



DOCHTER & ALEXANDER
RETAIL ADVISORS



1350

1350 EYE STREET WASHINGTON, DC

Square Footage | 894 - 3,514 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

PREMIER RESTAURANT SPACE

CONTACT

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HIGHLIGHTS

- Located across from **McPherson Square Metro** at 14th 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

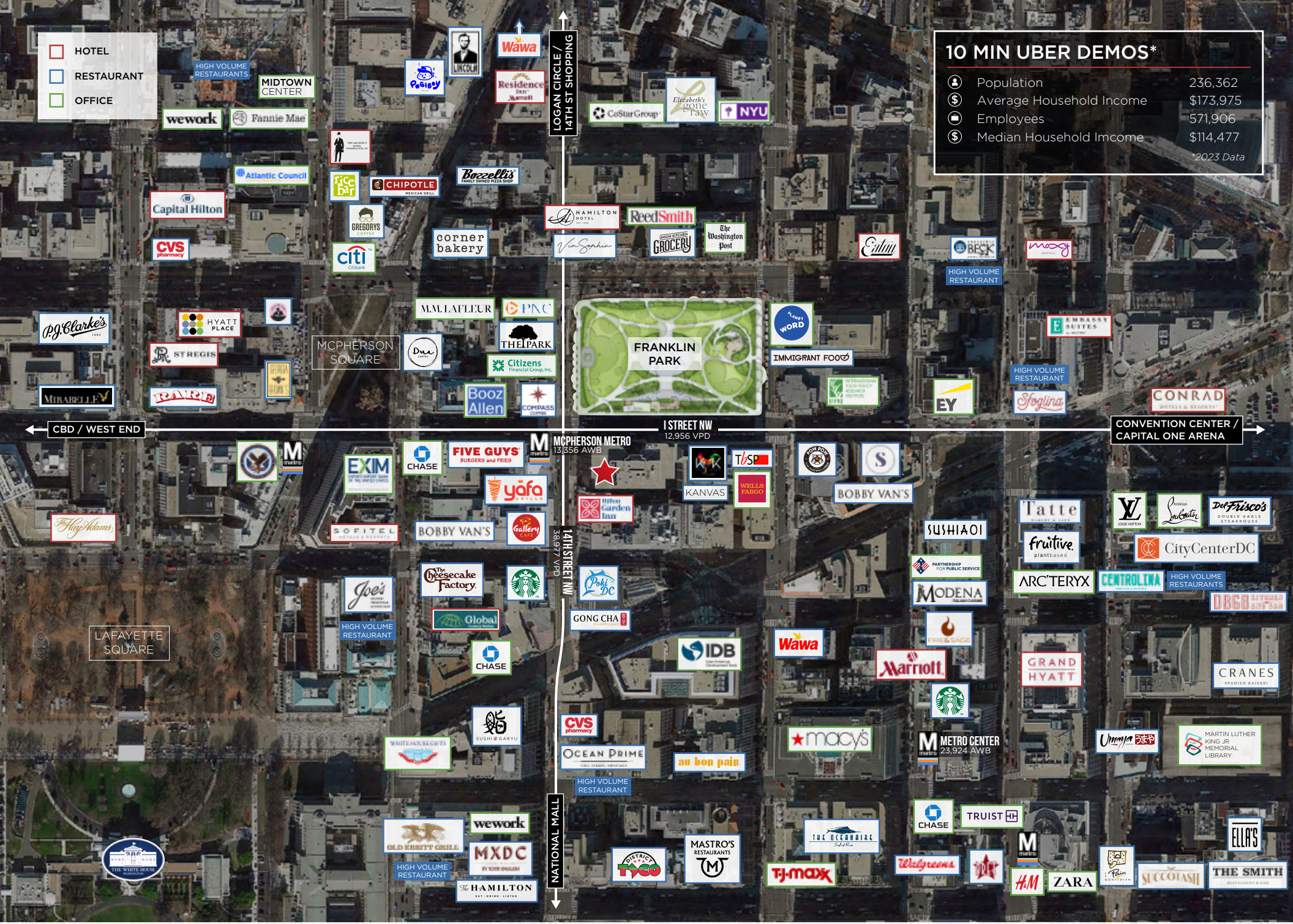


- HOTEL
- RESTAURANT
- OFFICE

10 MIN UBER DEMOS*

👤 Population	236,362
💰 Average Household Income	\$173,975
👤 Employees	571,906
💰 Median Household Income	\$114,477

*2023 Data



1350 Eye Street NW
Washington, DC

Franklin Park Revitalization Project

The **largest green space** in downtown Washington, DC has remained a captivating focal point for the community for **122 years**. The District set aside **\$21 Million** for a historic overhaul of the **4.79-acre urban park** which now serves as a **venue for various events** and **community engagement** such as:

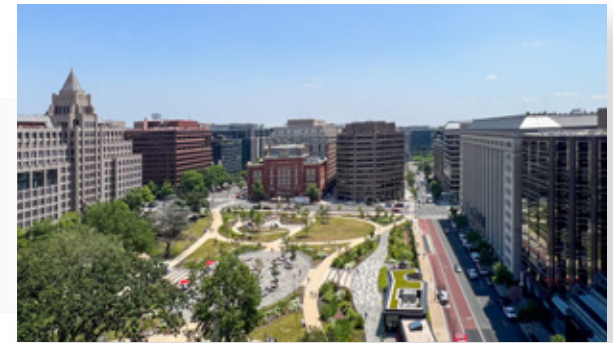
- A revitalized central fountain and plaza
- A "children's garden" with climbing structures and an outdoor classroom
- An upgraded landscape design and enhanced lighting
- A café pavilion operated by local restaurateur, Anna Valero
- Events such as movie nights and concert series

K STREET NW

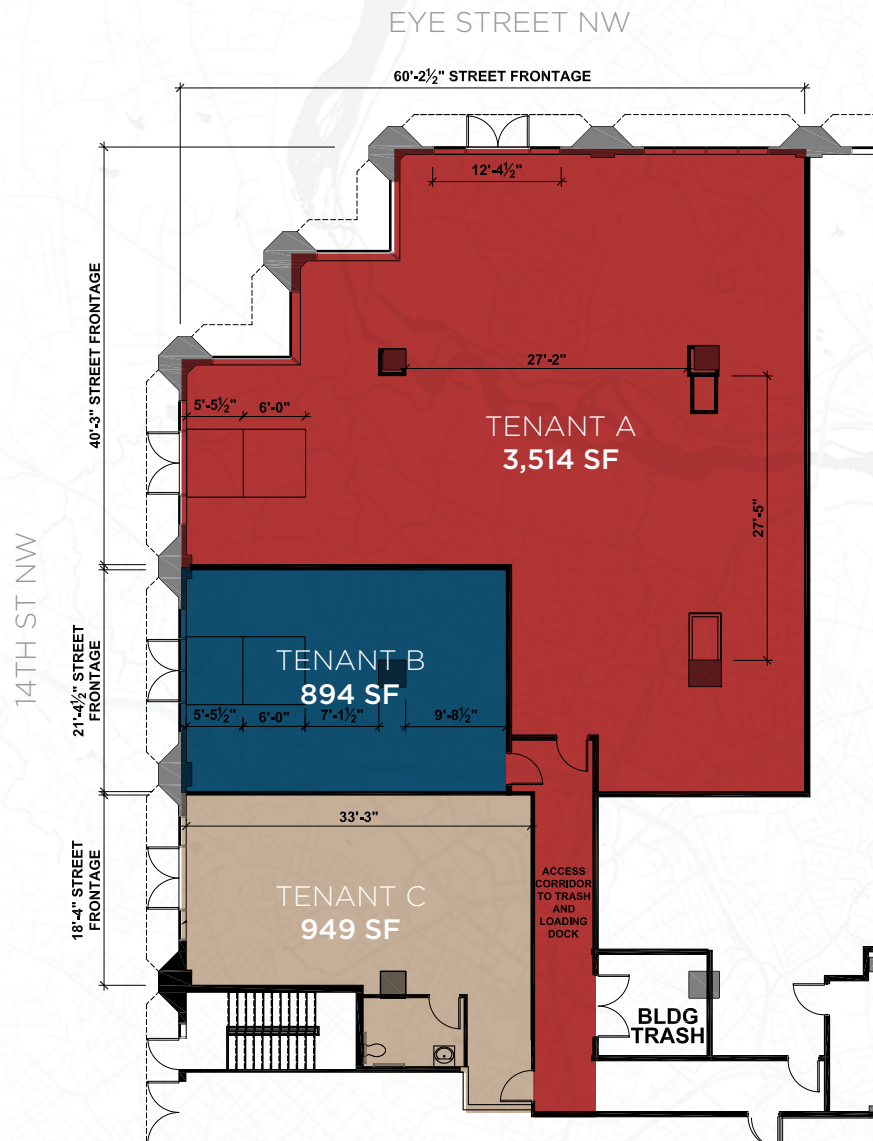
14TH STREET



EYE STREET NW



FLOORPLAN



SPECS

TENANT A

Square Footage | 3,514 SF

Frontage | +/- 100'3"

Ceiling Heights | 11'3"

Timing | Immediate

Rent/Nets | Pricing Upon Request

TENANT A VIRTUAL TOUR

TENANT C

Square Footage | 949 SF

Frontage | 18'4"

Ceiling Heights | 10'10" Slab to Slab

Timing | Arranged

Rent/Nets | Pricing Upon Request

TENANT C VIRTUAL TOUR

TENANT B

Square Footage | 894 SF

Frontage | 21'4"

Ceiling Heights | 11'5" Slab to Slab

Timing | Immediate

Rent/Nets | Pricing Upon Request

TENANT B VIRTUAL TOUR

TENANT B + C

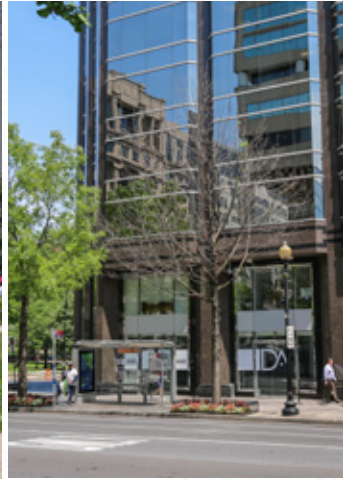
Square Footage | 1,843 SF

Frontage | 39'8"

Ceiling Heights | 10'10" - 11'5" Slab to Slab

Timing | Arranged

Rent/Nets | Pricing Upon Request



OFFICE MARKET

WITHIN .25 MILE

20.3M SF

90% OCCUPANCY

HOTEL ROOMS

WITHIN .25 MILE

3,200 KEYS

AVERAGE DAILY METRO EXITS

AT MCPHERSON SQUARE DURING WEEKDAYS

5,503

A TOP TEN BUSIEST

DEMOGRAPHICS*

	.5 Miles	1 Mile	3 Miles
EMPLOYEES	133,383	313,629	680,277
NUMBER OF OFFICE BUILDINGS	304	915	1,617
FOOD AWAY FROM HOME (AVG)	\$6,192	\$6,294	\$6,431
OFFICE SF	52,300,161	106,717,832	176,932,826

**2023 Data*

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