DOCHTER & ALEXANDER
RETAIL ADVISORS

MEAG A Munich Re company

1440
NEW YORK AVE NW
WASHINGTON, DC

Square Footage | 859 - 3,974 SF **Timing |** Immediate **Window Frontage |** +/- 10' 6" **Ceiling Heights |** 13' 5"

CONTACT

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HIGHLIGHTS

- Uniquely located space which captures foot traffic from **immediate office density** and tourist traffic driven by **The White House** nearby and **The National Mall**
- Heavily trafficked **Metro Center** and **McPherson Square Metro** stations are both within 2 blocks
- Positioned between multiple **high-volume restaurants**

NEARBY TENANTS

OLD EBBITT GRILL
OCEAN PRIME
CVS pharmacy
astro doughnuts & fried chicken
WILLARD INTERCONTINENTAL WASHINGTON DC
Joe's
WARNER THEATRE
POTBELLY SANDWICH SHOP

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Washington, DC

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SPECS

SPACE A

Square Footage | 859 RSF

Ceiling Heights | 13' 5"

Timing | Arranged

Rent/Nets | Pricing Upon Request

SPACE B

Square Footage | 3,115 RSF

Ceiling Heights | 13' 5"

Timing | Immediate

Rent/Nets | Pricing Upon Request

COMBINED SPACE

Square Footage | 3,974 RSF

Ceiling Heights | 13' 5"

Timing | Arranged

Rent/Nets | Pricing Upon Request

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DOCHALEX.COM

DAYTIME POPULATION
WITHIN .25 MILE

16,546

HOTEL ROOMS
WITHIN .25 MILE

2,120 KEYS

AVERAGE METRO EXITS
WEEKLY AVERAGE

11,729 MCPHERSON

23,773 METRO CENTER

DEMOGRAPHICS	1/4 Mile	1/2 Mile	1 Mile
DAYTIME POPULATION	16,546	83,977	228,681
BUSINESSES	1,459	6,670	14,002
POPULATION	408	3,795	56,324
AVG HOUSEHOLD INCOME	$155,691	$169,327	$145,700

2021 Demographics*

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