



DOCHTER & ALEXANDER
RETAIL ADVISORS



MCPHERSON BUILDING

901 15TH STREET NW
WASHINGTON, DC | MIDTOWN

Square Footage | 1,435 SF

Frontage | 35' 4"

Rent | \$75.00 PSF NNN

Timing | Immediate

MCPHERSON SQUARE

CONTACT

David Dochter
202.971.8989 | david@dochalex.com

Matthew Alexander
202.971.8788 | matthew@dochalex.com

Elena Kozak
301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- Centrally located off **15th and Eye Street** fronting **McPherson Square**
- Prevalent metro accessibility** with the **red, blue, orange,** and **silver** lines within walking distance
- Major office tenants in the neighborhood include: **Booz Allen, JP Morgan, Sidley Austin Law, Drinker Biddle Law, Miller & Chevalier Law, US Dept of Veterans Affairs**

NEARBY TENANTS



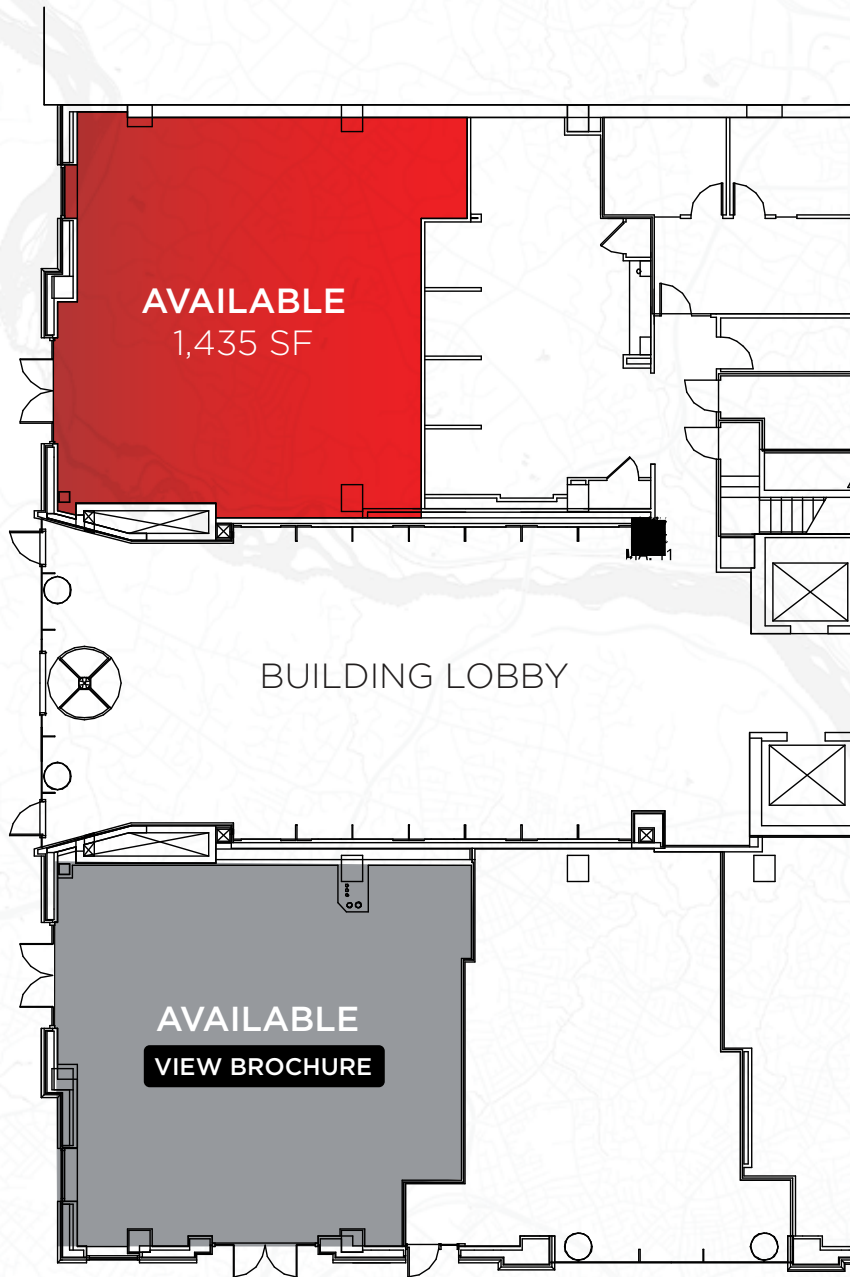
- HOTEL
- RESTAURANT/RETAIL
- OFFICE
- ENTERTAINMENT
- 5 MIN WALK

5 MIN WALK DEMOS	
Total Daytime Population	39,290
Hotel Keys	~2,163
McPherson Metro Counts	13,950 AWD Exits
Annual White House Visitors	1.25M



901 15th Street NW
Washington, DC

15TH STREET



AVAILABLE
1,435 SF

BUILDING LOBBY

AVAILABLE
VIEW BROCHURE

EYE STREET

SPECS

Square Footage | 1,435 SF

Frontage | 35' 4"

Timing | Immediate

Rent | \$75.00 PSF NNN

CONTACT

David Dochter

202.971.8989

david@dochalex.com

Matthew Alexander

202.971.8788

matthew@dochalex.com

Elena Kozak

301.300.7690

elena@dochalex.com

DOCHALEX.COM

901 15th Street NW
Washington, DC

 **DOCHTER & ALEXANDER**
RETAIL ADVISORS



OFFICE SQUARE FOOTAGE
WITHIN .25 MILES

52.3M

HOTEL ROOMS
WITHIN .25 MILES

3,200 KEYS

AVERAGE METRO EXITS
MCPHERSON SQUARE WEEKDAY EXITS

13,950
TOP TEN BUSIEST

NEARBY OFFICE TENANTS
MCPHERSON RETAIL NODE



DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	43,809	125,503	317,323
NUMBER OF OFFICE BUILDINGS	304	915	1,617
AVERAGE HOUSEHOLD INCOME	\$173,840	\$167,131	\$171,199
OFFICE SF	52,300,161	106,717,832	176,932,826

**2022 Data*

CONTACT

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

Elena Kozak
301.300.7690
elena@dochalex.com

901 15th Street NW
Washington, DC