



DOCHTER & ALEXANDER  
RETAIL ADVISORS



**1828 L STREET NW**  
WASHINGTON, DC | CBD

OWNED AND MANAGED BY



**Square Footage** | +/- 1,802 - 4,402 RSF

**Ceiling Heights** | 13' 6"

**Rent** | \$50 NNN

**Timing** | Immediate

**CENTRAL BUSINESS DISTRICT**

## CONTACT

### Matthew Alexander

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### David Dochter

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### Elena Kozak

301.300.7690 | elena@dochalex.com

## HIGHLIGHTS

- Located along the popular **19th Street** restaurant corridor
- In the center of the **Central Business District** between both **Farragut North** and **Farragut West**
- Unique **branding opportunity** within the CBD

## NEARBY TENANTS

★ PRET A MANGER ★

sweetgreen

tend

LittleSesame







1900 N STREET



2050  
M STREET

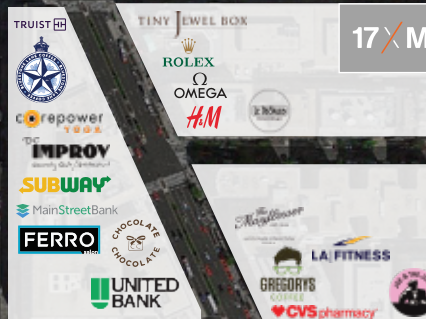


L STREET

ALEXANDER COURT



M DUPONT SOUTH



17X M

## 5 MINUTE WALK DEMOGRAPHICS\*

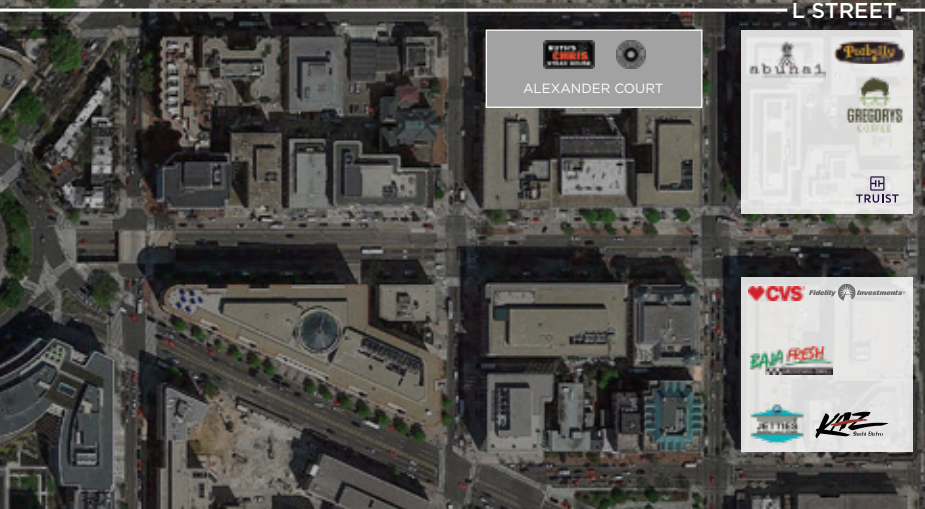
Employees | 57,664

Office Space | 25.7M SF

Hotel Keys | 1,212

Metrorail | 7,932 avg  
wkday entries at  
Farragut North

\*2023 Data



M FARRAGUT NORTH

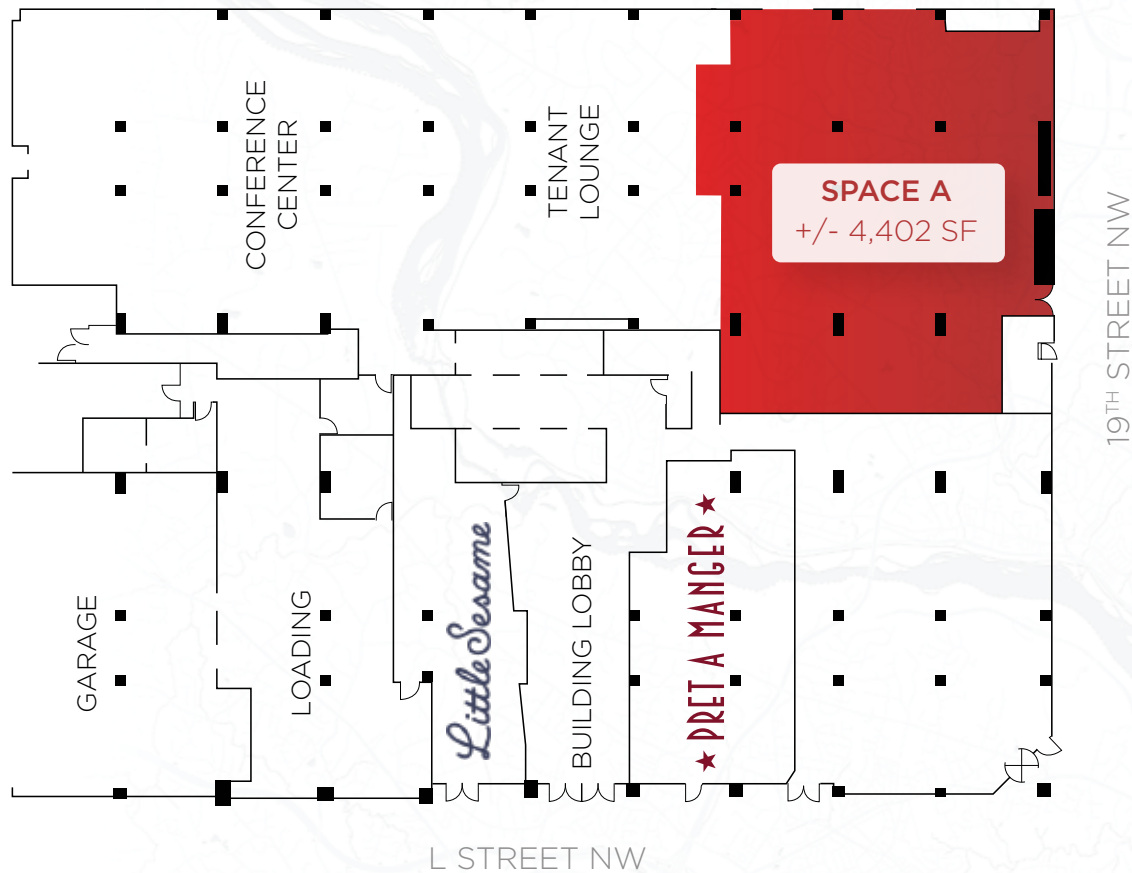
M FARRAGUT WEST

1828 L Street NW  
Washington, DC





## FULL FLOORPLAN



## SPECS

### SPACE A

**Square Footage** | +/- 4,402 SF

**Ceiling Heights** | 13' 6"

**Timing** | Immediate

**Rent** | \$50 NNN

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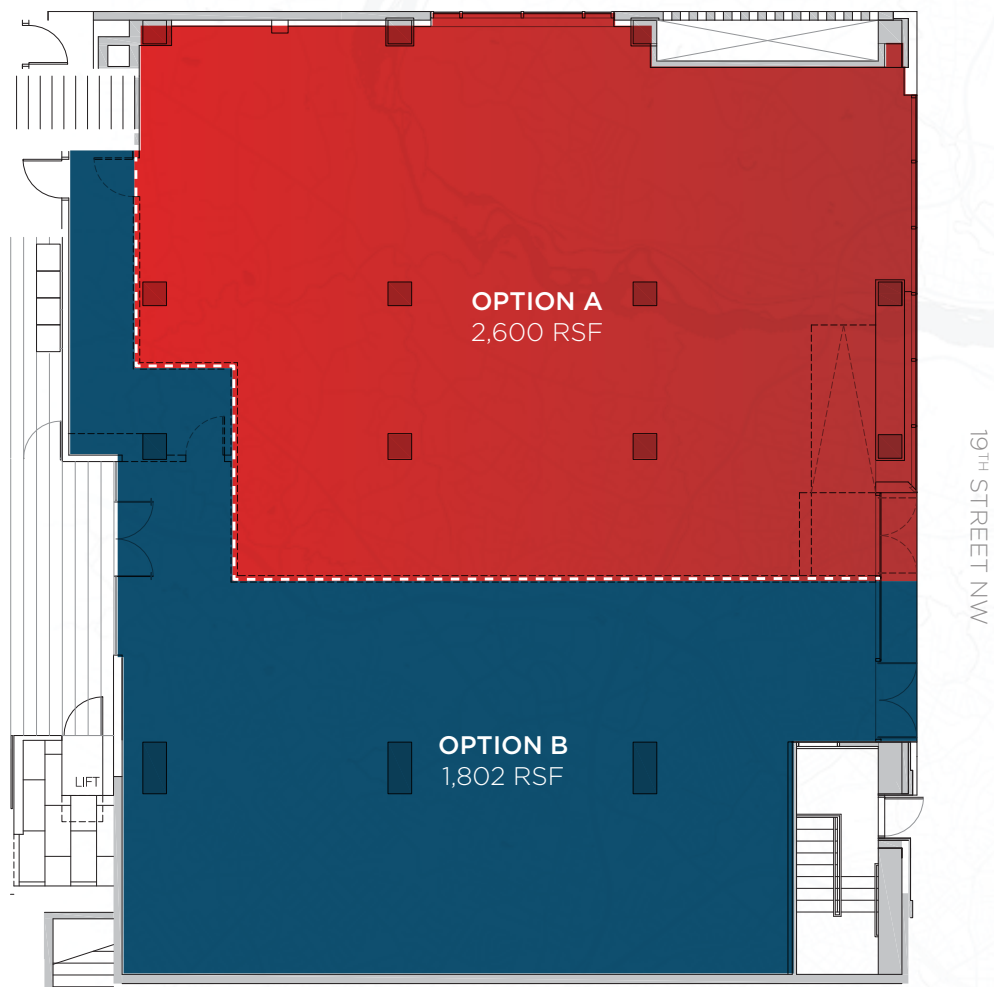
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## SPLIT PLAN OPTIONS

### OPTION A

**Square Footage** | 2,600 RSF

**Ceiling Heights** | 13' 6"

**Timing** | Immediate

**Rent** | \$50 NNN

### OPTION B

**Square Footage** | 1,802 RSF

**Ceiling Heights** | 13' 6"

**Timing** | Immediate

**Rent** | \$50 NNN





## 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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