



DOCHTER & ALEXANDER
RETAIL ADVISORS



1828 L STREET NW
WASHINGTON, DC | CBD

OWNED AND MANAGED BY



Square Footage | +/- 3,385 SF

Ceiling Heights | 11' - 16' 1"

Timing | Immediate

Rent | Negotiable

CENTRAL BUSINESS DISTRICT

CONTACT

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HIGHLIGHTS

- ▼ **Second generation** restaurant corner with **type one venting** for grease exhaust
- ▼ **Prominent outdoor patio space** along **19TH Street**
- ▼ Located at the **intersection of 19TH & L** in the heart of **The Golden Triangle BID**

NEARBY TENANTS

★ PRET A MANGER ★

sweetgreen

tend

LittleSesame





M DUPONT SOUTH

5 MINUTE WALK DEMOGRAPHICS*

Employees | 57,664

Office Space | 25.7M SF

Hotel Keys | 1,212

Metrorail | 7,932 avg
wkday entries at
Farragut North

*2023 Data

1900 N STREET

TEDDY
IN THE BULLY BAR
JO'S A.
BANK

2050
M STREET

Tanora
LUXURY
APARTMENT BUILDING
DELIVERING 2024

IWAHILI
VILLAGE
Denburi
AC
HOTELS &
MARKETS
tend
sweetgreen
ELLE
APARTMENTS

CITY TAP
BLANK STREET
CAVA
Giovanni's Trattoria
SHAKE SHACK
Nando's
BOQUERIA
DAILY GRILL

rōti
7-ELEVEN
INTEGRATED
Wawa
DC PIZZA
McT Bank
CHOPT
KASHIYAMA

TRUIST
TINY JEWEL BOX
ROLEX
OMEGA
H&M
IMPROV
SUBWAY
Main Street Bank
FERRO
UNITED BANK
LA FITNESS
GREGORY'S
CVS pharmacy

17X M

L STREET

ALEXANDER COURT

abuhai
Gregory's
TRUIST

CVS
BAM FRESH
KAZ

rack
wework
Bank of America

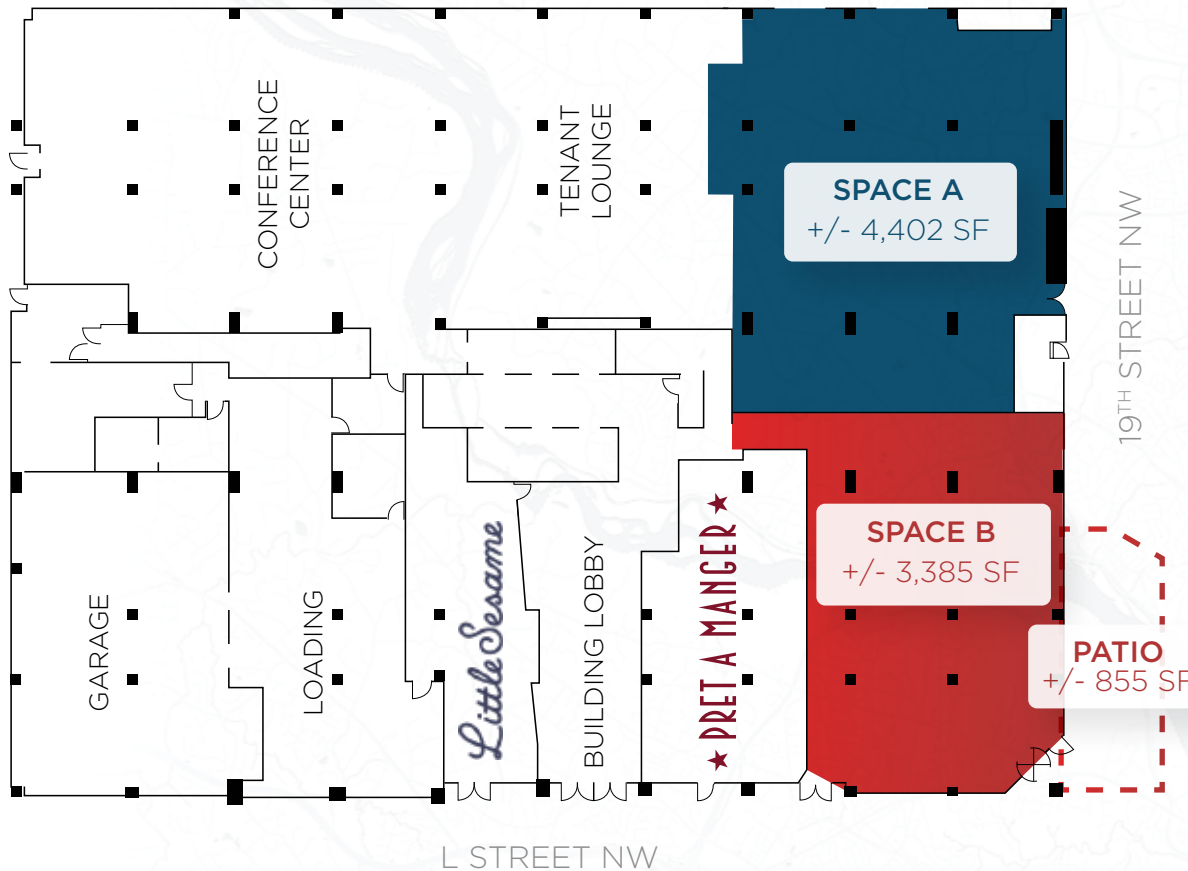
Bank of America
FARRAGUT WEST
TRUIST

M FARRAGUT NORTH

PNC
SEPHORA
M

KELLAM
DUNKIN'
Capital One
7-ELEVEN
TRUIST

FULL FLOORPLAN



SPECS

SPACE A

Square Footage | +/- 4,402 SF

Ceiling Heights | 13' 6"

Timing | Immediate

Rent | \$50 NNN

[VIEW SPACE A BROCHURE](#)

SPACE B

Square Footage | +/- 3,385 SF

Patio | +/- 855 SF

Ceiling Heights | 11' - 16' 1"

Timing | Immediate

Rent | Negotiable

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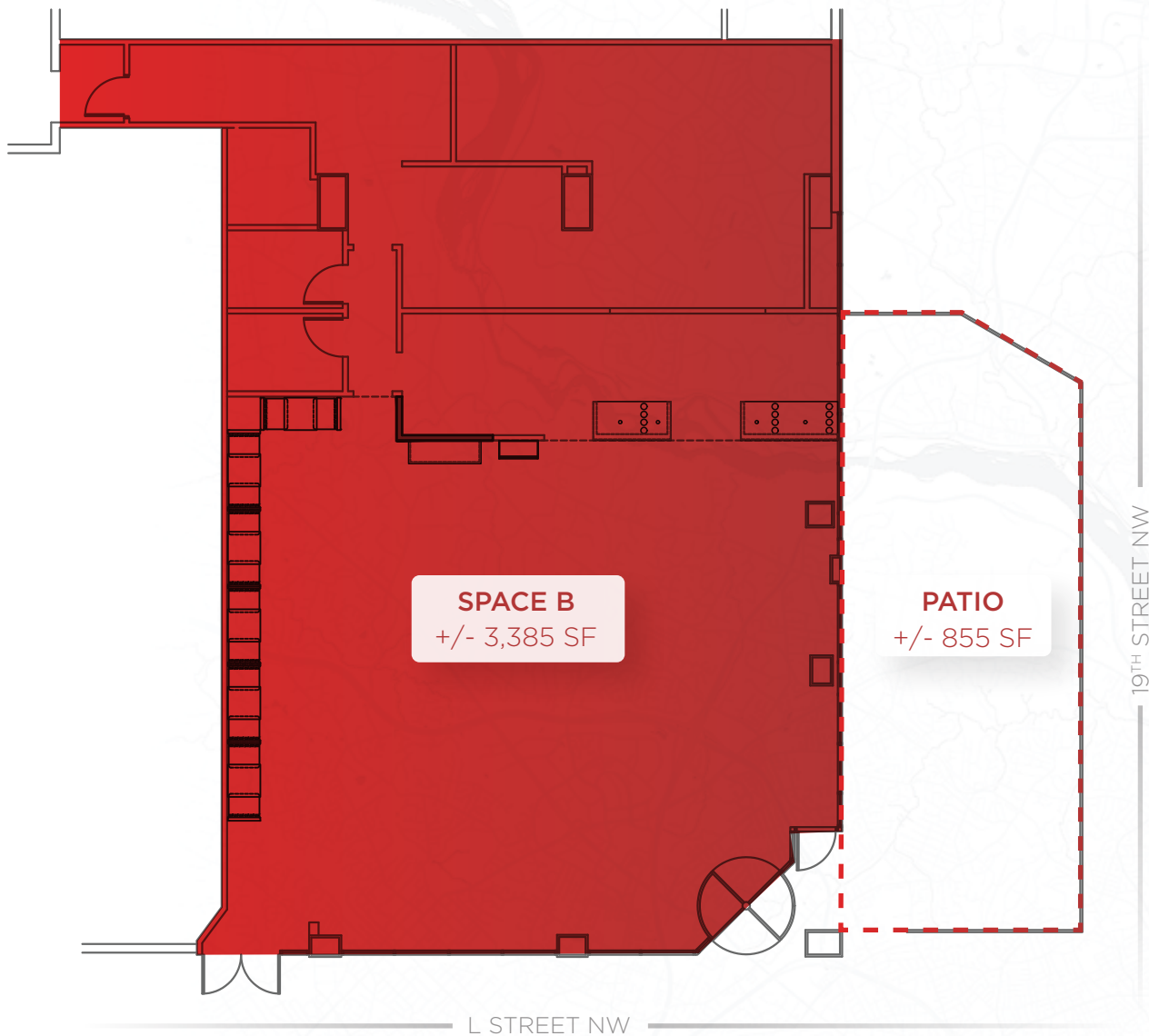
[DOCHALEX.COM](https://www.dochalex.com)



1828 L Street NW
Washington, DC



SPACE B FLOORPLAN



SPECS

Square Footage | +/- 3,385 SF + 855 SF Patio

Ceiling Heights | 11' - 16' 1"

Timing | Immediate

Rent | Negotiable



DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Miles
DAYTIME POPULATION	67,134	175,557	355,189
BUSINESSES	3,844	7,917	14,594
EMPLOYEES	59,958	152,839	288,160
OFFICE SF	25,724,303	54,560,359	95,061,157

**2023 Data*

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