



DOCHTER & ALEXANDER  
RETAIL ADVISORS

OWNED & MANAGED BY  
**Brookfield**  
Properties



SUITE 103 | 2,038 SF

SUITE 104 | 1,039 SF

BLANK STREET COFFEE

EAGLE BANK

EAGLE BANK

1228

GET ON THE MONEY  
WITH OUR  
5%  
3.9%  
3.9%

1250  
CONNECTICUT  
AVENUE

Square Footage | 1,039 - 3,077 SF

Ceiling Heights | 14' 8"

Frontage | 20' - 42'

Timing | Arranged

DUPONT SOUTH / CBD

CONTACT

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HIGHLIGHTS

- One block south of Dupont Circle Metro station, which sees 10,638 average weekday entries
- Located alongside a dynamic lineup of neighbors including Warby Parker, JAVAN, CAVA, and Blank Street Coffee
- At the crossroads of office and residential neighborhoods, including Dupont Circle, West End, and the Central Business District – a true 24/7 market

NEARBY TENANTS



# NEIGHBORHOOD DRIVERS

\*2023 Data

## DUPONT ESTABLISHED RESIDENTIAL IN HISTORIC NEIGHBORHOOD

- ▼ 16,252 Residents
- ▼ \$179,839 Avg Household Income
- ▼ 93.26% Bachelors Degree +
- ▼ 24,827 Daytime Population
- ▼ \$6,675 Avg Food Away from Home Spend

TO MINUTE WALK

GEORGETOWN

## WEST END LUXURY RESIDENTIAL AND TROPHY OFFICE NEIGHBORHOOD

- ▼ 5,697 Residents
- ▼ \$191,963 Avg Household Income
- ▼ 3.01 Million Square Feet of Office
- ▼ 15,591 Daytime Population
- ▼ \$7,159 Avg Spend Food Away from Home

DUPONT CIRCLE

LOGAN CIRCLE

1250 CONNECTICUT AVE NW

N STREET NW

CONNECTICUT AVE NW

## MIDTOWN URBAN OFFICE HUB

- ▼ 46,554 Daytime Population
- ▼ \$79,522 Median HH Income
- ▼ 2,027 Businesses
- ▼ 83.47% Bachelor Degree +

## CENTRAL BUSINESS DISTRICT PRIVATE SECTOR OFFICE HUB

- ▼ 95,065 Total Employees
- ▼ 37.66 Million Square Feet of Office
- ▼ \$77,609 Per Capita Income
- ▼ 103,035 Daytime Population

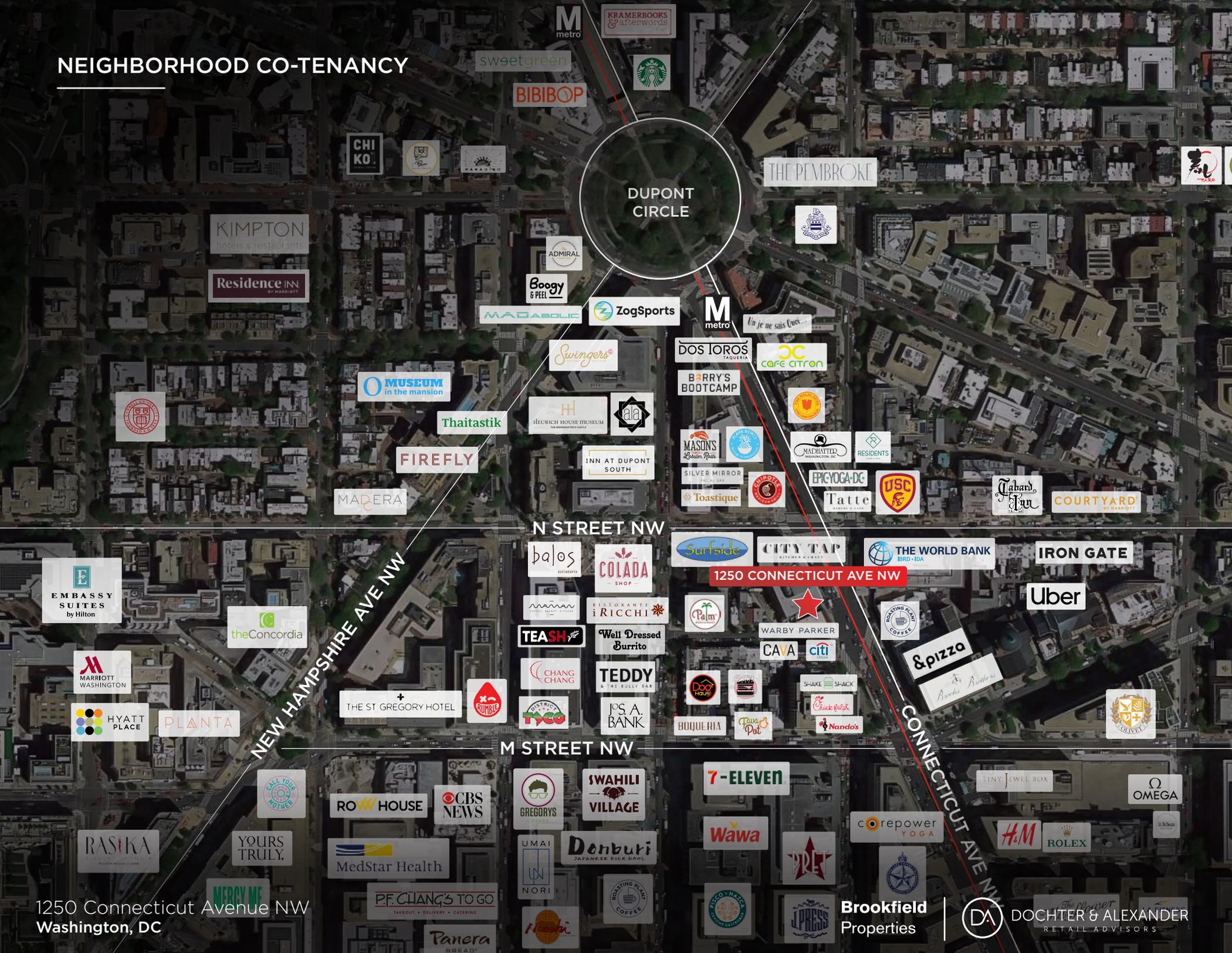
GW HOSPITAL

GEORGE WASHINGTON UNIVERSITY

EAST END

THE WHITE HOUSE

# NEIGHBORHOOD CO-TENANCY



DUPONT  
CIRCLE

THE PEMBROKE

KIMPTON  
hotels & restaurants

Residence INN  
BY HARRIOTT

MUSEUM  
in the mansion

Thaistastik

FIREFLY

MADERA

N STREET NW

1250 CONNECTICUT AVE NW

IRON GATE

Uber

M STREET NW

CONNECTICUT AVE NW

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**NEARBY CO-TENANCY**

INN AT DUPONT SOUTH

19<sup>TH</sup> Street NW 5,540 ADT

18<sup>TH</sup> Street NW 5,083 ADT

- ▼ Situated **one block south of DuPont Circle**
- ▼ Located at the convergence of the **CBD** and **DuPont Circle** submarkets with proximity to the **West End** neighborhood
- ▼ Retailers at this location have exposure to **18,000+ residents** in **DuPont Circle** and the **West End** and over **116,000 daily workers** who visit the **CBD**

balos  
estiatorio

COLADA  
SHOP

RISTORANTE  
i RICCHI

wavan  
COFFEE BAKERY KITCHEN

Well Dressed  
Burrito

TEDDY  
& THE BULLY BAR

CHANG  
CHANG

DISTRICT  
TACO

JOS. A.  
BANK

MASON'S  
FAMOUS  
Lobster Rolls

SILVER MIRROR  
FACIAL BAR

Toastique

mobydick  
HOUSE OF KABOB

WELLS  
FARGO

N Street NW 2,895 ADT

Surfside

CITY TAP  
KITCHEN & CRAFT

1250  
CONNECTICUT  
AVENUE

JAVAN  
ANTI AGING AND WELLNESS INSTITUTE

WARBY PARKER

Palm  
RESTAURANT

Fireola's  
RESTAURANT

Giovanni's Trattú  
ITALIAN  
VENETIAN CUISINE

citi  
Citibank

CAVA

Jefferson Place NW 1,432 ADT

SHAKE SHACK

MAYFLOWER

REWIND  
by decades

rosebar

&pizza

Doo! Haus

Bullies

Chick-fil-A

SH

Nando's

BOQUERIA

Fava Pot

Ozio

Brooks Brothers

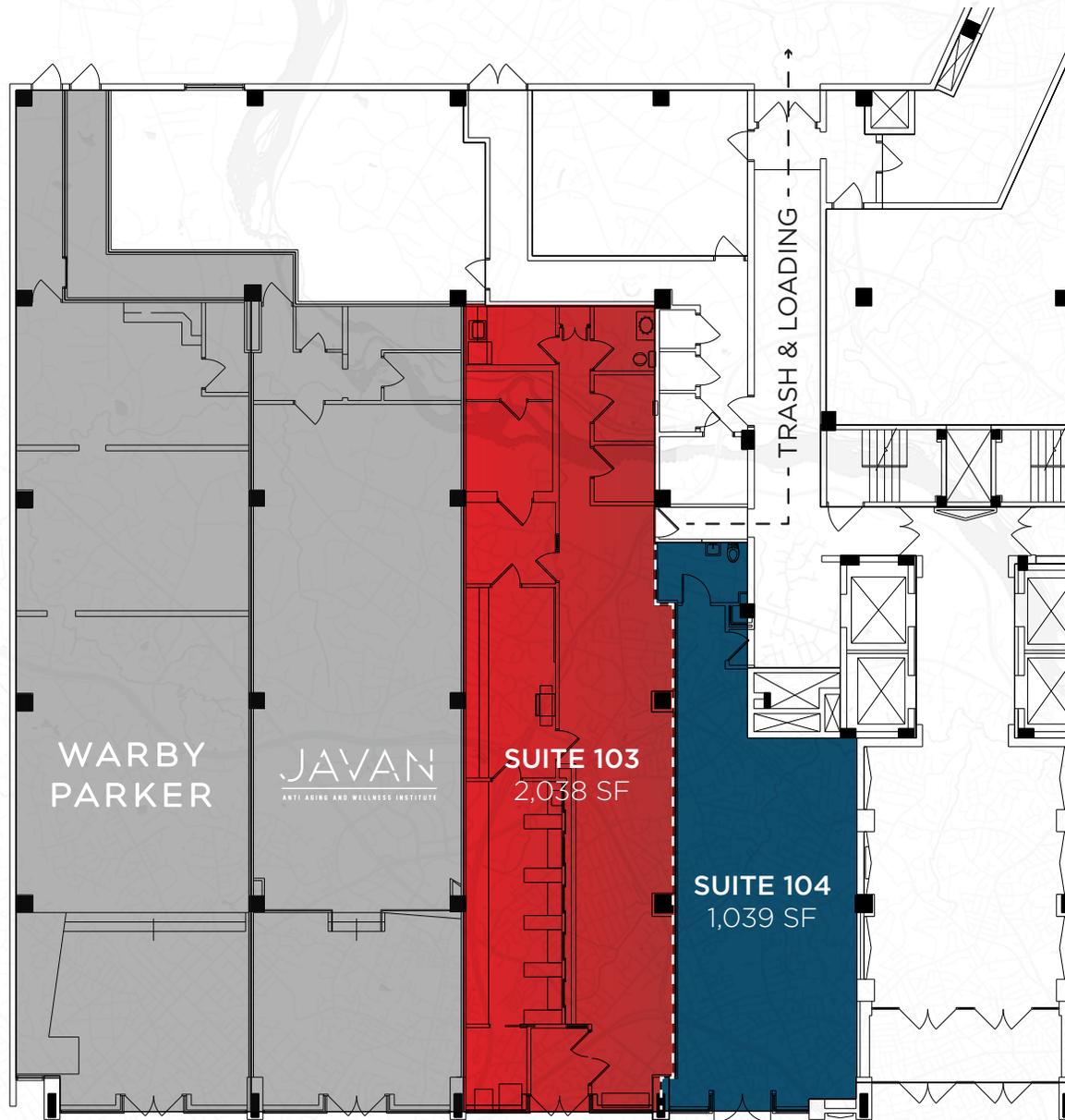
M Street NW 15,125 ADT

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# FULL FLOORPLAN



## SPECS

### SUITE 103

Square Footage | 2,038 SF

Frontage | 20'

Ceiling Heights | 14' 8"

Timing | Arranged

Rent/Nets | Available Upon Request

### SUITE 104

Square Footage | 1,039 SF

Frontage | 22'

Ceiling Heights | 14' 8"

Timing | Arranged

Rent/Nets | Available Upon Request

## CONTACT

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[DOCHALEX.COM](https://www.dochalex.com)

CONNECTICUT AVENUE NW

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**RETAIL CORRIDOR**  
ON CONNECTICUT AVENUE

**983,050 SF**

**AVERAGE DAILY METRO RIDERS**  
AT DUPONT METRO STATION

**11,297**  
WEEKDAYS

**8,743**  
WEEKENDS

**DAYTIME POPULATION**  
WITHIN A 5-MINUTE WALK

**26,827**

**NEARBY EMBASSIES**  
WITHIN A 5-MINUTE WALK

**10**

**DEMOGRAPHICS\***

	<b>.25 Miles</b>	<b>.5 Miles</b>	<b>1 Mile</b>
AVERAGE HOUSEHOLD INCOME	\$147,085	\$169,884	\$190,557
FOOD AWAY FROM HOME (AVG)	\$5,811	\$6,679	\$7,399
TOTAL BUSINESSES	2,666	8,276	15,275
TOTAL EMPLOYEES	33,591	110,129	235,402
TOTAL HOUSING UNITS	3,029	14,475	49,388

*\*2025 Data*