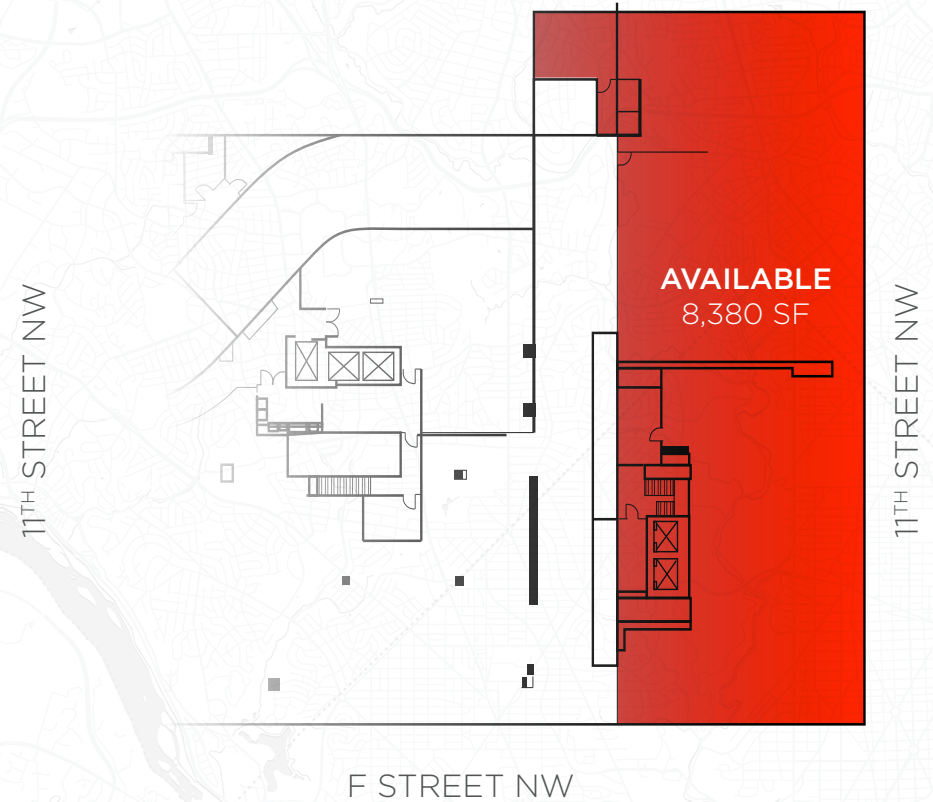
PENNSYLVANIA AVE

1155 F Street NW  
Washington, DC

## GROUND FLOOR



## LOWER LEVEL



## SPECS

### GROUND FLOOR + LOWER LEVEL

**Square Footage** | 14,329 SF

**Ceiling Heights** | 9' 1" - 14' 8"

**Frontage** | +/- 83'

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

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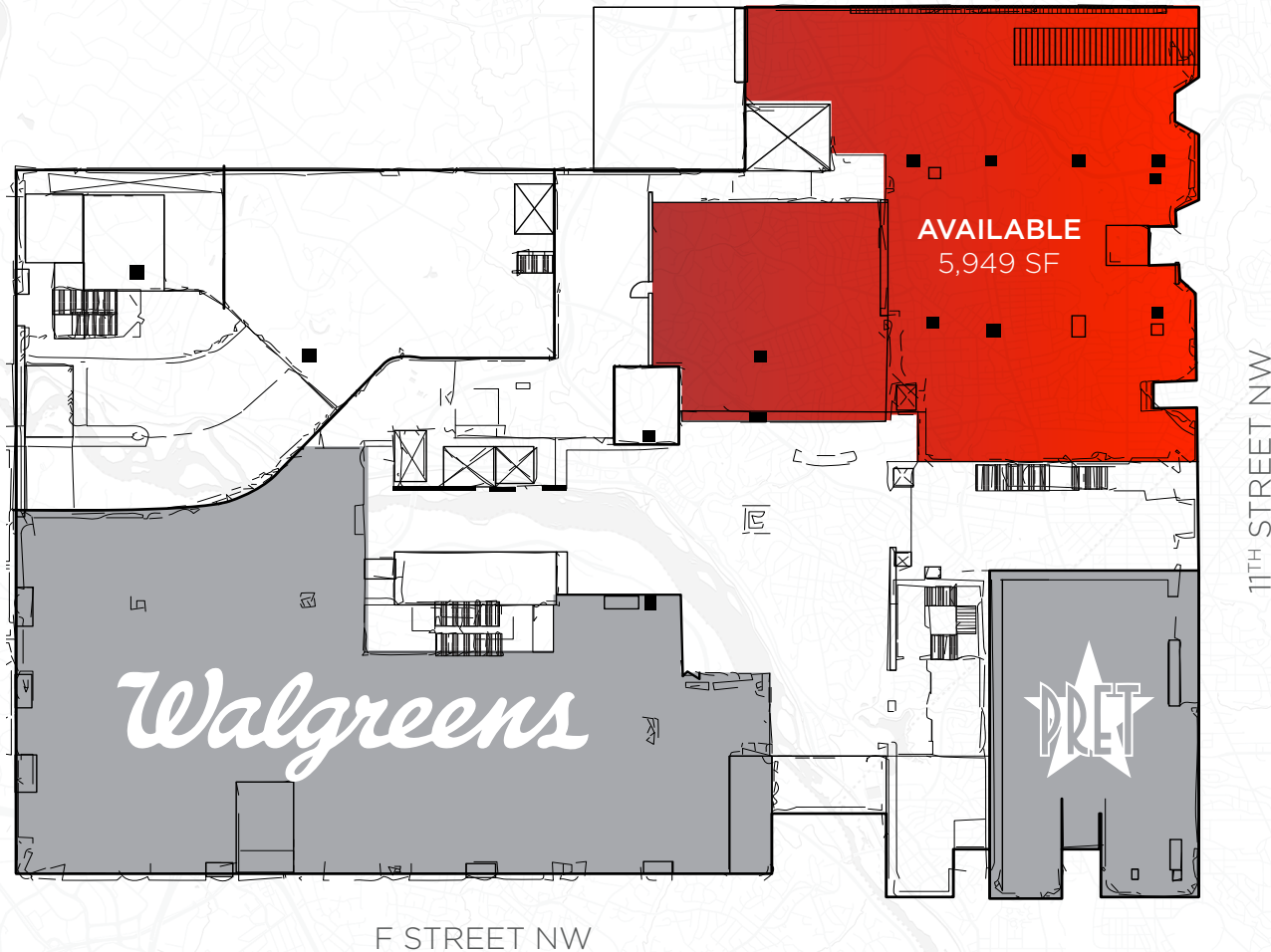
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# GROUND FLOOR



## SPECS

### GROUND FLOOR

**Square Footage** | 5,949 SF

**Ceiling Heights** | 14' 8"

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

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## LOWER LEVEL



F STREET NW

11<sup>TH</sup> STREET NW

## SPECS

### LOWER LEVEL

**Square Footage** | 8,380 SF

**Ceiling Heights** | 9' 1" - 12' 5"

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

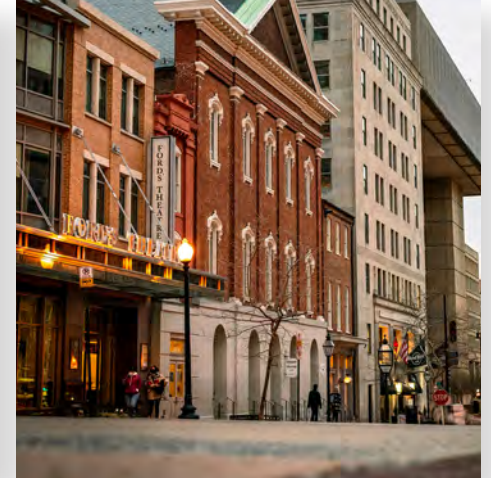
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### AVERAGE HOUSEHOLD INCOME WITHIN .25 MILES

**\$263,390**

### NEARBY ENTERTAINMENT ANNUAL ATTENDANCE

**4.3M**  
MUSEUMS WITHIN  
1 MILE

**4.4M**  
CAPITAL ONE  
SPORTS ARENA

**1.2M**  
CONVENTION  
CENTER

### AVERAGE DAILY METRO RIDERS FROM METRO CENTER

**27,090**  
WEEKDAYS

**19,465**  
WEEKENDS

### DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
DAYTIME WORKERS	34,533	111,497	293,319
OFFICE SQUARE FOOTAGE	19,385,257	45,655,522	101,641,684
NUMBER OF OFFICE BUILDINGS	80	265	732
TOTAL EMPLOYEES	40,879	113,116	312,148