



DOCHTER & ALEXANDER
RETAIL ADVISORS



NATIONAL PLACE

WASHINGTON, DC | EAST END

UP TO 100' SF
FRONTAGE ON F STREET

Square Footage | +/- 1,992 - 35,931 SF

Timing | Immediate

Rent | \$55.00 PSF NNN on Ground Floor

PRIME F STREET PROPERTY

CONTACT

Matthew Alexander
202.971.8788 | matthew@dochalex.com

David Dochter
202.971.8989 | david@dochalex.com

Elena Kozak
301.300.7690 | elena@dochalex.com

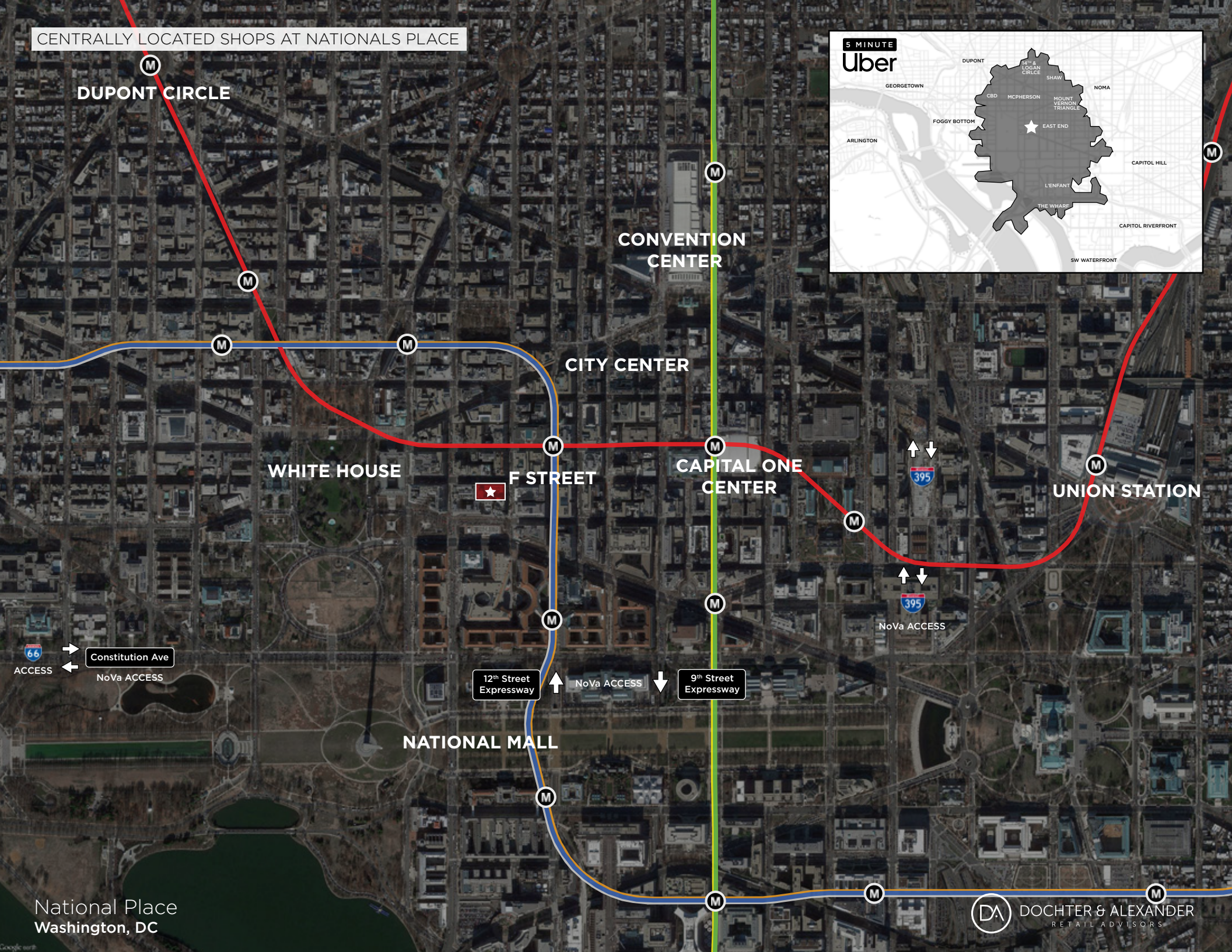
HIGHLIGHTS

- ▼ Downtown DC property, **blocks from the White House** and other major entertainment and tourist attractions
- ▼ **Branding opportunity** on F Street, the office and retail spine of downtown DC
- ▼ 1 block from Metro Center, the **fifth busiest station** in the entire Metro rail system

NEARBY TENANTS



CENTRALLY LOCATED SHOPS AT NATIONALS PLACE



DUPONT CIRCLE

CONVENTION CENTER

CITY CENTER

WHITE HOUSE

F STREET

CAPITAL ONE CENTER

UNION STATION

NATIONAL MALL

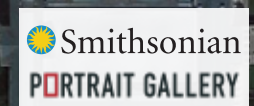
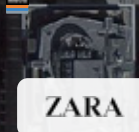
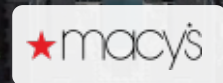
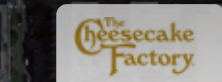
66 ACCESS
Constitution Ave
NoVa ACCESS

12th Street Expressway
NoVa ACCESS
9th Street Expressway

395
NoVa ACCESS

F STREET RETAIL MAP

13TH STREET NW



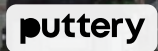
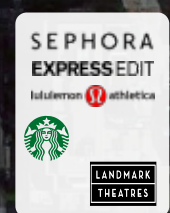
TRANSIT SCORES
 Walk Score | 95
 Transit Score | 100

F STREET NW



WILLARD INTERCONTINENTAL WASHINGTON DC

2 BLOCKS AWAY



PENNSYLVANIA AVE

FEDERAL TRIANGLE

National Place
 Washington, DC



BRAND NEW TWO-STORY STOREFRONT
F STREET NW



1 BLOCK AWAY
METRO CENTER



OFFICE ENTRANCE
F STREET NW



BRAND NEW TWO-STORY STOREFRONT
13TH & F STREET NW

GROUND FLOOR

TENANT A

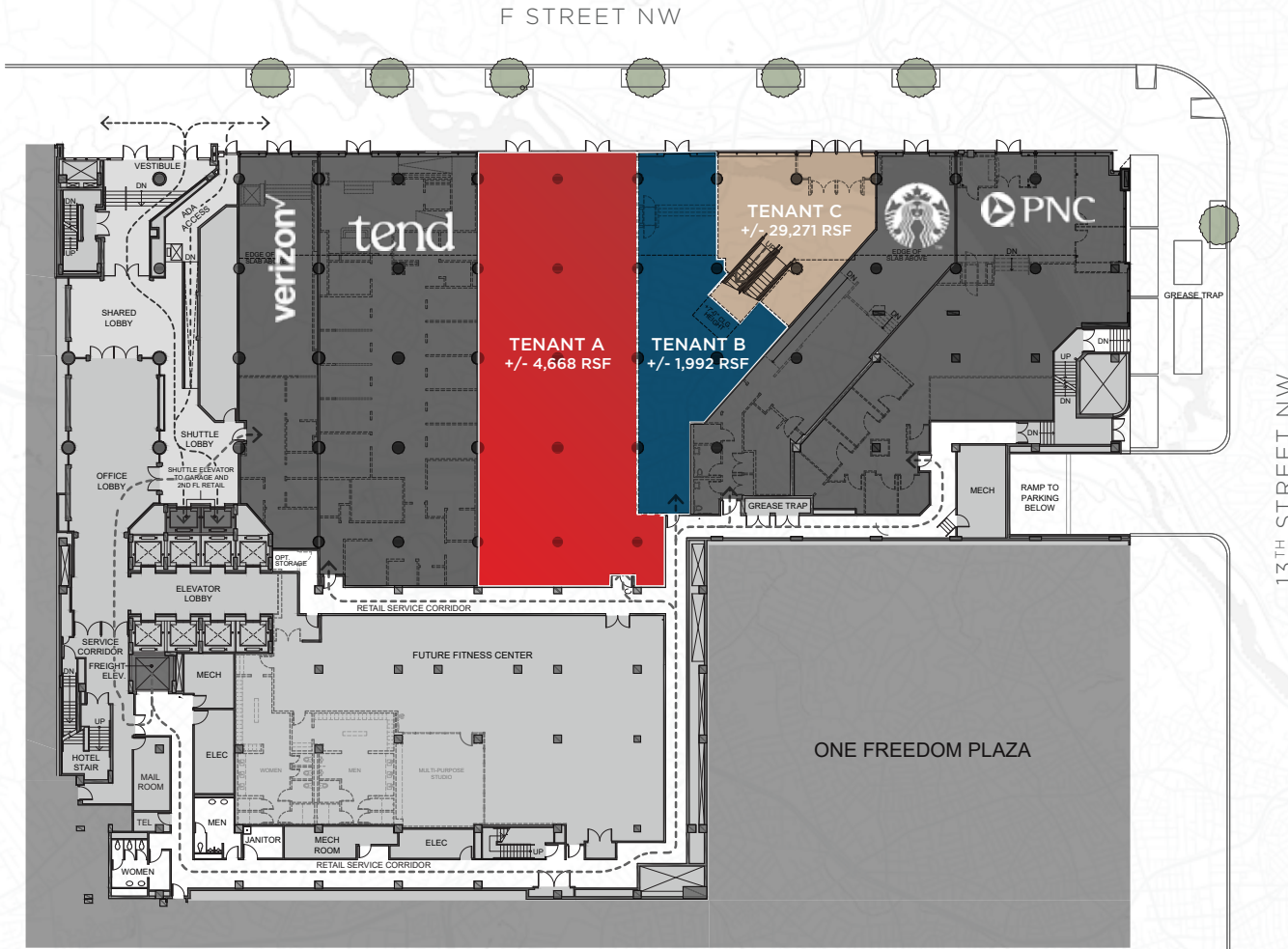
Square Footage | 4,668 SF
Frontage | Up to 40'
Ceiling Height | 8' 4" - 22' 3"
Timing | Immediate
Rent | \$55.00 PSF NNN

TENANT B

Square Footage | 1,992 SF
Frontage | Up to 20'
Ceiling Height | 8' 4" - 22' 4"
Timing | Immediate
Rent | \$55.00 PSF NNN

TENANT C

Square Footage | 1,479 SF Ground Floor
27,792 SF Second Floor
Frontage | Up to 40'
Ceiling Height | 8' 4" - 22' 2"
Timing | Immediate
Rent | \$55.00 PSF NNN



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DOCHALEX.COM

SECOND FLOOR

TENANT C

Square Footage | 1,479 SF Ground Floor
27,792 SF Second Floor

Frontage | Up to 40'

Ceiling Height | 8' 4" - 22' 2"

Timing | Immediate

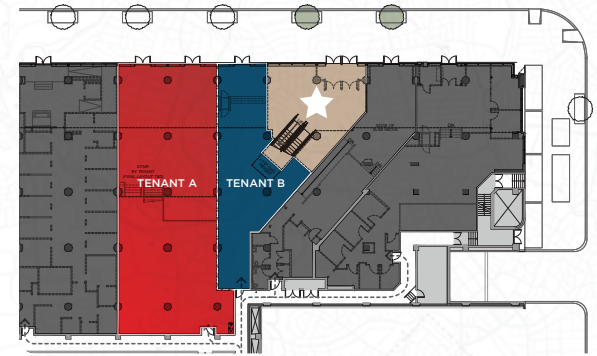
Rent/Nets | Available Upon Request

TENANT A + B + C

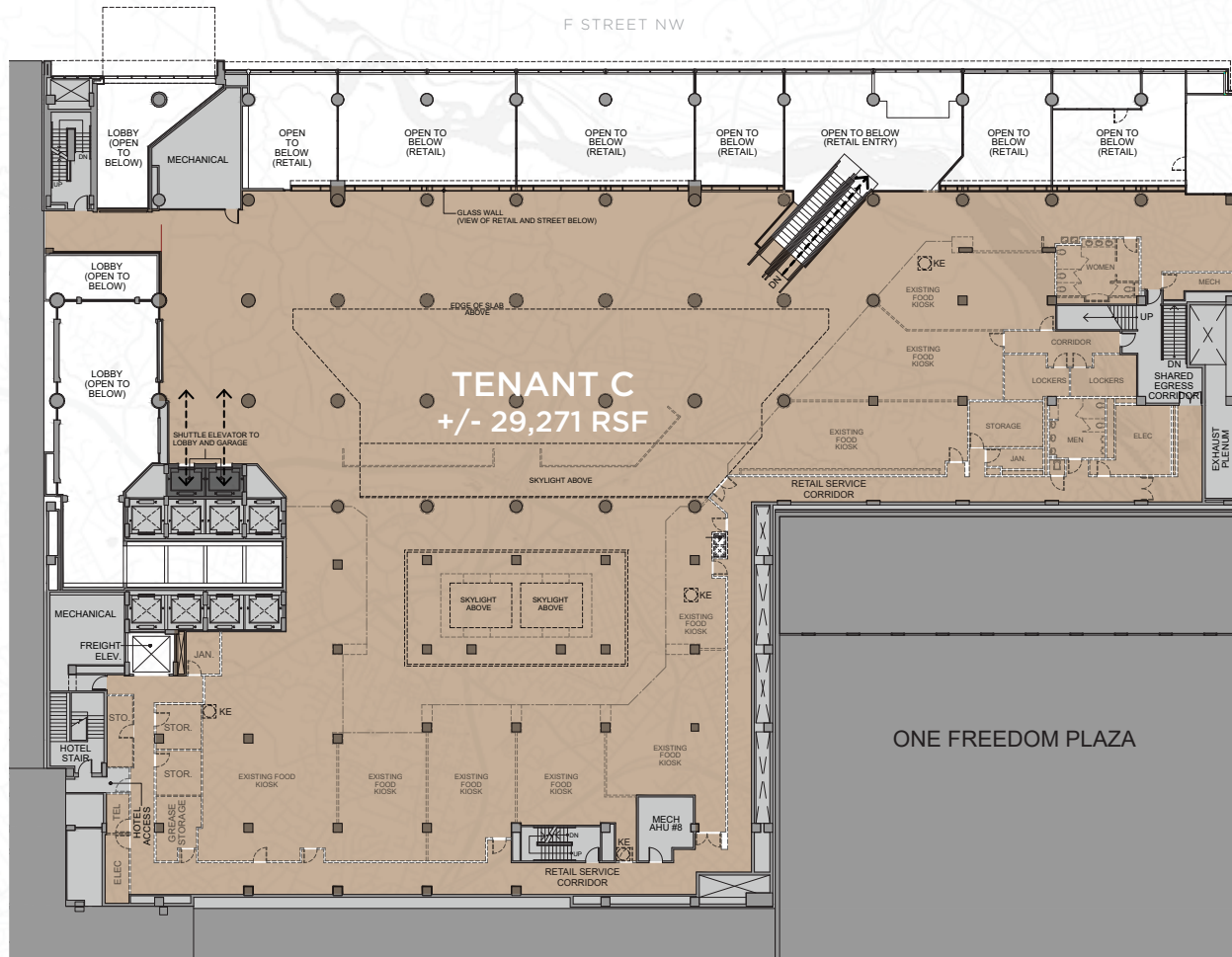
Square Footage | 35,931 SF

Frontage | Up to 100'

Ceiling Height | Up to 8' 4" - 22' 4"



FIRST FLOOR



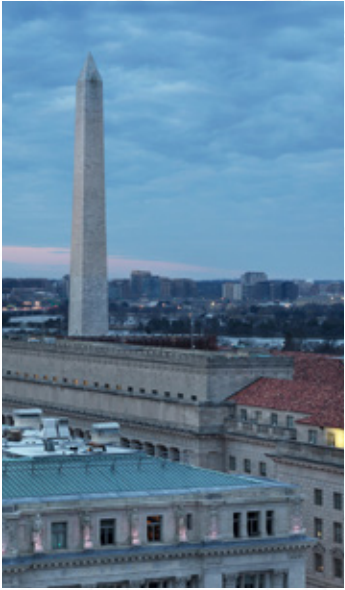
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ANNUAL THEATRE ATTENDANCE
WITHIN 1 MILE

715,000

ANNUAL MUSEUM ATTENDANCE
WITHIN 1 MILE

4,341,000

DAILY AVERAGE METRO RIDERS
EXITS FROM METRO CENTER

27,090 **19,465**
WEEKDAY WEEKENDS

NEARBY ENTERTAINMENT
ANNUAL ATTENDANCE

4.4M **1.2M**
CAPITAL ONE CONVENTION
SPORTS ARENA CENTER

DEMOGRAPHICS

	1 Miles	2 Miles	3 Miles
DAYTIME POPULATION	403,855	659,293	933,075
AVERAGE HOUSEHOLD INCOME	\$143,943	\$160,597	\$155,782
BACHELORS DEGREE+	75.31%	79.53%	75.47%
EMPLOYEES	317,332	523,506	680,766