



DOCHTER & ALEXANDER
RETAIL ADVISORS

1401 EYE ST NW
WASHINGTON, DC | MIDTOWN

RETAIL A

RETAIL B

Square Footage | 1,536 - 3,759 SF

Timing | Immediate

Rent | \$48.00 PSF NNN

PREMIER RETAIL SPACE

CONTACT

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HIGHLIGHTS

- High profile space directly across from the McPherson Metro station in the East End
- Exceptional **office and hotel density** drive foot traffic to the corner where 1401 Eye, Franklin Park and McPherson metro meet
- Neighboring: **Booz Allen Hamilton, The Washington Post, Reed Smith, CoStar Group, Wells Fargo, Morris Manning and Martin LLP**

NEARBY TENANTS



&pizza



astro
doughnuts &
fried chicken



buredo

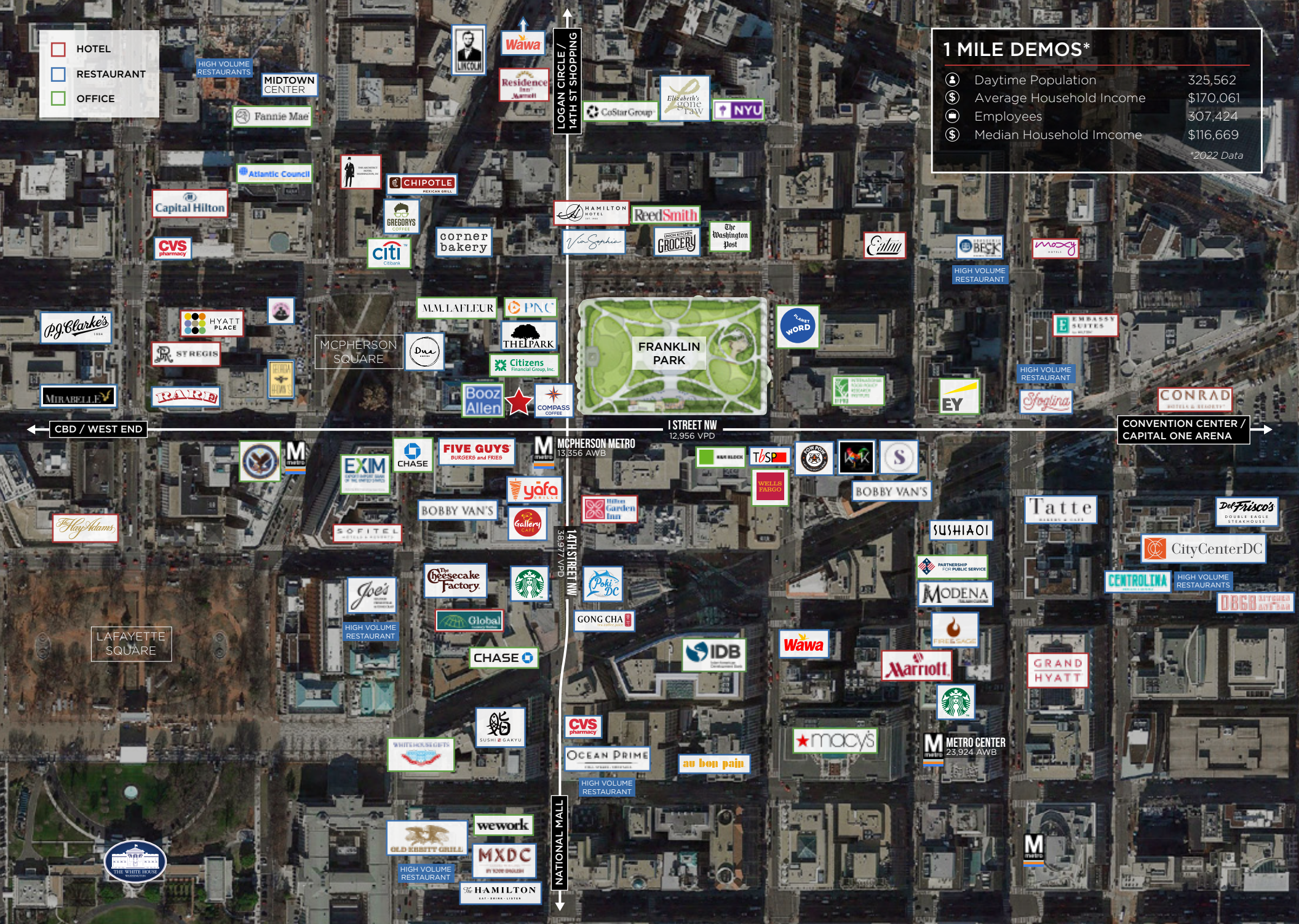


PAUL
MAISON DE QUALITÉ
FONDÉE EN 1889

- HOTEL
- RESTAURANT
- OFFICE

1 MILE DEMOS*

👤	Daytime Population	325,562
💰	Average Household Income	\$170,061
👥	Employees	307,424
💰	Median Household Income	\$116,669
		*2022 Data

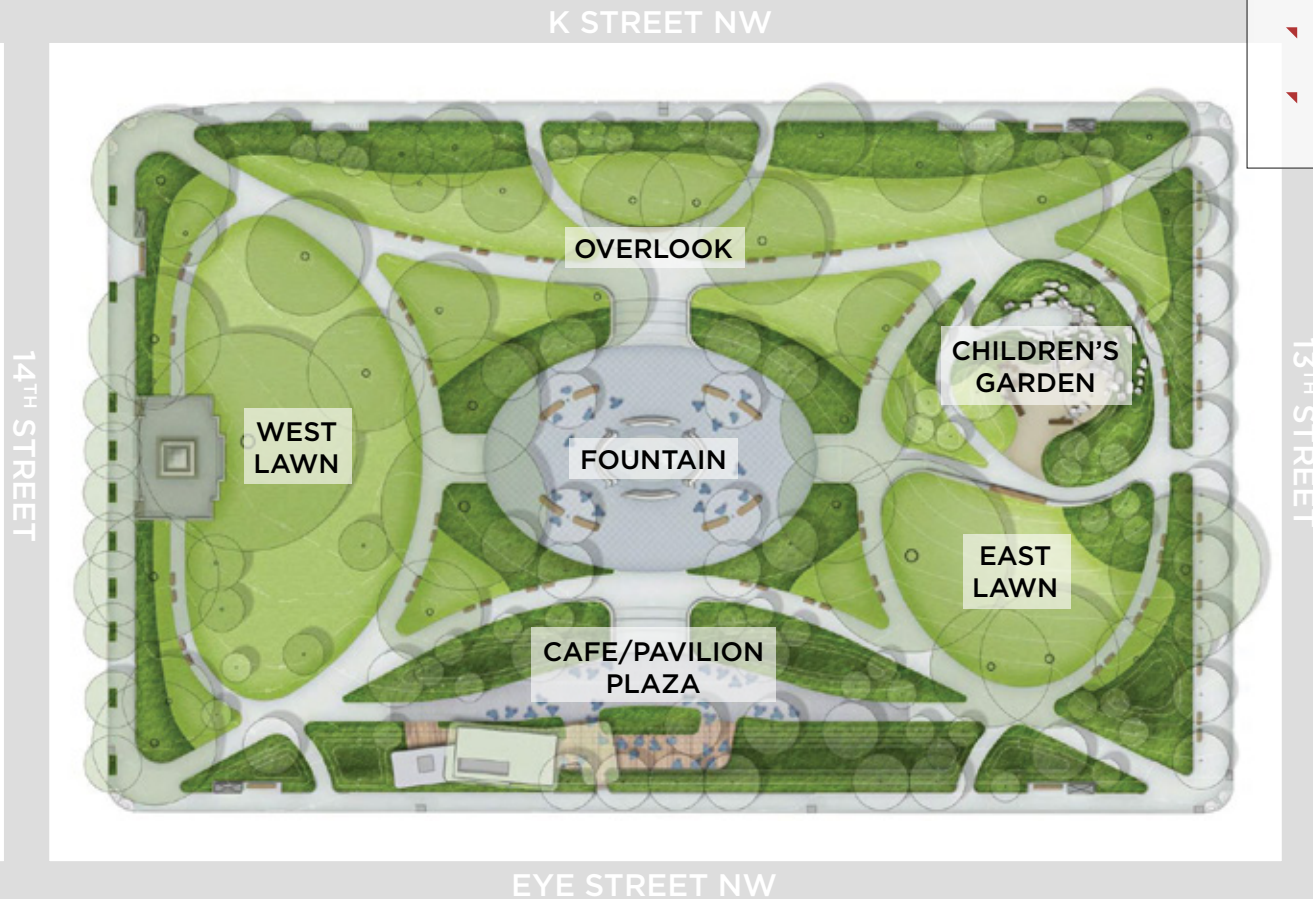


Franklin Park Revitalization Project

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**.

The project opened to the public in 2021 and includes:

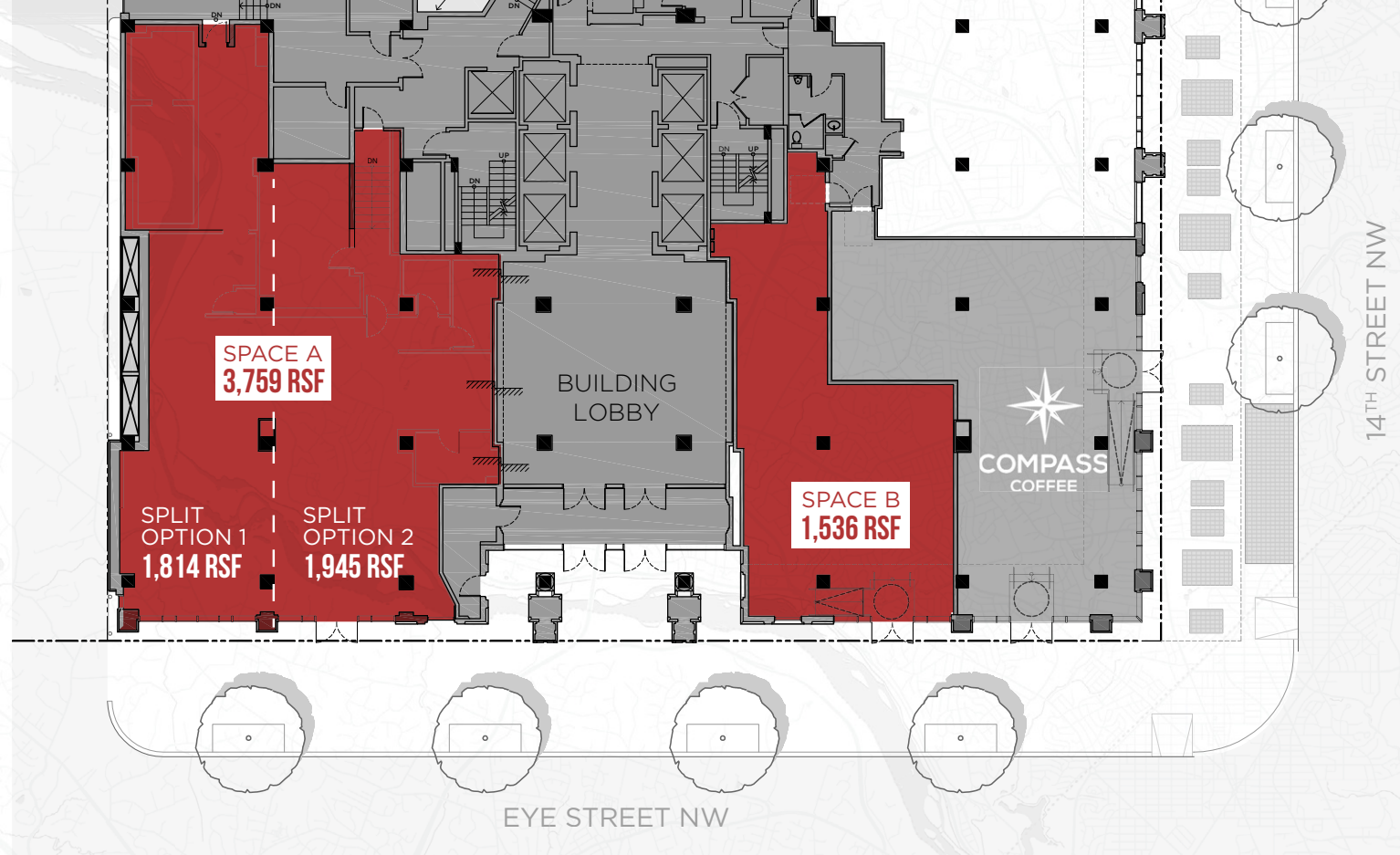
- ▀ A revitalized central fountain and plaza
- ▀ A "children's garden" with climbing structures and an outdoor classroom
- ▀ An upgraded landscape design and enhanced lighting
- ▀ A café pavilion operated by local restaurateur, Anna Valero
- ▀ Events such as movie nights and concert series



The Downtown Business Improvement District manages day to day park operations and special events schedule.

COMMUNITY ENGAGEMENT IN FRANKLIN PARK





SPECS

SPACE A Venting Available*

Square Footage | 3,759 SF

Frontage | 49' 10"

Ceiling Heights | 14'

Timing | Immediate

Rent | \$48.00 PSF NNN

SPACE B

Square Footage | 1,536 SF

Frontage | 30' 6"

Ceiling Heights | 14'

Timing | Immediate

Rent | \$48.00 PSF NNN

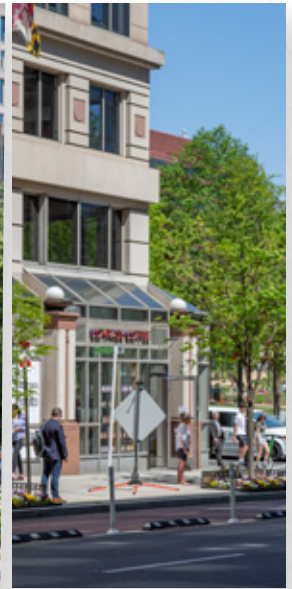
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OFFICE MARKET

WITHIN .25 MILES

20.3M SF

HOTEL ROOMS

WITHIN .25 MILES

3,200 KEYS

AVERAGE DAILY METRO EXITS

AT MCPHERSON SQUARE METRO STATION

6,196 **2,816**
WEEKDAYS WEEKENDS

DEMOGRAPHICS*

	.5 Miles	1 Mile	3 Miles
EMPLOYEES	126,212	305,686	510,193
NUMBER OF OFFICE BUILDINGS	304	915	1,617
FOOD AWAY FROM HOME (AVG)	\$7,651	\$7,567	\$7,914
OFFICE SF	52,300,161	106,717,832	176,932,826

*2022 Data