



DOCHTER & ALEXANDER  
RETAIL ADVISORS

# 1350

1350 EYE STREET WASHINGTON, DC

Square Footage | 979 - 3,503 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

PREMIER RESTAURANT SPACE

## CONTACT

### Matthew Alexander

202.971.8788 | matthew@dochalex.com

### David Dochter

202.971.8989 | david@dochalex.com

### Laura Bellantoni

703.899.5348 | laura@dochalex.com

## HIGHLIGHTS

- Located across from **McPherson Square Metro** at 14<sup>th</sup> and Eye
- Huge branding opportunity with **+/- 100' of frontage** flanked by office and hotel density
- Major office tenants in the neighborhood include: **Booz Allen Hamilton, The Washington Post, Reed Smith, CoStar Group, Wells Fargo, Morris Manning and Martin LLP**

## NEARBY TENANTS





- HOTEL
- RESTAURANT
- OFFICE

### 10 MIN UBER DEMOS

👤 Population	109,750
💰 Average Household Income	\$144,914
👥 Employees	348,007
💰 Median Household Income	\$106,403



1350 Eye Street NW  
Washington, DC

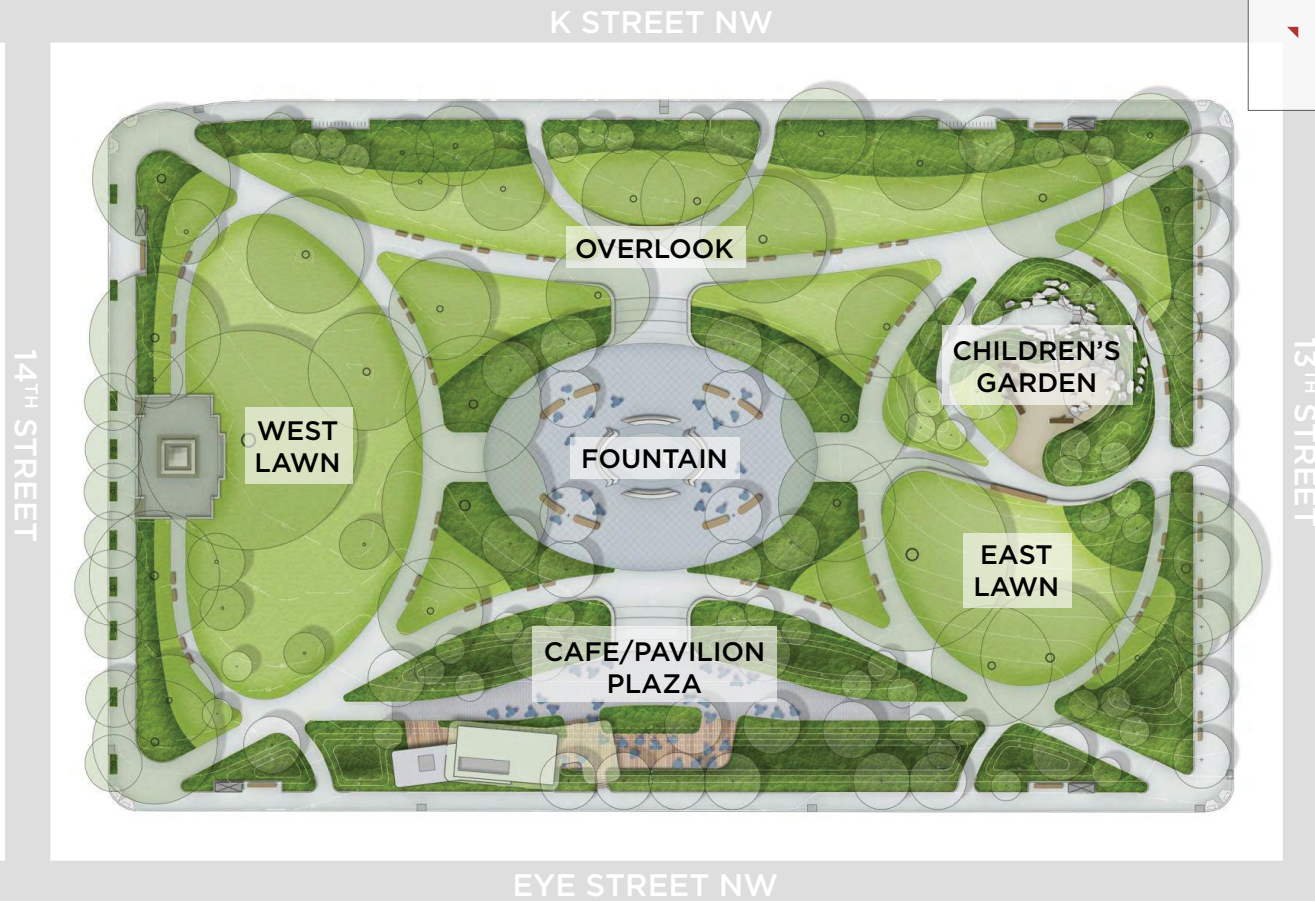


## Franklin Park Revitalization Project

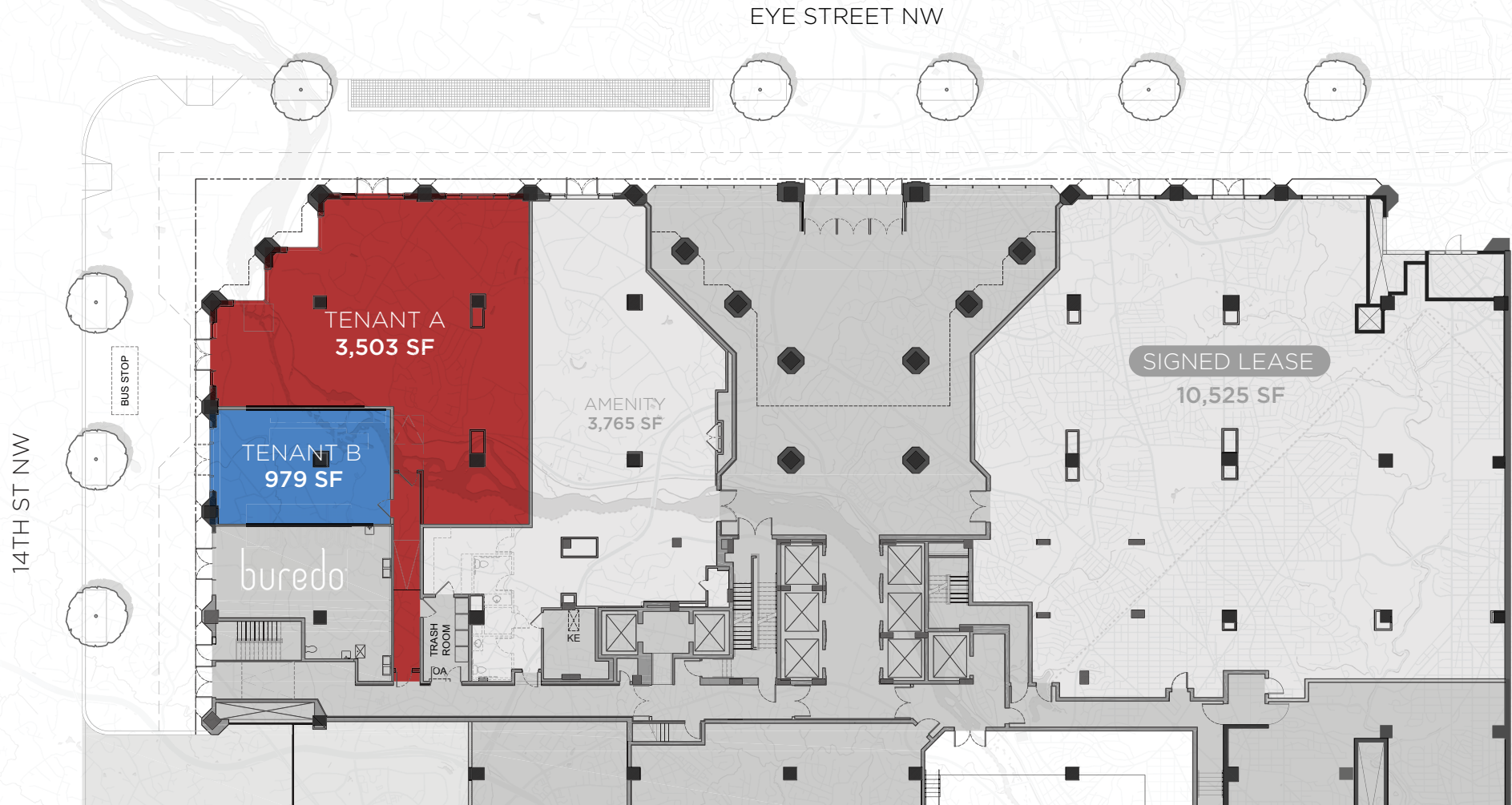
The District has set aside **\$21 Million** for the project: an historic overhaul of the **4.79-acre urban park**, the second-largest park service owned square in downtown Washington, DC.

Project launched in the Fall of 2021 and includes:

- ▀ A revitalized central fountain and plaza
- ▀ A "children's garden" with climbing structures and an outdoor classroom
- ▀ An upgraded landscape design and enhanced lighting
- ▀ A café pavilion operated by local restaurateur, Anna Valero



The Downtown Business Improvement District will manage day to day park operations and special events schedule.



## SPECS

### TENANT A

**Square Footage** | 3,503 SF

**Frontage** | +/- 100'

**Ceiling Heights** | 12'5"

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

### TENANT B

**Square Footage** | 979 SF

**Frontage** | 22'

**Ceiling Heights** | 12'5"

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request





### OFFICE MARKET

WITHIN .25 MILE

## 20.3M SF

90% OCCUPANCY

### HOTEL ROOMS

WITHIN .25 MILE

## 3,200 KEYS

### AVERAGE METRO EXITS

MCPHERSON EXIT WEEKDAYS

## 13,950

A TOP TEN BUSIEST

### RETAIL CO-TENANCY

MCPHERSON RETAIL NODE

## 650,000 SF

ALMOST 200 RESTAURANTS & SHOPS

### DEMOGRAPHICS

	.5 Miles	1 Miles	3 Mile
EMPLOYEES	119,724	289,664	608,599
BUSINESSES	6,151	14,878	30,442
POPULATION	14,176	60,972	387,827
AVG HOUSEHOLD INCOME	\$133,322	\$133,589	\$130,904

### CONTACT

**David Dochter**  
202.971.8989  
david@dochalex.com

**Matthew Alexander**  
202.971.8788  
matthew@dochalex.com

**Laura Bellantoni**  
202.763.7213  
laura@dochalex.com

**DOCHALEX.COM**