



DOCHTER & ALEXANDER
RETAIL ADVISORS



15TH Street NW

EYE Street NW

901 15TH STREET NW
WASHINGTON, DC | MIDTOWN

Square Footage | 1,506 RSF Timing | Immediate Rent | \$75.00 PSF NNN MIDTOWN PROPERTY

CONTACT

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HIGHLIGHTS

- ▶ Located at **McPherson Square** near the White House.
- ▶ Coffee or non-vented QSR space with **outdoor seating**, surrounded by office and hotels.
- ▶ 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	22,059
Hotel Keys	-2,163
McPherson Metro Counts	14,610 AWD Exits
Annual White House Visitors	1.25M



901 15th Street NW
Washington, DC

SPECS

Square Footage | 1,506 RSF

Ceiling Heights | 11'8"

Timing | Immediate

Rent | \$75.00 PSF NNN

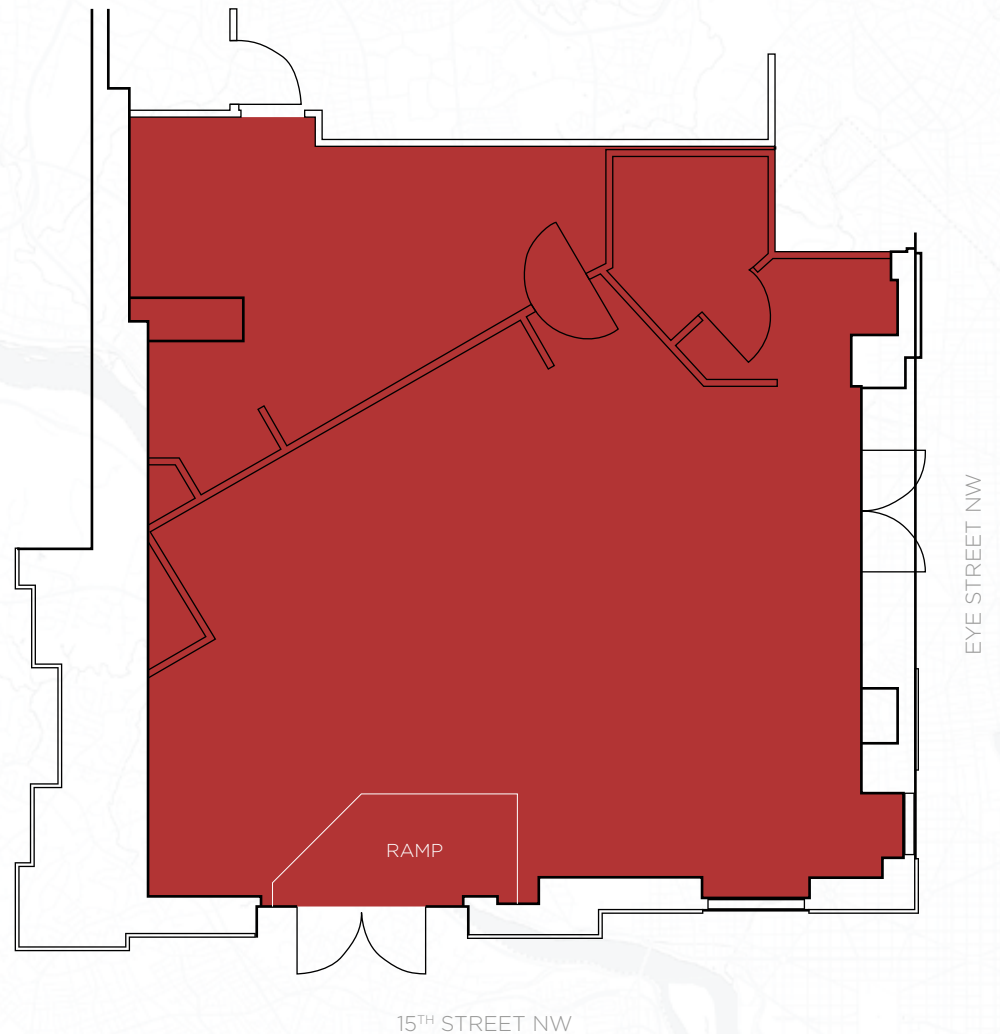
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DOCHALEX.COM





OFFICE MARKET
WITHIN .25 MILE

19.7M SF

HOTEL ROOMS
WITHIN .25 MILE

2,171 KEYS

AVERAGE METRO EXITS
MCPHESON EXIT WEEKLY

14,610
A TOP TEN BUSIEST

NEARBY OFFICE TENANTS
MCPHESON RETAIL NODE



DEMOGRAPHICS

	1/4 Mile	1/2 Mile	1 Mile
DAYTIME POPULATION	24,482	79,715	229,415
BUSINESSES	2,362	7,344	14,620
POPULATION	1,052	14,345	68,188
AVG HOUSEHOLD INCOME	\$134,308	\$140,071	\$145,548

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