



750 9TH STREET NW
WASHINGTON, DC | EAST END

Square Footage | 2,459 RSF

Timing | Immediate

Rent/Nets | \$48.00 PSF NNN

PREMIER RETAIL SPACE

CONTACT

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HIGHLIGHTS

- High profile retail space downtown
- Steps away from **City Center, Verizon Center, the Portrait Gallery, and the new MLK Jr Memorial Library**
- 24 hour neighborhood** with office, hotel, residential, entertainment, and museums in the area

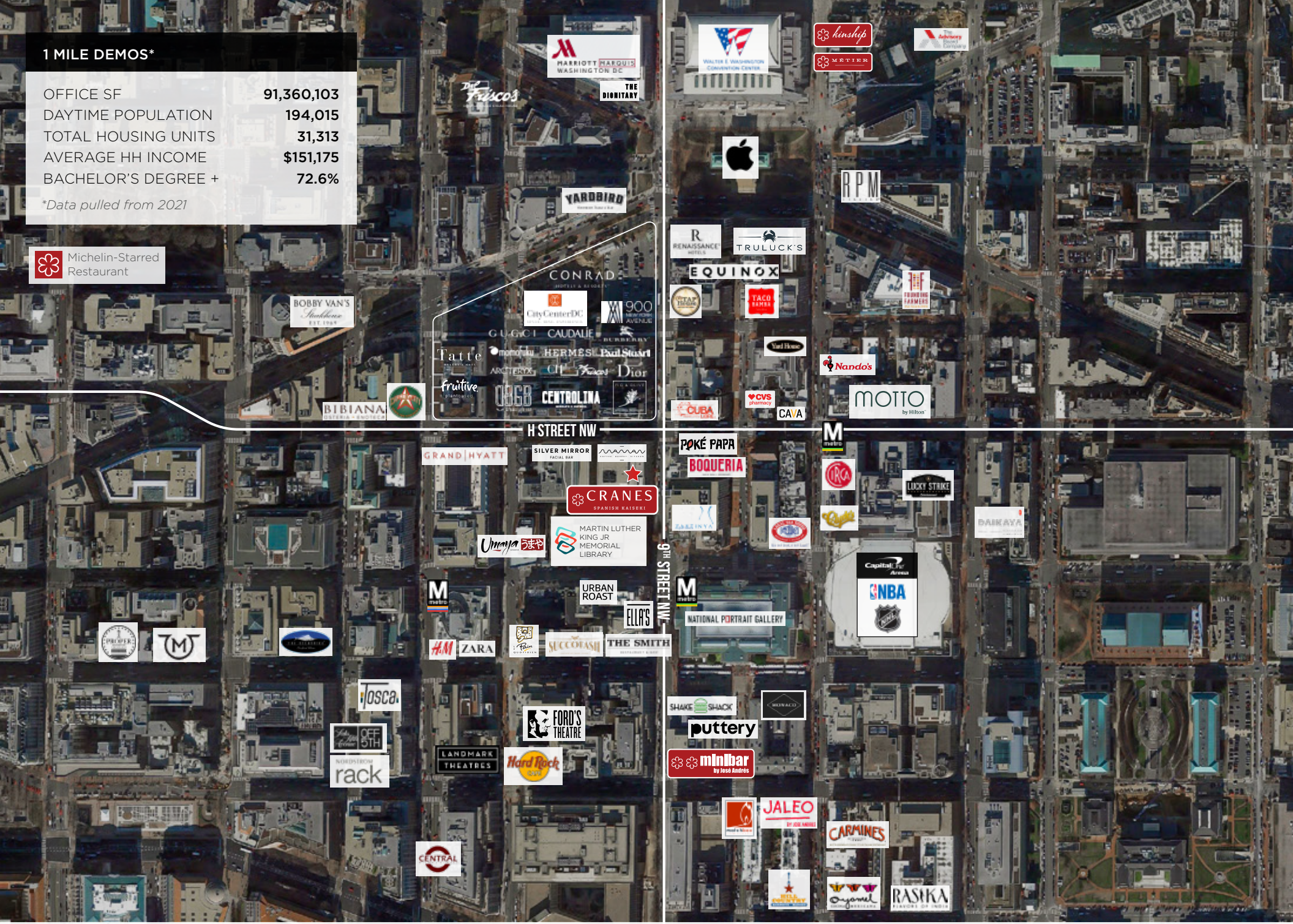
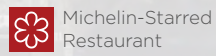
NEARBY TENANTS



1 MILE DEMOS*

OFFICE SF	91,360,103
DAYTIME POPULATION	194,015
TOTAL HOUSING UNITS	31,313
AVERAGE HH INCOME	\$151,175
BACHELOR'S DEGREE +	72.6%

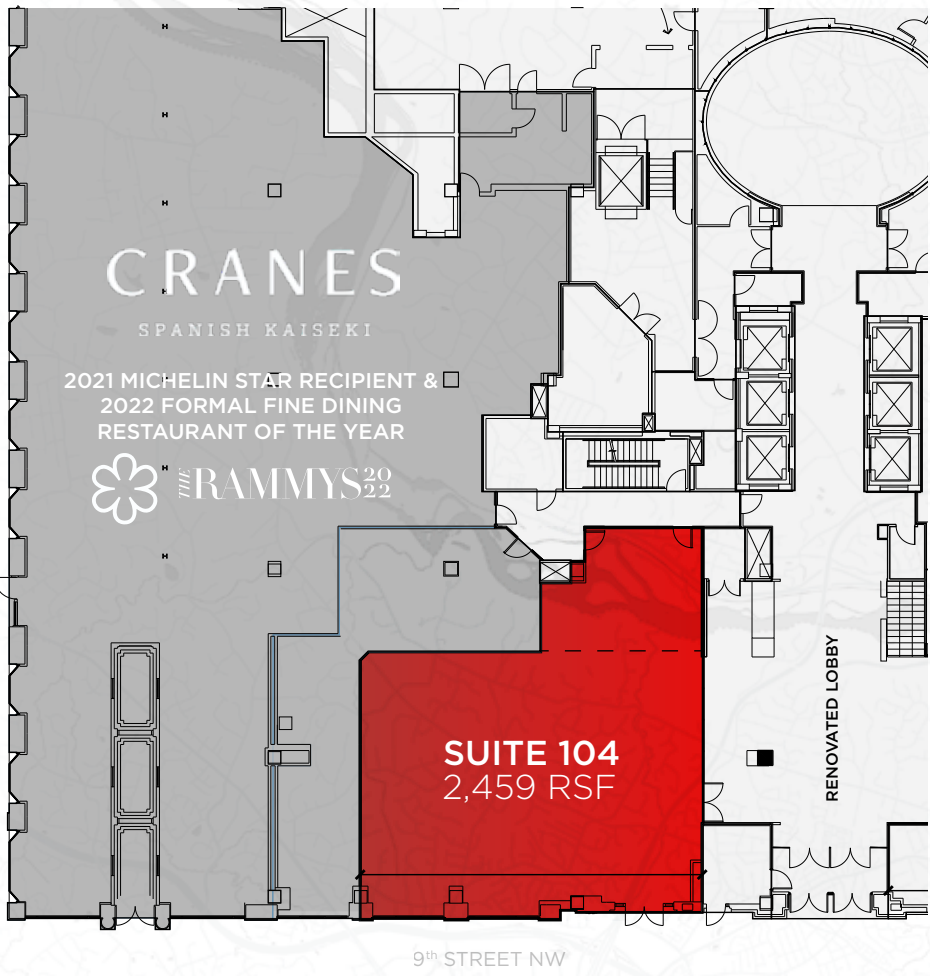
*Data pulled from 2021



750 9th Street NW
Washington, DC

Brookfield
Properties

DA DOCHTER & ALEXANDER
RETAIL ADVISORS



SPECS

SUITE 104

Square Footage | 2,459 SF

Frontage | 54' 3"

Ceiling Heights | 13'

Timing | Immediate

Rent/Nets | \$48.00 PSF NNN

CONTACT

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CONCEPTUAL RENDERINGS

DESIGN CONCEPT FOR SUITE 104



MAIN VIEW

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



ORDERING

- NEW SANDALWOOD LAY-IN CEILING TILE WITH NEW SURFACE MOUNTED FIXTURES
- FEATURE GREATEST HITS ONLY ON NEW MENU BOARDS
- FRAMELESS GLASS SNEEZEGUARD
- PAINTED WOOD SNACKS & IMPULSE DISPLAY
- WHITE METAL STANCHIONS WITH WHITE METAL CHAIN FOR QUEUEING CONTROL

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC

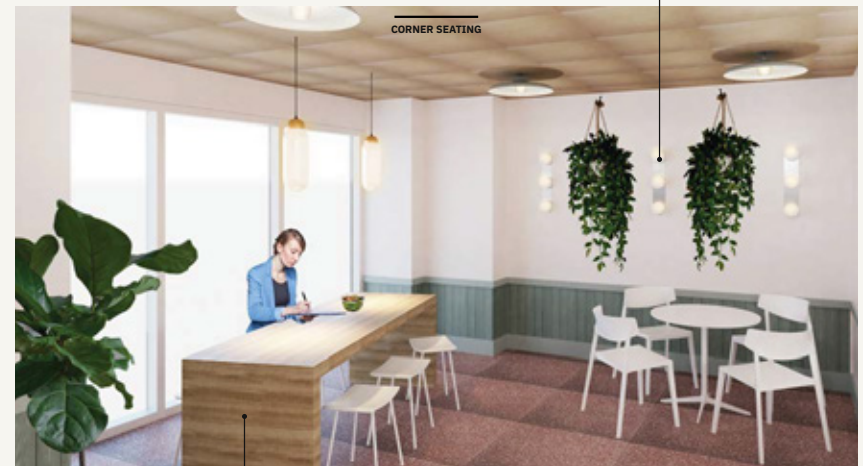


POS AREA

- SANDALWOOD LAY-IN CEILING TILE
- MENU BOARDS ON HINGE WITH STORAGE BEHIND
- PICK-UP ORDERS SHELF
- WHITE SOLID SURFACE COUNTER
- RIBBED TILE COUNTER WITH UNDERCOUNTER ACCENT LIGHTING

COLD GRAB + GO FOOD ITEMS BUILT INTO COUNTER

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC

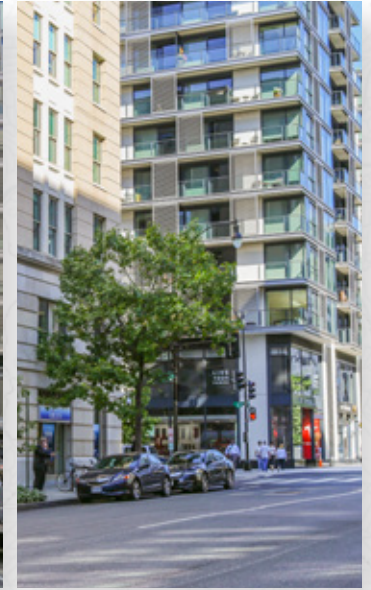
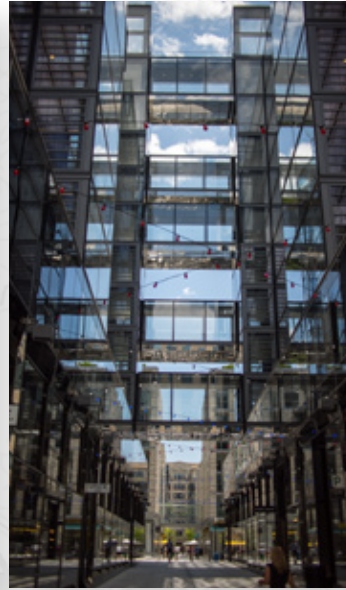


CORNER SEATING

ADD HANGING PLANTS AND SCENES

SIGNATURE COMMUNAL TABLE WITH PENDANT LIGHTS ABOVE

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



HOTEL KEYS
WITHIN .25 MILES

3,613

OFFICE TENANTS
NEARBY

GALLUP COVINGTON
BAKER BOTTS **wework**

AVERAGE METRO RIDERS
IN 2019

24,794 METRO CENTER **47,567** GALLERY PLACE

CAPITAL ONE ARENA TICKETS
SOLD ANNUALLY

4.4M

DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
OFFICE SF	14,971,387	44,839,801	91,360,103
DAYTIME POPULATION	17,168	69,332	194,015
AVERAGE HOUSEHOLD INCOME	\$205,919	\$158,972	\$151,175
BACHELOR'S DEGREE +	81.5%	74.8%	72.6%