



DOCHTER & ALEXANDER
RETAIL ADVISORS

OWNED & MANAGED BY

Brookfield
Properties

1250
CONNECTICUT
AVENUE

Square Footage | 2,418 SF

Timing | Immediate

Rent/Nets | Available Upon Request

DUPONT SOUTH - CBD

CONTACT

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HIGHLIGHTS

- Located 1 Block from **Dupont Circle** on Connecticut Avenue
- One block and the same side of street as the **Dupont Circle Metro Station**
- Centrally located allowing it to capture both **office and resident audiences**

NEARBY TENANTS

CAVA
Mezze Grill

SHAKE  SHACK

Philz Coffee



★ PRET A MANGER ★

CHOP'T



TINY JEWEL BOX

1250 CONN AVE NEIGHBORHOOD DRIVERS

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

10 MINUTE WALK

DUPONT CIRCLE

LOGAN CIRCLE

GEORGETOWN

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

N STREET NW

CONNECTICUT AVENUE NW

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

GW HOSPITAL

GEORGE WASHINGTON UNIVERSITY

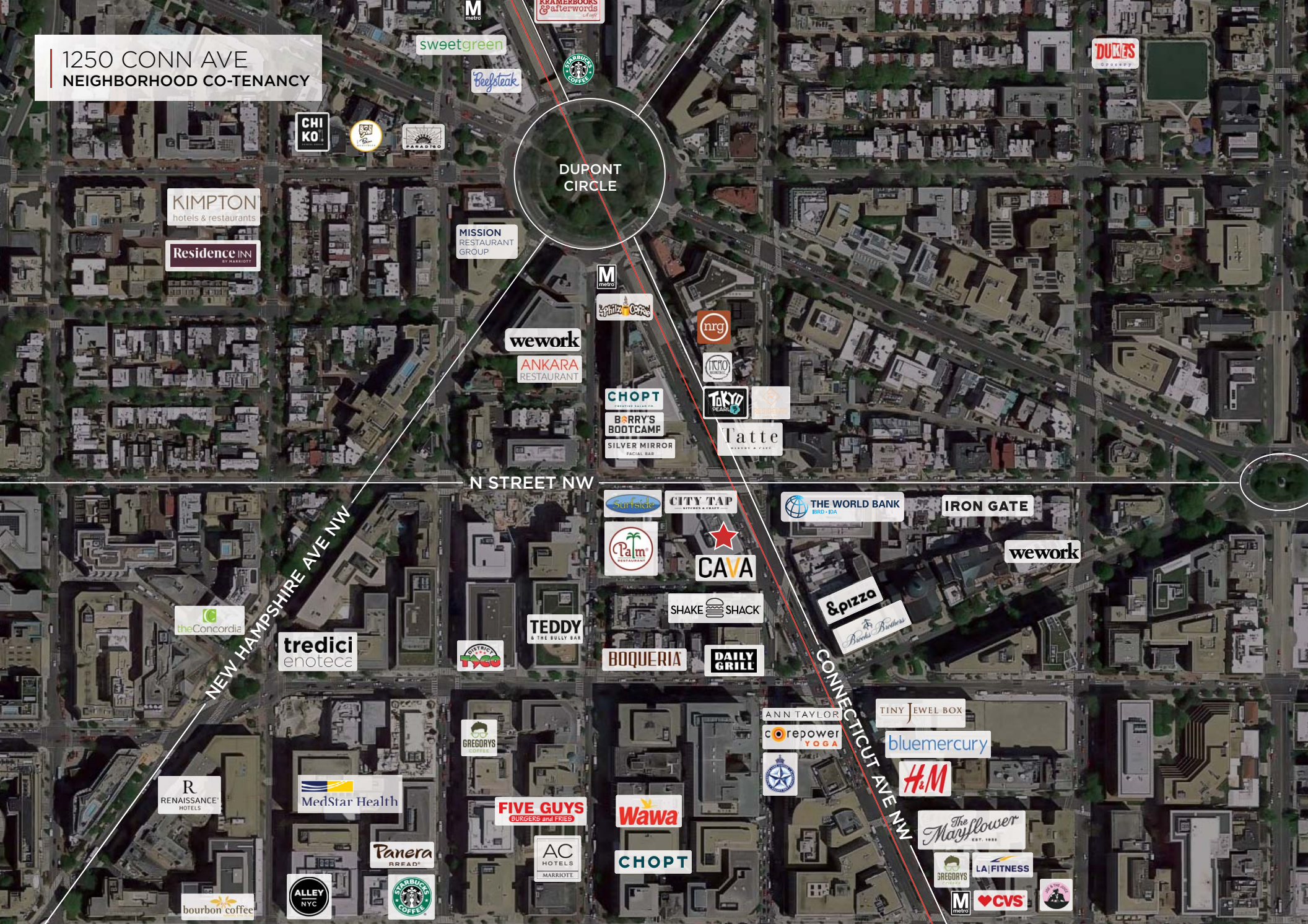
MIDTOWN URBAN OFFICE HUB

- 20,846 Daytime Population
- \$89,386 Median HH Income
- 1,950 Businesses
- 82.46% Bachelor Degree +

EAST END

THE WHITE HOUSE

1250 CONN AVE
NEIGHBORHOOD CO-TENANCY



1250 Connecticut Avenue NW
Washington, DC



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SPECS

SUITE 101

Square Footage | 2,418 SF

Frontage | 20'

Ceiling Height | 14' 8"

Timing | Immediate

Rent/Nets | Available Upon Request

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DOCHALEX.COM

CONNECTICUT AVENUE NW

1250 Connecticut Avenue NW
Washington, DC

Brookfield
Properties

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RETAIL CORRIDOR

CONNECTICUT AVENUE

932,796 SF

AVERAGE METRO RIDERS

AT DUPONT METRO STATION

16,658 EXITS

NIGHTLIFE VISITORS

ALONG CONNECTICUT AVENUE

UP TO 17,000 PATRONS

DEMOGRAPHICS

	5 Min Walk	10 Min Walk
AVERAGE SALARY	\$105,000	\$93,648
EMPLOYEES	33,179	105,781
BUSINESSES	2,400	7,400
HOTEL KEYS	1,605	9,225
HOUSING UNITS	2,453	11,923