



DOCHTER & ALEXANDER
RETAIL ADVISORS



1123 18TH STREET NW

WASHINGTON, DC | CBD

Square Footage | 1,474 SF

Timing | Immediate

Rent | \$70 NNN

A CBD PROPERTY

CONTACT

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HIGHLIGHTS

- Excellent metro rail exposure. **Farragut North** (Red), **Farragut West** (Orange, Blue, Silver) **50,714 riders per day**
- Located in the heart of the Golden Triangle with a **walk score of 98 out of 100**
- 54,699 Employees** within .25 miles
- \$89,600** average Golden Triangle employee salary

NEARBY TENANTS



RETAILERS WITHIN A 5 MINUTE WALK

M DUPONT SOUTH

Demographics

	5 Mile Radius	1 Mile Radius	Golden Triangle Trade Area	
Population	15,042	71,771	Square Blocks	43
Median Household Income	\$130,560	\$150,579	Daytime Population	85,000
Households	9,837	40,672	Average Salary	\$105,000
Employees	139,013	267,163	Hotels	2,815
Businesses	8,736	15,322	Businesses	5,570

Office Tenants

IN BUILDING

NEARBY

CONNECTICUT AVE 29,200 VPD

19TH STREET

L STREET

M FARRAGUT NORTH

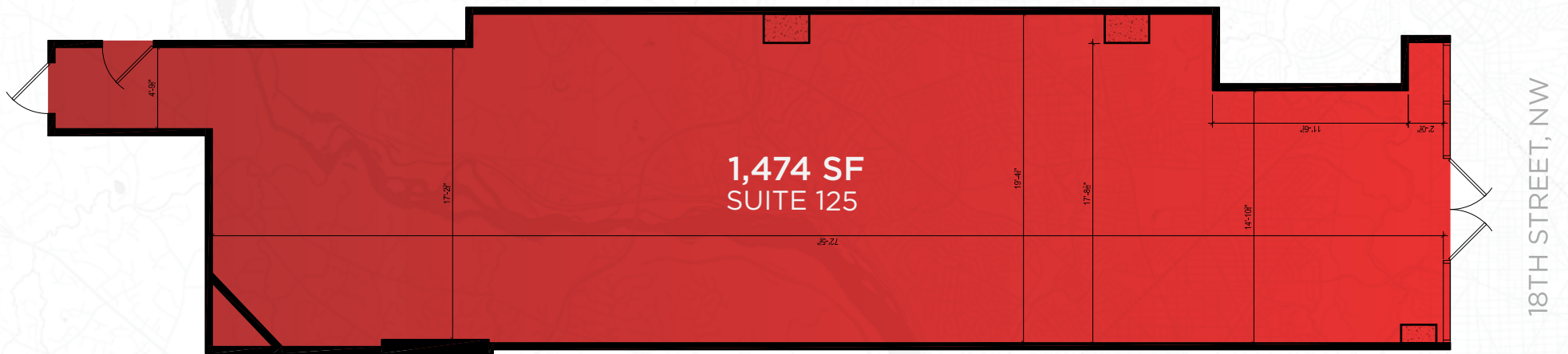
M FARRAGUT WEST



TROPHY OFFICE DELIVERING 2019

TROPHY OFFICE DELIVERING 2021

ALEXANDER COURT OFFICE



SPECS

Square Footage | 1,474 SF

Ceiling Heights | 11'9"

Timing | Immediately

Rent/Nets | \$70 NNN

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