



DOCHTER & ALEXANDER
RETAIL ADVISORS



1100 NEW YORK
WASHINGTON, DC

Square Footage | 2,548 SF

Rent/Nets | Negotiable

Timing | Arranged

EAST END PROPERTY

CONTACT

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HIGHLIGHTS

- Centrally located with over 48 million SF of office and over 8,600 residential units within a half-mile radius; 1100 New York Ave is a true 24/7 destination
- Adjacent to CityCenterDC's Palmer Alley - home to DC's only luxury shopping and dining destination, including Gucci, Loro Piana, Hermes and Tiffany & Co
- A landmark building, the "Old Greyhound Terminal" operated from 1940 through the 1980's, and was the departure point for the Freedom Ride 1961, a significant moment in the Civil Rights Movement in the US

NEARBY TENANTS



TIFFANY & CO.



FIG & OLIVE



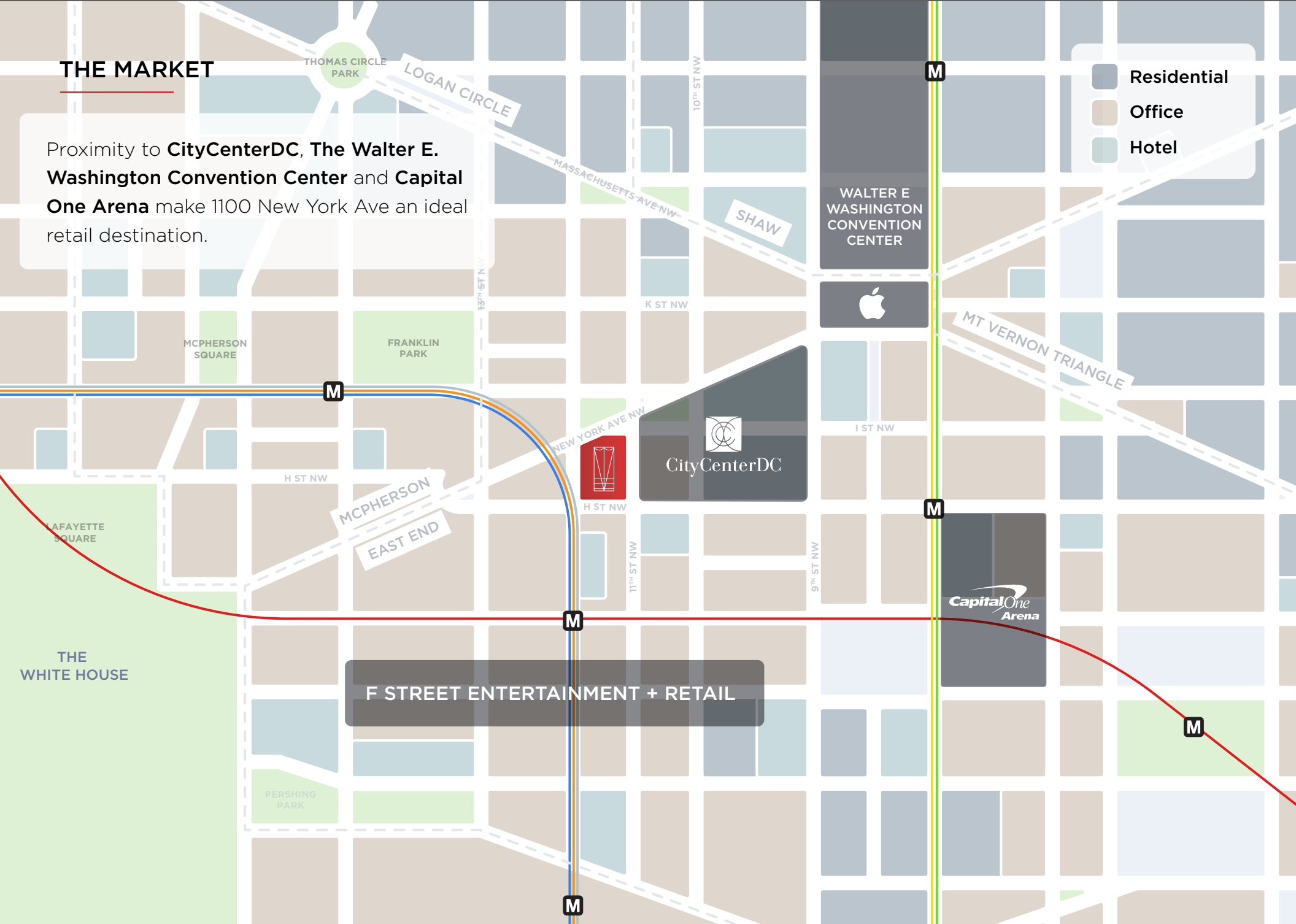
CONCEPTUAL STOREFRONT RENDERING



1100 New York Ave NW
Washington, DC

THE MARKET

Proximity to **CityCenterDC**, **The Walter E. Washington Convention Center** and **Capital One Arena** make 1100 New York Ave an ideal retail destination.



1100 New York Ave NW
Washington, DC

CO-TENANCY

1 MILE DEMOGRAPHICS

Office Inventory	101M SF, 15.5% Vacancy
Daytime Population	385,985
Average Household Income	\$171,144
Hotel Keys	17,428
Food Away From Home (AVG)	\$6,430

1100 New York Ave NW
Washington, DC

National
Theatre

THE HENRI

WARNER
THEATRE

TOSCA
RESTAURANTE & BAR

H&M
D&E

LANDMARK
THEATRES

FORD'S
THEATRE

DA

DOCHTER & ALEXANDER
RETAIL ADVISORS

SHAKE
SHACK
PENN SOCIAL
minibar
By Jacob Andreas

NATIONAL
PORTRAIT
GALLERY

GALLERY PL-CHINATOWN
8,820 WKDYS | 7,969 WKD
AVERAGE EXITS

BOQUERIA
ZAYTINYA

GRAND
HYATT
CRANES
SPANISH Kaiseki
MARTIN LUTHER
KING JR
MEMORIAL
LIBRARY
Umaya うまや

FIRE & SAGE
SA

Wawa

★macy's

METRO CENTER
11,042 WKDYS | 5,781 WKD
AVERAGE EXITS

Coffee Republic
Panera
CHOPT
THE OCCAIRE
TJ-maxx

CVS
pharmacy

OCEAN PRIME
FISH • STEAKS • COCKTAILS

SUSHI GAKYU

WHITE HOUSE GIFTS

GONG CHA

Poli DC

Hilton
Garden Inn

THE THIRD RAIL

BOBBY VAN'S

The Cheesecake Factory
TACO TUESDAY
Starbucks

M
metro

MCPHERSON SQUARE
5,503 WKDYS | 2,109 WKD
AVERAGE EXITS

SLIPSTREAM

ROW PONY

DEVON & BLAKELY

Allegory
Michele's

HAMILTON
HOTEL
EST. 1952

11TH ST NW
12,369 ADT

12TH ST NW
16,668 ADT

9TH ST NW
18,827 ADT

NEW YORK AVE NW
8,645 ADT

EMBASSY
SUITES
by Hilton
YARDBIRD
Sogrina
CONRAD
HOTELS & RESORTS
900
NEW YORK
AVENUE
CityCenterDC
TIFFANY & CO. GIORGIO ARMANI BRUNELLO CUCINELLI CHANEL
Tatte
BURBERRY
GUCCI
fruitive
ARC TERYX
kate spade
HERMES
CENTROLINA
TESLA

RENAISSANCE
HOTELS
TRULUCK'S
EQUINOX

CUBA LIBRE
★ RESTAURANT & RUM BAR ★
CAVA

Apple

MARRIOTT

The Carlyle Park
Hotel

moxy
HOTELS

BECK

ALLEGORY

Edmon

NEIGHBORS



1100 New York Ave NW
Washington, DC



FLOORPLAN

SUITE 1



SPECS

SUITE 1

Square Footage | 2,548

Ceiling Heights | 11' 10" slab to slab

Timing | Arranged

Rent/Nets | Negotiable

LOBBY & ATRIUM RENDERING



LOBBY & ATRIUM RENDERING





TOTAL OFFICE INVENTORY

WITHIN .5 MILES

48,405,607 SF

NEARBY OFFICE TENANTS

Bloomberg **Arnold & Porter**
DFC 
 American Hospital Association

AVERAGE DAILY METRO RIDERS

ON WEEKDAYS IN 2022

10,967 **9,182**
 METRO CENTER GALLERY PLACE

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	45,802	127,491	385,985
AVERAGE HOUSEHOLD INCOME	\$232,568	\$180,000	\$171,144
TOTAL HOUSING UNITS	1,004	8,626	34,386
FOOD AWAY FROM HOME (AVG)	\$8,502	\$6,774	\$6,430

**2023 Data*



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