



DOCHTER & ALEXANDER  
RETAIL ADVISORS

**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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## 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

the **dabney**

**PETITE  
CERISE**

THE  
**CAPITAL  
BURGER**



**PLEÑA**  
BY CHEF RICHARD SANDOVAL

**COMPASS  
COFFEE**



**RPM  
ITALIAN**





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## 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

7TH STREET OFFICE  
LOBBY ENTRANCE

COMPASS  
COFFEE

Bagels

Ravi's



[solidcore]

OPTION B  
2,823 SF

#121  
5,294 SF

POTENTIAL  
DEMISING WALL

OPTION A  
2,471 SF

EAST OFFICE  
LOBBY ENTRANCE

FLIGHT CLUB  
SOCIAL V. PARTY

WEST OFFICE  
LOBBY ENTRANCE

Sandy Spring  
Bank

UnitedHealthcare

Google  
Café

● ● ● AVAILABLE KITCHEN EXHAUST PATH

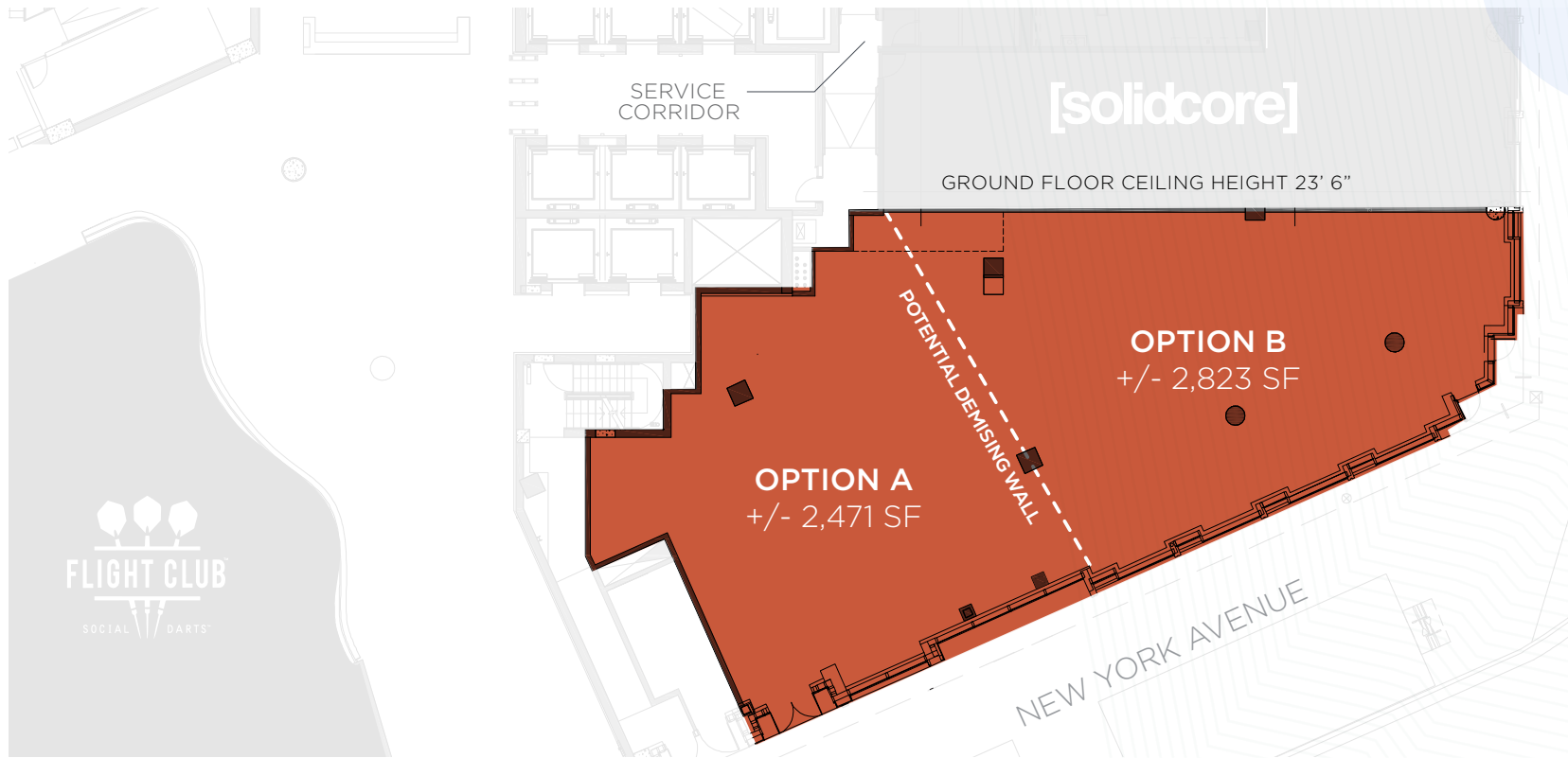
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# FLOORPLAN

VIEW LOD



## SPECS

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## EXTERIOR

NEW YORK AVE FACING 6<sup>TH</sup> STREET



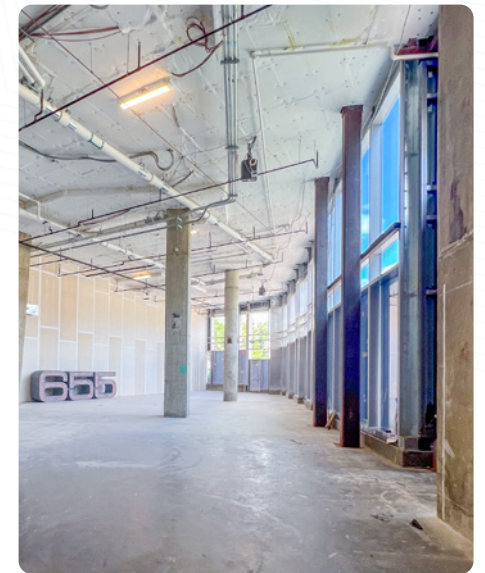
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# INTERIOR



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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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