



**DOCHTER & ALEXANDER**  
RETAIL ADVISORS

**CONCEPTUAL  
STOREFRONT RENDERING**



**HOMER BUILDING**  
WASHINGTON, DC | EAST END

**Square Footage** | 3,714 - 8,406 SF

**Timing** | Immediate

**Rent/Nets** | Negotiable

**CONTACT**

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**HIGHLIGHTS**

- Next to **Metro Center**, the second busiest station in the entire metro rail system
- Strong retail co-tenancy with **Sephora**, **Nordstrom Rack** and **Saks Off Fifth** nearby
- Major tourist destination just blocks from the **White House** and neighboring the **National Theater & Warner Theater**

**NEARBY TENANTS**



lululemon **athletica**

SEPHORA



NORDSTROM  
rack

MANGO

ZARA

F STREET RETAIL MAP



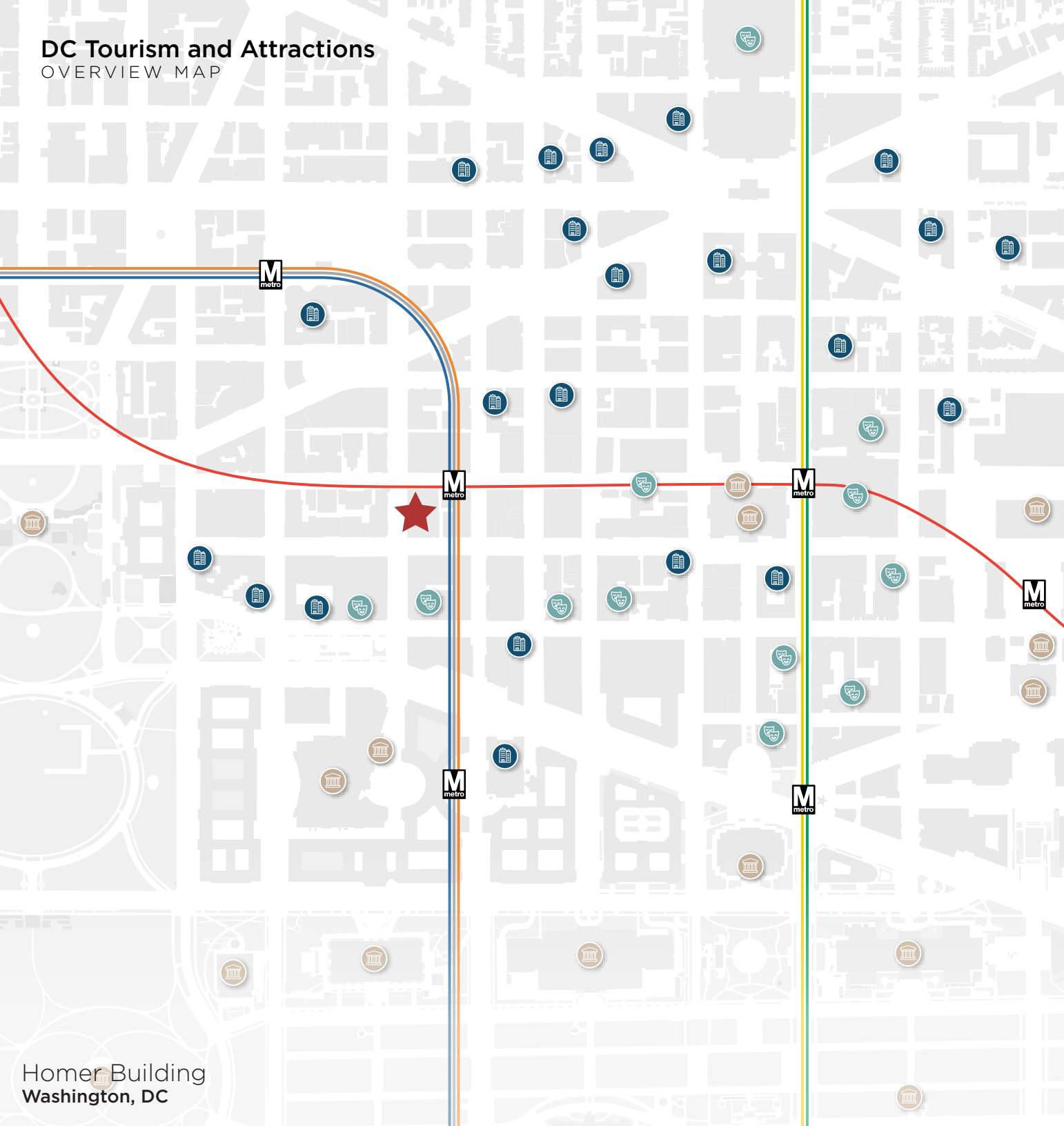
Homer Building  
Washington, DC

Demographics*	.5 Miles	1 Mile	3 Mile
Population	4,232	43,663	397,690
Average Household Income	\$191,916	\$147,371	\$155,026
Businesses	4,299	12,790	29,256
Employees	112,624	312,706	675,391

\*2022 Data

# DC Tourism and Attractions

## OVERVIEW MAP



### HOTELS TOTAL ROOMS | 8,298

SLS Lux Hotel & Residences	198
Hampton by Hilton	228
Renaissance Hotel	807
Embassy Suites by Hilton	384
Harrington Hotel	242
Marriott Washington	459
Hilton Garden Inn	300
Hotel Washington	326
Kimpton Hotel Monaco	184
Riggs DC	181
Fairfield Inn & Suites	198
Motto by Hilton	245
Grand Hyatt Washington	897
AC Hotels	234
MOXY	200
Eaton	209
Marriott Marquis	1175
The Henley Park Hotel	96
Conrad	360
Trump International Hotel	263
JW Marriott Hotel	777
InterContinental Willard	335

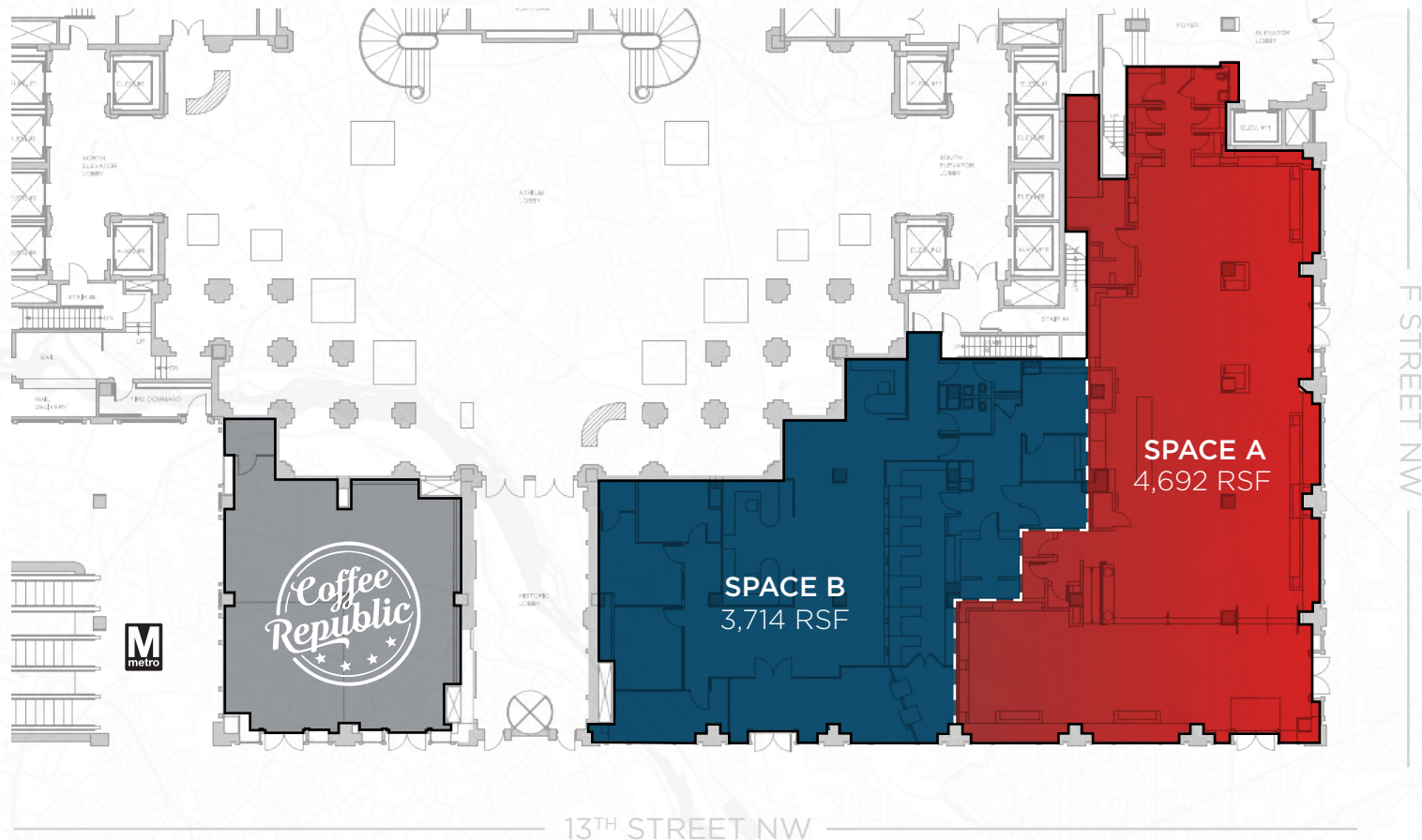
### ENTERTAINMENT TOTAL CAPACITY | 72,915

Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

### MUSEUMS & LANDMARKS TOTAL VISITORS | 18.95M

The White House	1.25M
Ronald Reagan Building	1M
National Portrait Gallery	1.7M
American Art Museum (Smithsonian)	2M
National Archives	1M
National Air and Space Museum (Smithsonian)	3.2M
National Museum of African American History	2M
National Museum of American History	2.8M
National Gallery of Art	4M

Visitor stats from 2019



## SPECS

### SPACE A

**Square Footage** | 4,692 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

### SPACE B

**Square Footage** | 3,714 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

### COMBINED A + B

**Square Footage** | 8,406 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

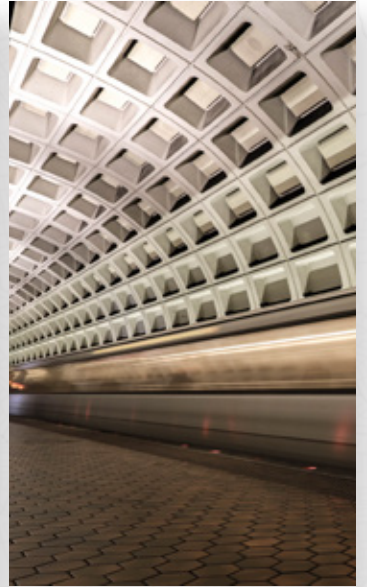
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**DOCHALEX.COM**



**OFFICE SF**  
WITHIN A HALF MILE

**43.3M SF**

**HOTEL ROOMS**  
WITHIN A HALF MILE

**6,828** KEYS

**AVERAGE METRO RIDERS**  
FROM METRO CENTER

**27,090** WKDY EXITS **19,465** WKND EXITS

**ANNUAL THEATRE ATTENDANCE**  
WITHIN 1 MILE

**715,000**

**DEMOGRAPHICS\***

	.5 Miles	1 Mile	2 Miles
DAYTIME POPULATION	114,584	309,840	574,497
OFFICE SQUARE FOOTAGE	44,708,947	103,502,651	152,236,259
BUSINESSES	5,066	13,990	24,811
EMPLOYEES	117,701	306,317	512,230

\*2022 Data