



DOCHTER & ALEXANDER
RETAIL ADVISORS



1100 NEW YORK
WASHINGTON, DC



Square Footage | 1,180 SF

Rent/Nets | Negotiable

Timing | Immediate

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

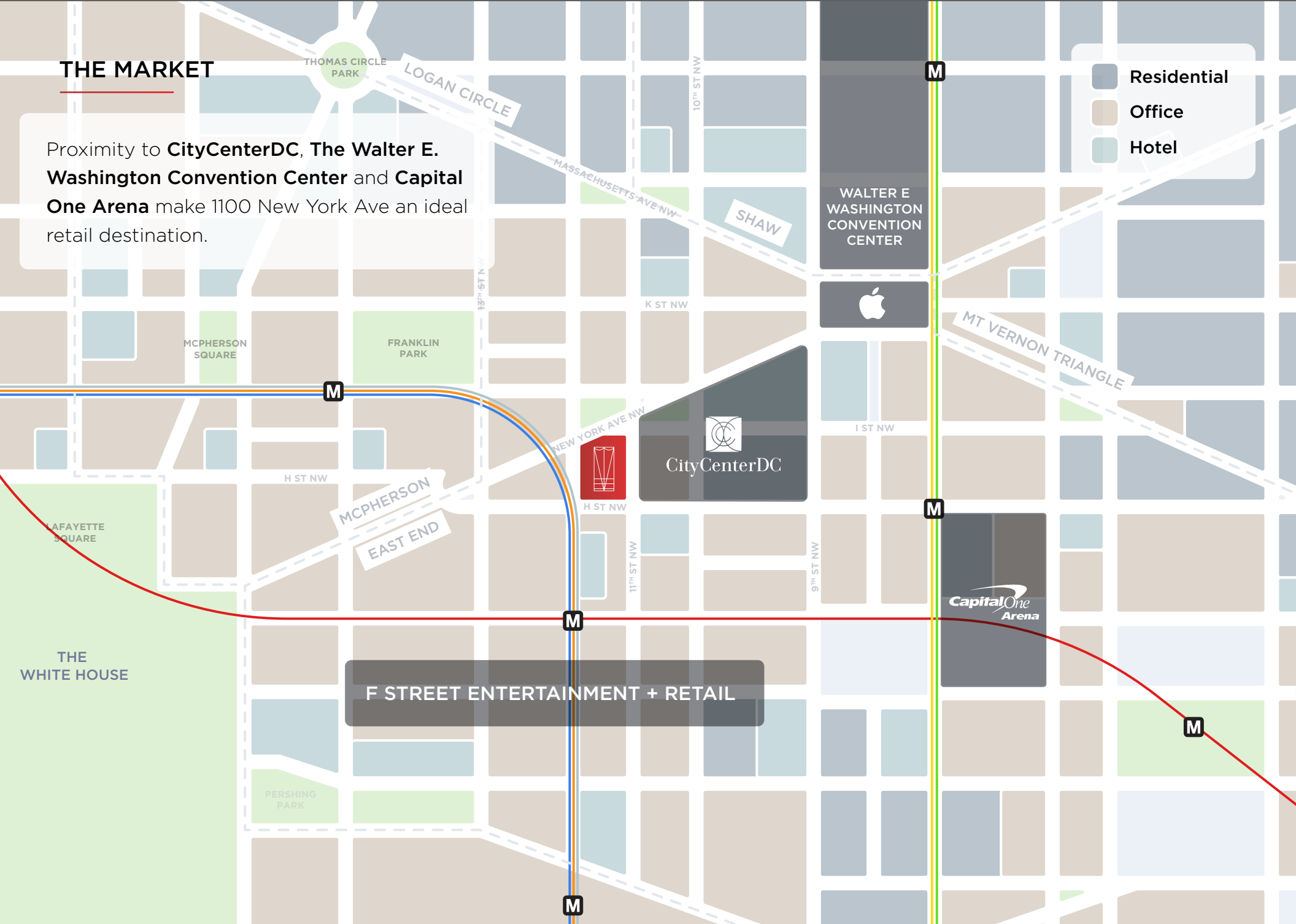


TIFFANY & CO.



THE MARKET

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



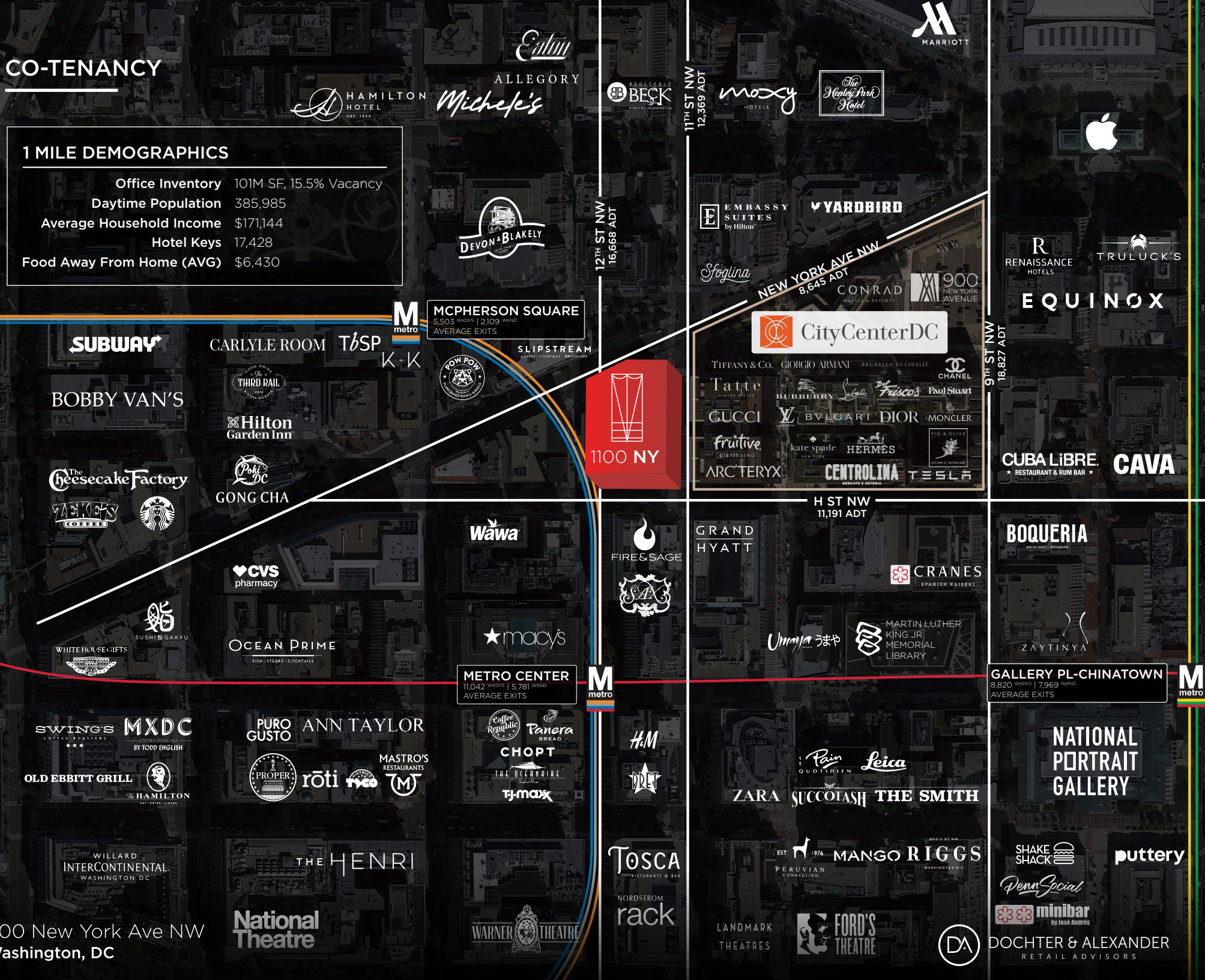
1100 New York Ave NW
Washington, DC

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



NEIGHBORS



1100 New York Ave NW
Washington, DC



SUITE 4



Square Footage | 1,180

Ceiling Heights | 15' 5" slab to slab

Timing | Immediate

Rent/Nets | Negotiable

Exhaust Shaft | No KE Shaft, Type 2 Hood

LOBBY & ATRIUM RENDERING



LOBBY & ATRIUM RENDERING





TOTAL OFFICE INVENTORY

WITHIN .5 MILES

48,405,607 SF

NEARBY OFFICE TENANTS

Bloomberg Arnold & Porter



American Hospital
Association

AVERAGE DAILY METRO RIDERS

ON WEEKDAYS IN 2022

10,967
METRO CENTER

9,182
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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FOR INQUIRIES, CONTACT

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