

**Brookfield
Properties**

**CONCEPTUAL
STOREFRONT RENDERING**

#121

**SUITE 121
655
NEW YORK AVE**

Square Footage | 2,471 - 5,294 SF

Ceiling Height | 23' 6"

Rent/Nets | \$55 PSF NNN / \$19.75 PSF

Timing | Immediate

CONTACT

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Matthew Alexander
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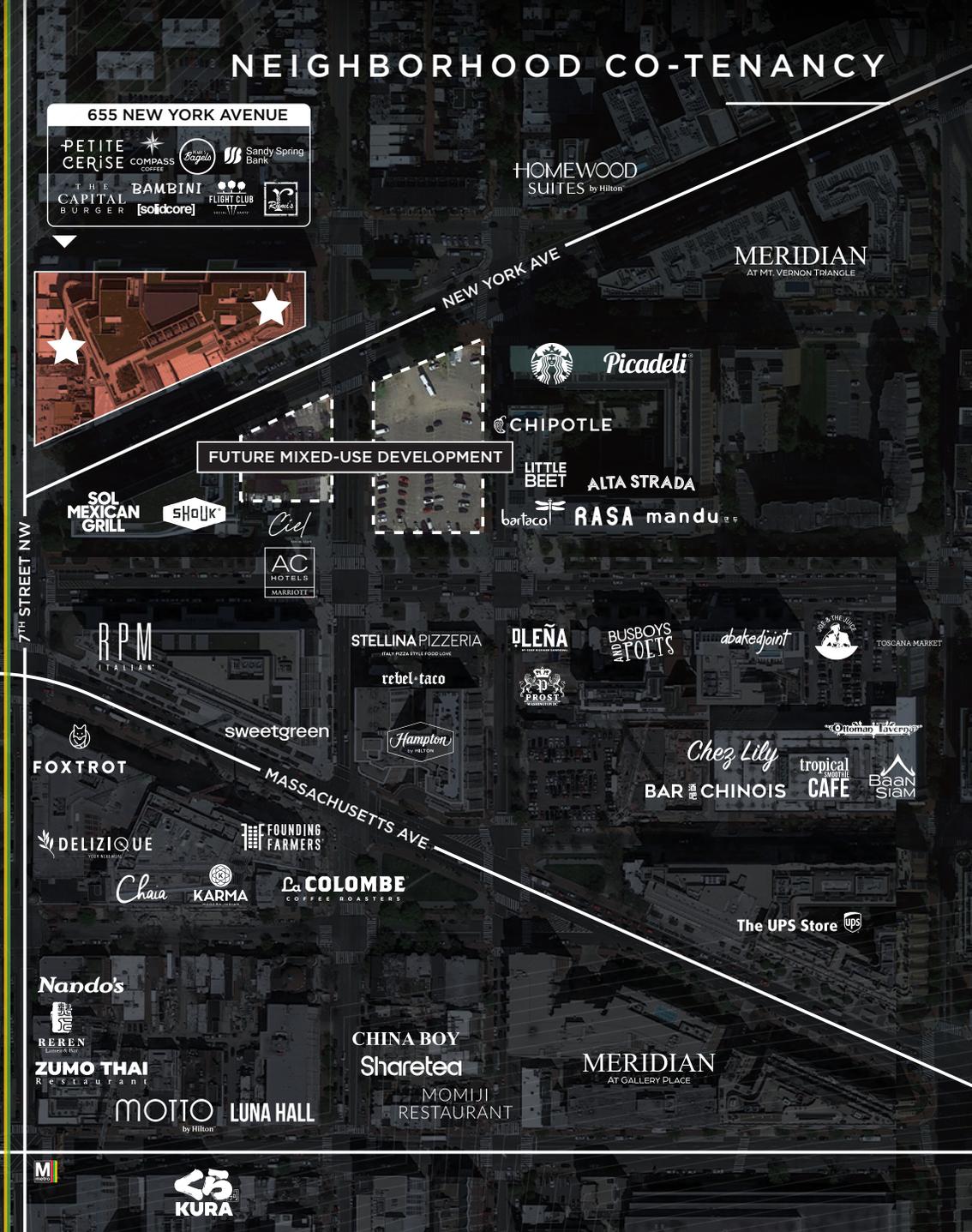
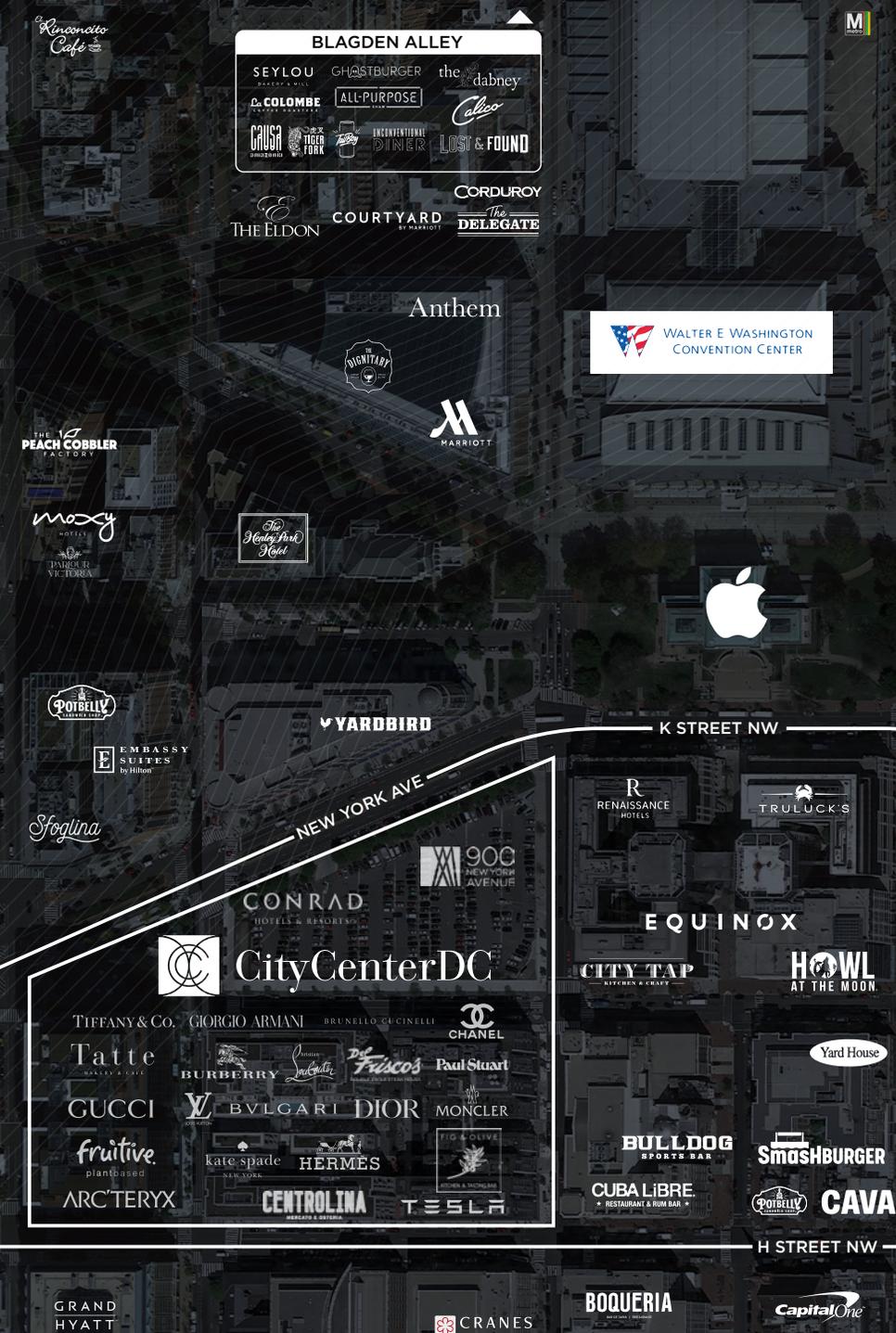
Elena Kozak
301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- Corner opportunity at an around the clock destination adjacent to the **Walter E. Washington Convention Center, Apple Carnegie Library, Capital One Arena and Blagden Alley**
- 655 NY co-tenancy includes strong line up of local and national restaurant and retail including **Compass Coffee, Petite Cerise, Pearl's Bagels, Rumi's Kitchen, and Solidcore**
- Ability to capture both residential and office traffic from surrounding tenants such as **Google, PWC, and Advisory Board**

NEARBY TENANTS





655 New York Ave
 Washington, DC

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 RETAIL ADVISORS

RESTAURANT CO-TENANCY

655 New York Avenue's location in the heart of Mount Vernon Triangle attracts professionals, tourists, and convention-goers with its proximity to the **Walter E. Washington Convention Center** and high-profile restaurants such as **L'Ardente**, **Bar Chinois**, **dLeña**, **RPM Italian**, and **Karma Modern Indian**, making the area a growing, highly visible culinary destination.

- RETAIL
- HOTEL



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L STREET

6TH STREET

7TH STREET

NEW YORK AVENUE

PETITE CERISE
THREE LEVELS



[solidcore]

7TH STREET OFFICE
LOBBY ENTRANCE



OPTION B
2,823 SF

#121
5,294 SF

POTENTIAL
DEMISING WALL

OPTION A
2,471 SF

EAST OFFICE
LOBBY ENTRANCE



WEST OFFICE
LOBBY ENTRANCE

●●● AVAILABLE KITCHEN EXHAUST PATH

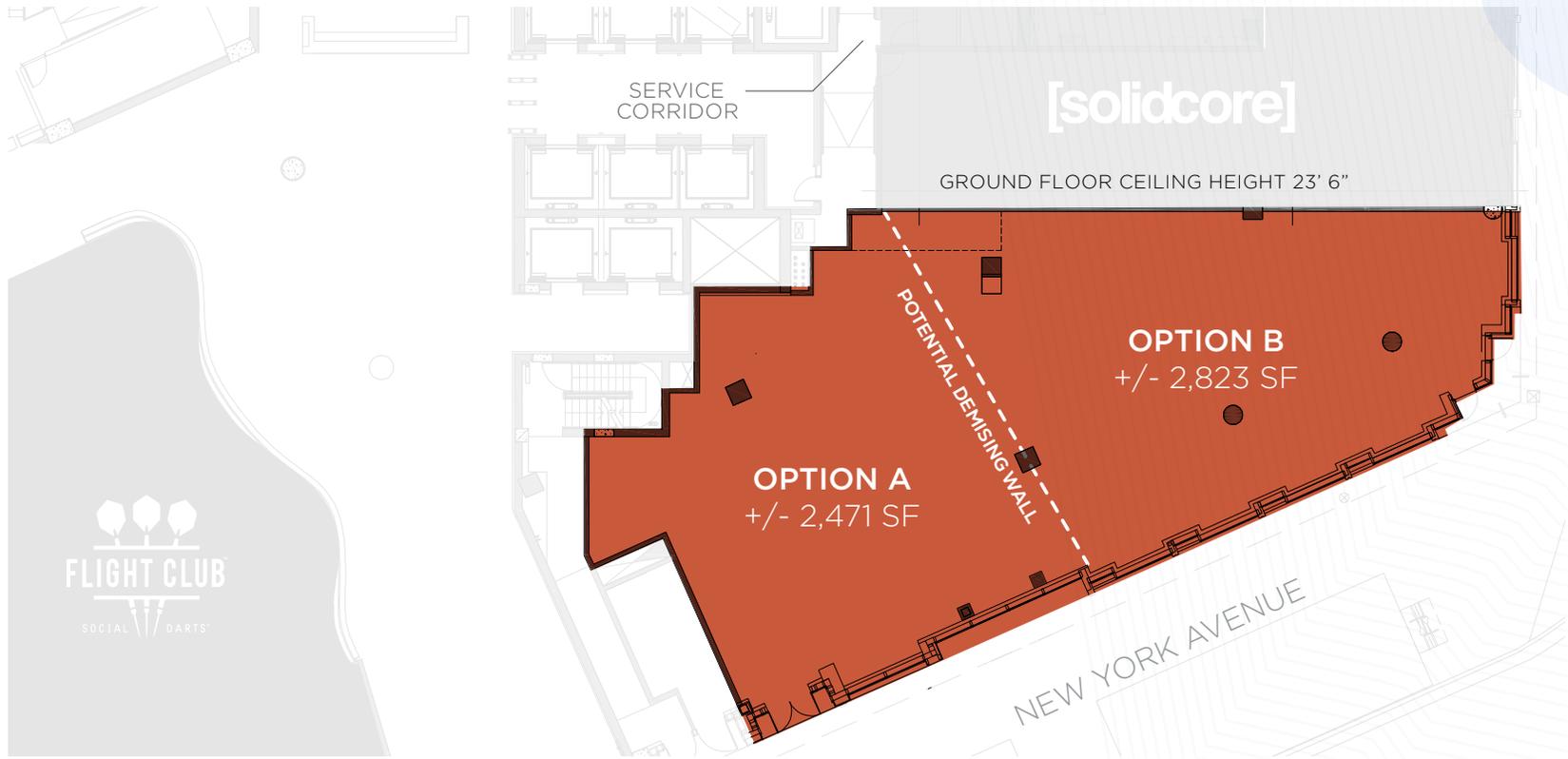
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FLOORPLAN

VIEW LOD



SPECS

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[DOCHALEX.COM](https://www.dochalex.com)

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EXTERIOR

NEW YORK AVE FACING 6TH STREET

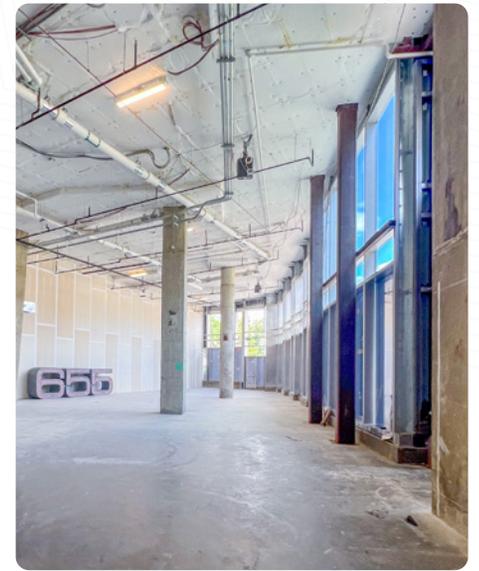


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INTERIOR



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OFFICE INVENTORY
WITHIN .5 MILES

22.3M SF

OFFICE TENANTS
AT 655 NEW YORK AVENUE



AVERAGE DAILY METRO RIDERS
AT METRO CENTER STATION

13,449
WEEKDAYS

CONVENTION CENTER ATTENDEES
AT WALTER E WASHINGTON CONVENTION CENTER

1.2M
PER YEAR

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$169,537	\$165,141	\$171,733
ANNUAL FOOD AWAY FROM HOME AVG	\$6,518	\$6,249	\$6,442
DAYTIME POPULATION	16,886	70,893	321,282
RESIDENTS	1,818	6,919	17,594

**2023 Data*

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