



1919 PENNSYLVANIA AVE NW
WASHINGTON, DC | CENTRAL BUSINESS DISTRICT

Square Footage | +/- 3,525 - 8,349 SF

Ceiling Height | 14' 10" - 16' slab to slab

Rent/Nets | Negotiable

Timing | Immediate

CONTACT

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HIGHLIGHTS

- Prime corner and second generation 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



CONCEPTUAL STOREFRONT RENDERING



FULL SERVICE RESTAURANT

1919 Pennsylvania Ave NW
Washington, DC

7 MINUTE WALK TIME DEMOS

TOTAL POPULATION	7,031
DAYTIME POPULATION	78,876
TOTAL HOUSING UNITS	1,730
AVERAGE HH INCOME	\$83,337
BACHELOR'S DEGREE +	79%

- OFFICE
- RESTAURANT/GROCERY
- HOTEL

WEST END
LUXURY RESIDENTIAL AND TROPHY OFFICE NEIGHBORHOOD

- 4,545 Residents
- \$184,071 Avg Household Income
- 3 Million Square Feet of Office
- 13,349 Daytime Population
- \$8,061 Avg Spend Food Away from Home

CENTRAL BUSINESS DISTRICT
PRIVATE SECTOR OFFICE HUB

- 71,171 Workers in Dense Office
- 33,512,524 Square Feet of Office
- \$71,171 Avg Worker Salary
- 31 Top 100 Law Firms

FOGGY BOTTOM

- GW UNIVERSITY & STATE DEPT
- 6,650 Housing Units
 - \$894,785 Average Home Value
 - 54,457 Daytime Population
 - 11,502 GW University undergrads

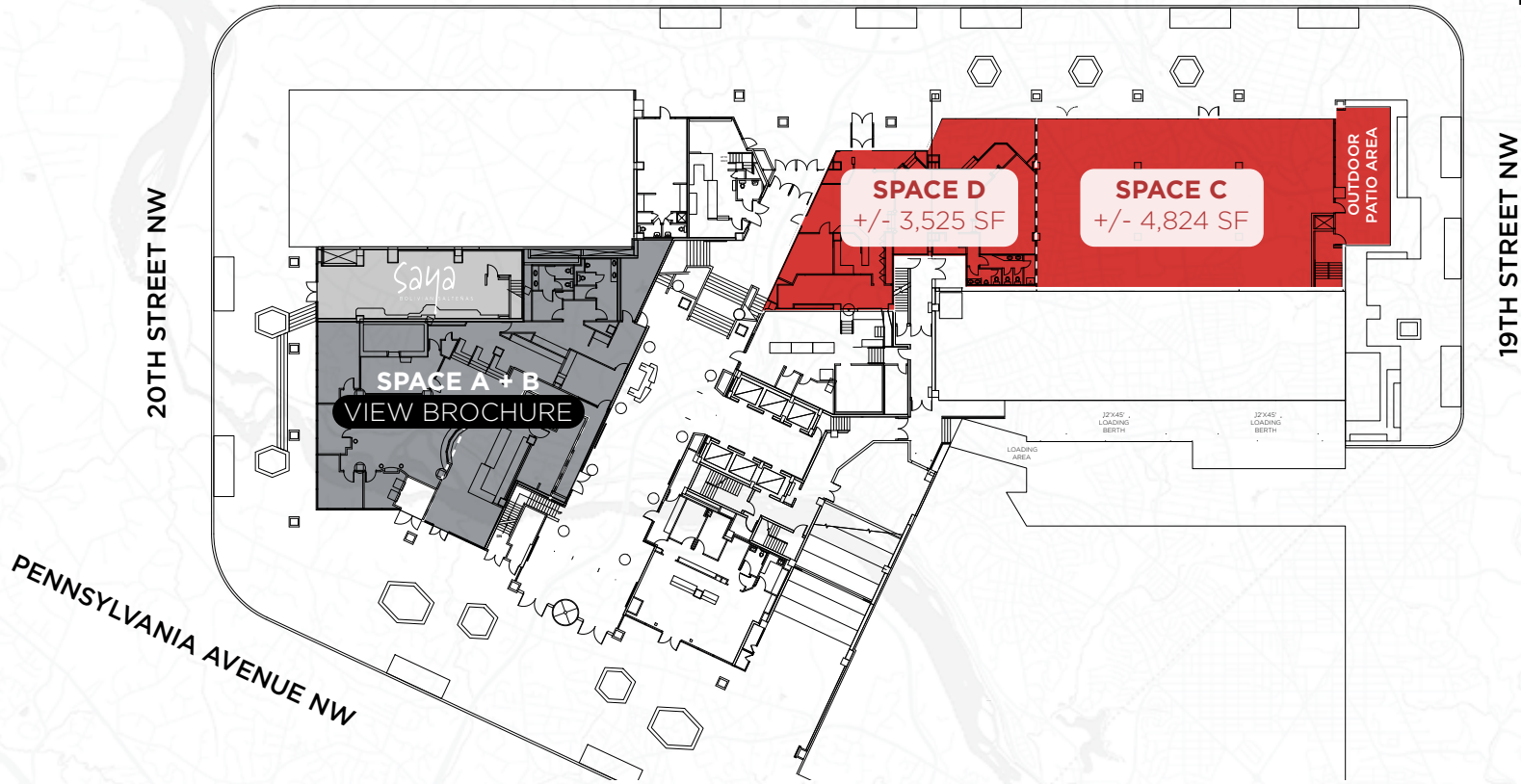
THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC
UNDERGRAD | 11,502
FULL ENROLLMENT | 26,457
FACULTY | 2,035



EYE STREET NW

Farragut West
5,990 AWD EXITS

1 BLOCK 



SPECS

SPACE C

Square Footage | 4,824 SF

Ceiling Heights | 14' 10"
slab to slab

Timing | Immediate

Rent/Nets | Pricing Upon Request

SPACE D

Square Footage | 3,525 SF

Ceiling Heights | 16'
slab to slab

Timing | Immediate

Rent/Nets | Pricing Upon Request

SPACE C + D

Square Footage | 8,349 SF

Ceiling Heights | 14' 10" - 16'
slab to slab

Timing | Immediate

Rent/Nets | Pricing Upon Request

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DOCHALEX.COM

1919 Pennsylvania Ave NW
Washington, DC

 **DOCHTER & ALEXANDER**
RETAIL ADVISORS



UNDERGRADUATE STUDENTS
ENROLLED AT GWU

10,141

NEARBY EMPLOYERS
OFFICE TENANTS



AVERAGE METRO RIDERS
AT FARRAGUT WEST

19,790
AWD EXITS

EMPLOYEES
WITHIN A HALF MILE

135,246

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION

37,122

127,700

283,059

AVERAGE HOUSEHOLD INCOME

\$104,756

\$126,715

\$171,737

AVG. ANNUAL FOOD AWAY FROM HOME SPENT

\$4,863

\$5,730

\$7,605

BACHELOR'S DEGREE +

78.5%

86.2%

87.6%

**2022 Data*