



1919 PENNSYLVANIA AVE NW WASHINGTON, DC | CENTRAL BUSINESS DISTRICT

**Square Footage | +/- 1,285 - 8,349** SF

Ceiling Height | 14'8"

Rent/Nets | Negotiable

Timing | Immediate/Arranged

### CONTACT

#### Laura Bellantoni

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#### **Matthew Alexander**

202.971.8788 | matthew@dochalex.com

#### **David Dochter**

202.971.8989 | david@dochalex.com

#### HIGHLIGHTS

- Prime corners and second generation QSR space centrally located along the Pennsylvania Avenue corridor, adjacent to George Washington University, The World Bank, and blocks from the White House
- Great frontage opportunity with access to West End
  residential, dense office population and George Washington
  University

## **NEARBY TENANTS**





















### **EYE STREET NW**





# **SPECS**

#### SPACE A

Square Footage | 4,824 SF

Ceiling Heights | 14' 10"

slab to slab

Timing | Immediate

Rent/Nets | Pricing Upon Request

### SPACE A + B

Square Footage | 8,349 SF

Ceiling Heights | 14' 10" - 15' 12" slab to slab

# SPACE B

**Square Footage** | 3,525 SF

Ceiling Heights | 15' 12"

slab to slab

Timing | Immediate

Rent/Nets | Pricing Upon Request

### SPACE C

Square Footage | 1,285 SF

Ceiling Heights | 10' 6"

slab to slab

Timing | Immediate

Rent/Nets | Pricing Upon Request

# SPACE D

**Square Footage** 4,940 SF

Ceiling Heights | 10' 6"

slab to slab

Timing | Immediate

Rent/Nets | Pricing Upon Request

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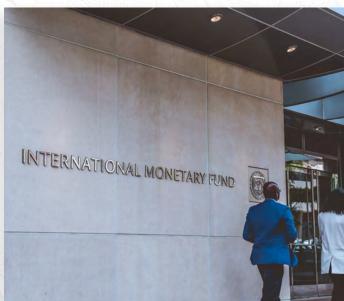
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STUDENTS & FACULTY
ENROLLED AT GWU

33,278

NEARBY EMPLOYERS
OFFICE TENANTS







AVERAGE METRO RIDERS
AT FARRAGUT WEST

19,950 AWD EXITS EMPLOYEES WITHIN A HALF MILE

148,362

DEMOGRAPHICS*	.25 Miles	.5 Miles	1 Mile
*Data pulled from 2021			
POPULATION	1,373	16,273	51,531
DAYTIME POPULATION	31,483	88,910	196,665
AVERAGE HOUSEHOLD INCOME	\$90,226	\$115,067	\$150,651
BACHELOR'S DEGREE +	77.27%	85.2%	86.52%