



DOCHTER & ALEXANDER
RETAIL ADVISORS

CREATIVE DEAL STRUCTURES
& INCENTIVES AVAILABLE

2100 L STREET NW
WASHINGTON, DC | CBD

Square Footage | 2,764 SF

Ceiling Heights | 11' 6" - 14' 10"

Timing | Immediate

Rent | \$48.00 PSF NNN

CONTACT

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HIGHLIGHTS

- New trophy office building at the **gateway to the CBD and West End**
- Great Cafe / Restaurant opportunity with potential **operable storefronts** and **outdoor dining**
- Access to an outstanding mix of **dense office population**, **West End residential** and **George Washington University**

NEARBY TENANTS



PLANTA

ISPERFECTO
by Enrique Llanusa



tend



EQUINOX

Tatte
Bakery & Cafe

10 Minute Walk

Neighborhoods Converge at 2100 L

10 Min Walk Demos*

- 🚶 113,618 Daytime Workers
- 🏢 37.7 M SF Office CBD/West End
- 💰 \$143,496 Avg HH Income / \$72,681 Per Capita Income
- 👤 19,307 Residents
- 🏨 6,135 Hotel Rooms
- 🎓 90% Bachelor's or Higher / 11,482 undergrad GWU

**Data pulled from 2023*

WEST END LUXURY RESIDENTIAL AND TROPHY OFFICE NEIGHBORHOOD

- 4,412 Residents
- \$194,557 Avg Household Income
- 14,825 Daytime Population
- \$7,239 Avg Spend Food Away from Home

DUPONT

ESTABLISHED RESIDENTIAL IN
HISTORIC NEIGHBORHOOD

- 14,768 Residents
- \$168,448 Avg Household Income
- 93% Bachelors Degree +
- 28,702 Daytime Population
- \$6,310 Avg Food Away from Home Spend

CENTRAL BUSINESS DISTRICT PRIVATE SECTOR OFFICE HUB

- 94,178 Workers in Dense Office
- 34.6 Million Square Feet of Office
- \$75,067 Avg Worker Salary
- 365 Tenants Occupying 10k+ SF of Office

FOGGY BOTTOM

GW UNIVERSITY & STATE DEPT

- 6,768 Housing Units
- \$886,226 Average Home Value
- 63,181 Daytime Population
- 11,482 GW University undergrads

10 MINUTE WALK

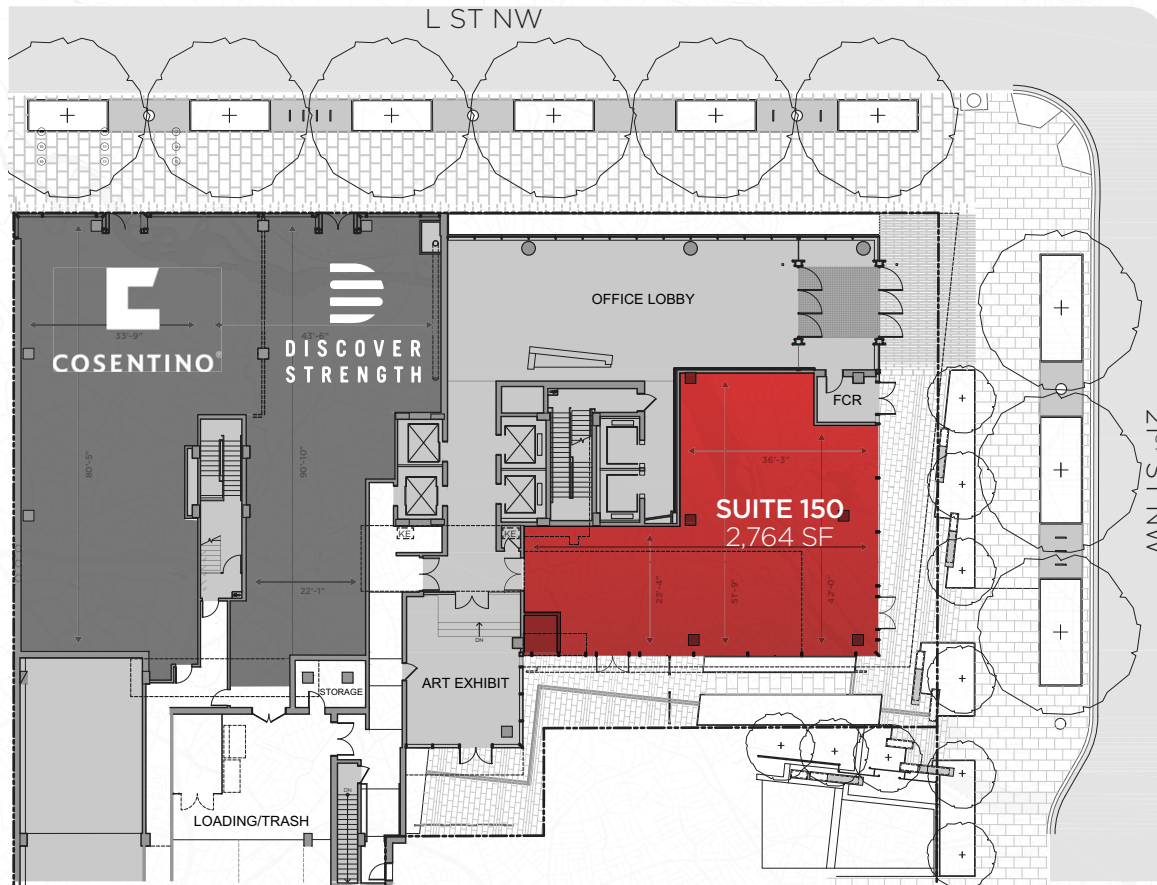
Neighborhood Tenants

Strong Co-Tenancy

- Fast Casual
- Full Service
- Fitness
- Grocery
- Hotel
- Coffee
- Other



2100 L Street NW
Washington, DC



SPECS

SUITE 150

Square Footage | 2,764 SF

Ceiling Height | 11' 6" - 14' 10"

Frontage | 43'

Rent | \$48.00 PSF NNN
**Creative Deal Structures
 and Incentives Available*

Timing | Immediate

EXPLORE SUITE 150

CONTACT

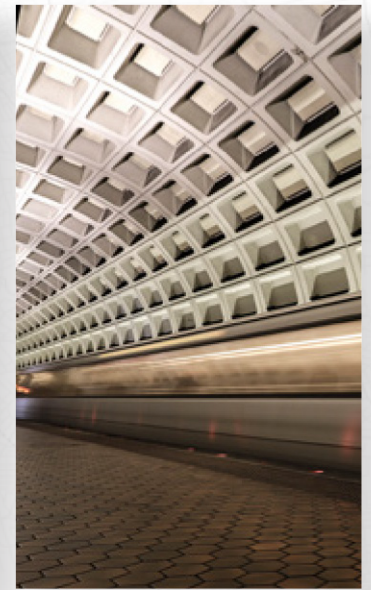
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DOCHALEX.COM

2100 L Street NW
 Washington, DC



DAYTIME WORKERS

WITHIN A HALF MILE

137,003

RESIDENTIAL UNITS

WITHIN A HALF MILE

11,912

AVERAGE METRO RIDERS

AT FOGGY BOTTOM METRO STATION PER WEEK

10,005

UNDERGRADUATE STUDENTS

ENROLLED AT GEORGE WASHINGTON UNIVERSITY

11,482

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
TOTAL POPULATION	4,782	21,632	55,832
OFFICE BUILDINGS	84	319	851
EDUCATION: BACHELOR'S+	86.5%	90%	91%
DAYTIME WORKERS	41,585	137,003	285,550

*2023 Data