



DOCHTER & ALEXANDER
RETAIL ADVISORS

Brookfield Properties

RESTAURANT
OPPORTUNITY

PETITE
CERISE

655
NEW YORK AVE

Square Footage | 3,650 SF Ground Level & 2,399 SF Lower Level

Frontage | 42' 10"

Ceiling Height | 9' - 12' 4"

Timing | Immediate

CONTACT

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HIGHLIGHTS

- Future restaurant space 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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L STREET

6TH STREET

7TH STREET

NEW YORK AVENUE

7TH STREET OFFICE
LOBBY ENTRANCE

EAST OFFICE
LOBBY ENTRANCE

WEST OFFICE
LOBBY ENTRANCE

PETITE
CERISE
THREE LEVELS

#111
3,650 SF + 2,399 SF
LOWER LEVEL

KE1

KE2

KE3

KE6
KE8
[solidcore]

COMPASS
COFFEE

Bagels

AT LEASE WITH
FOOD & BEVERAGE
ENTERTAINMENT USER

Sandy Spring
Bank

UnitedBank

Google
Café

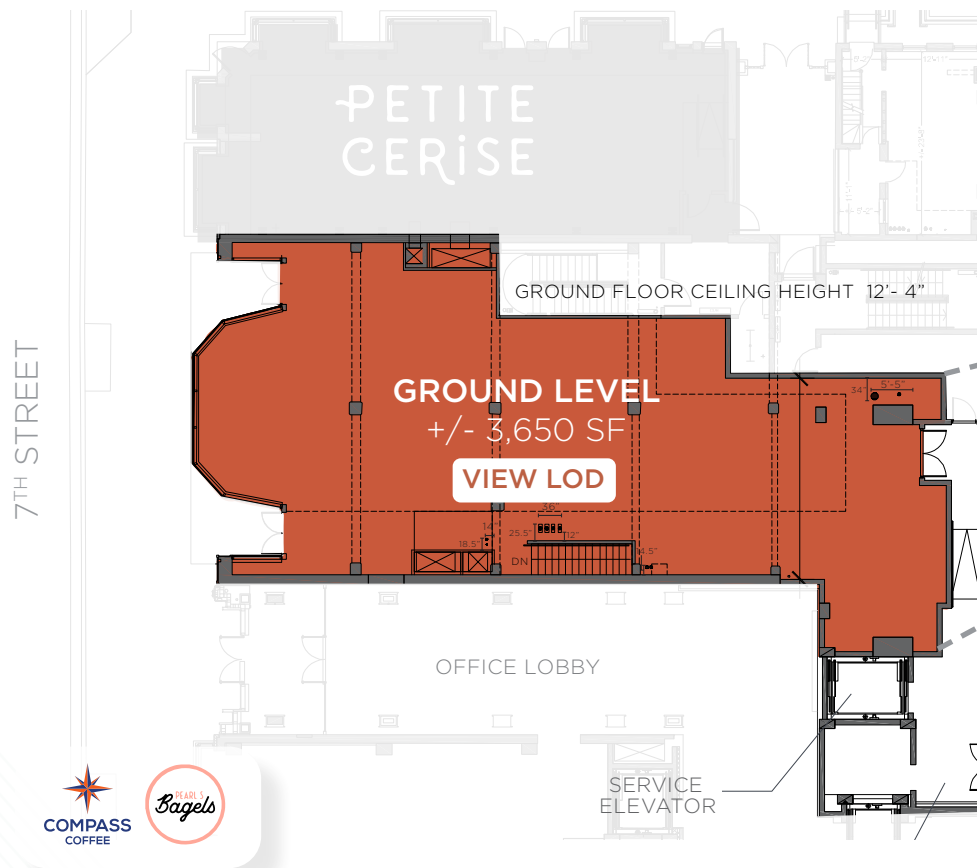
● ● ● KITCHEN EXHAUST

655 New York Ave
Washington, DC

Brookfield
Properties

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FLOORPLAN



SPECS

Square Footage | 6,049 SF

GROUND FLOOR | 3,650 SF

LOWER LEVEL | 2,399 SF

Frontage | 42' 10"

Ceiling Heights | 9' - 12' 4"

Timing | Immediate

Rent/Nets | Available Upon Request

[EXPLORE VIRTUAL TOUR](#)

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[DOCHALEX.COM](#)

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CONCEPTUAL RENDERING



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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

10,860
WEEKDAYS

CONVENTION CENTER ATTENDEES

AT WALTER E WASHINGTON CONVENTION CENTER

1.2M
PER YEAR

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$144,756	\$162,083	\$175,400
ANNUAL FOOD AWAY FROM HOME AVG	\$6,543	\$7,239	\$7,781
DAYTIME POPULATION	15,485	58,611	260,733
RESIDENTS	2,379	8,146	19,366

*2022 Data

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