

AKRIDGE

DOCHTER & ALEXANDER
RETAIL ADVISORS

THE HOMER BUILDING ICONIC RESTAURANT

~9,458 SF OPPORTUNITY



Square Footage | 4,238 SF - 9,458 SF

Timing | Arranged

Rent/Nets | Pricing Upon Request

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

- Next to **Metro Center**, the second busiest station in the entire metro rail system
- Surrounded by **government agencies**, **47 million** square feet of office space, and **tourist attractions**, this area is home to some of the city's **highest volume restaurants**
- Major tourist destination just blocks from the **White House** and neighboring the **National Theater & Warner Theater**

NEARBY TENANTS

OCEAN PRIME

% HAMILTON

CHOPT

Tosca

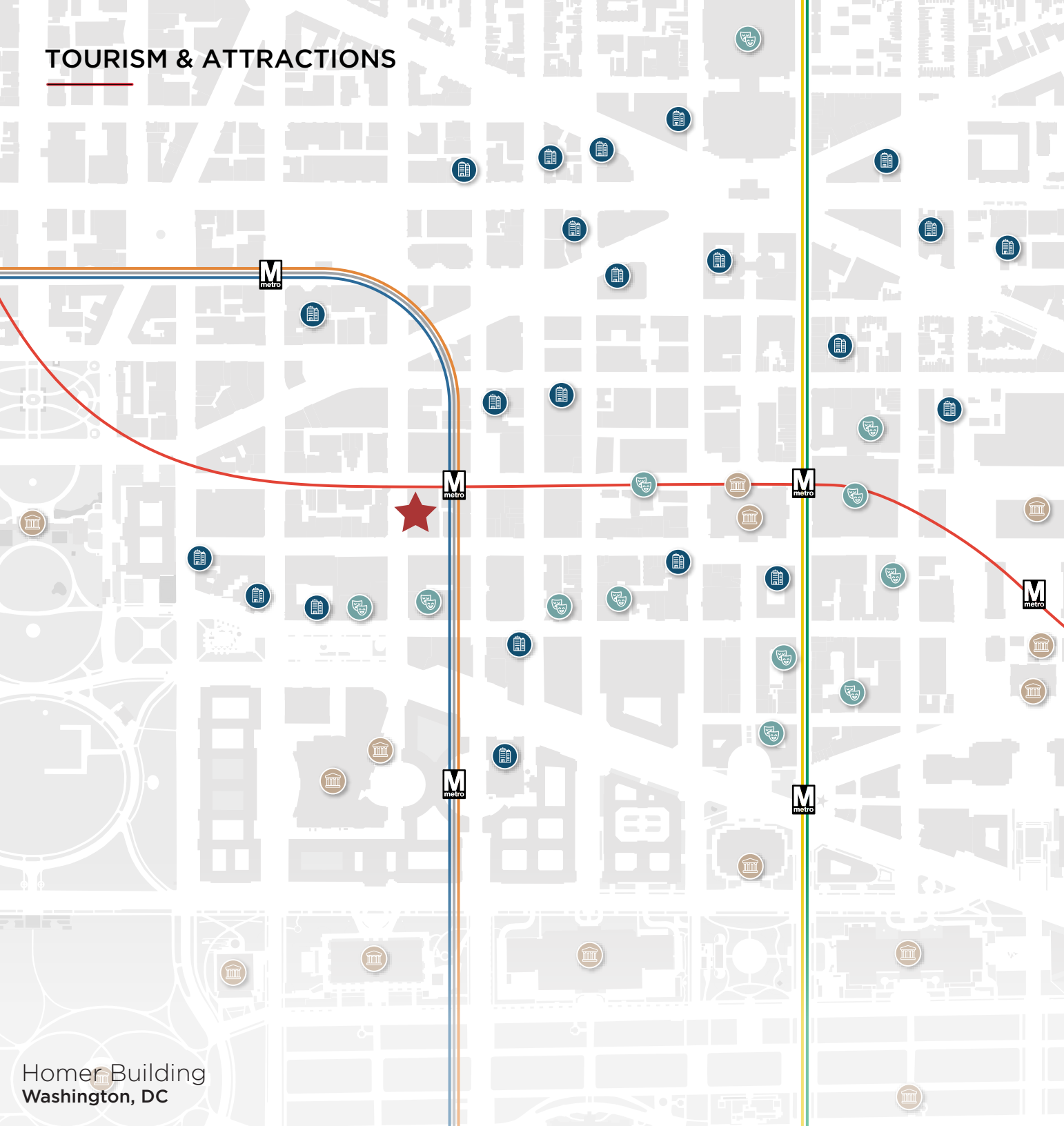
MXDC
BY TODD ENGLISH

OLD EBBITT GRILL

National Theatre

Coffee Republic

TOURISM & ATTRACTIONS



HOTELS TOTAL ROOMS | 8,298

| | |
|----------------------------|------|
| SLS Lux Hotel & Residences | 198 |
| Hampton by Hilton | 228 |
| Renaissance Hotel | 807 |
| Embassy Suites by Hilton | 384 |
| Harrington Hotel | 242 |
| Marriott Washington | 459 |
| Hilton Garden Inn | 300 |
| Hotel Washington | 326 |
| Kimpton Hotel Monaco | 184 |
| Riggs DC | 181 |
| Fairfield Inn & Suites | 198 |
| Motto by Hilton | 245 |
| Grand Hyatt Washington | 897 |
| AC Hotels | 234 |
| MOXY | 200 |
| Eaton | 209 |
| Marriott Marquis | 1175 |
| The Henley Park Hotel | 96 |
| Conrad | 360 |
| Trump International Hotel | 263 |
| JW Marriott Hotel | 777 |
| InterContinental Willard | 335 |

ENTERTAINMENT TOTAL CAPACITY | 72,915

| | |
|-----------------------------|--------|
| Capital One Arena Center | 20,356 |
| Walter E. Convention Center | 42,000 |
| National Theatre | 1,676 |
| Warner Theatre | 1,847 |
| E Street Cinema | 2,080 |
| Regal Gallery Place | 2,800 |
| Shakespeare Theater Company | 1,226 |
| Woolly Mammoth Theater Co | 265 |
| Ford's Theater | 665 |



MUSEUMS & LANDMARKS TOTAL VISITORS | 18.95M

| | |
|---|-------|
| The White House | 1.25M |
| Ronald Reagan Building | 1M |
| National Portrait Gallery | 1.7M |
| American Art Museum (Smithsonian) | 2M |
| National Archives | 1M |
| National Air and Space Museum (Smithsonian) | 3.2M |
| National Museum of African American History | 2M |
| National Museum of American History | 2.8M |
| National Gallery of Art | 4M |

Visitor stats from 2019

Homer Building
Washington, DC

TOURISM & ATTRACTIONS

-  FULL SERVICE RESTAURANT
-  QUICK SERVICE RESTAURANT



IMMIGRANT FOOD

BOBBY VANS



CONRAD HOTELS & RESORTS

ESTUARY
TIFFANY & Co.

SUMMIT
BRUNELLO CUCINELLI

EYE STREET NW

14TH STREET NW
36,382



BOBBY VANS



ARC'TERYX



The Cheesecake Factory

H STREET NW



charles SCHWAB



GRAND HYATT



NEW YORK AVENUE NW
8,645 ADT



13TH STREET NW
17,356 ADT

12TH STREET NW

10TH STREET NW



G STREET NW



ANN TAYLOR



F STREET NW
8,377 ADT



SEPHORA



PERUVIAN CONNECTION

MANGO



National Theatre

THE HENRI



E STREET NW

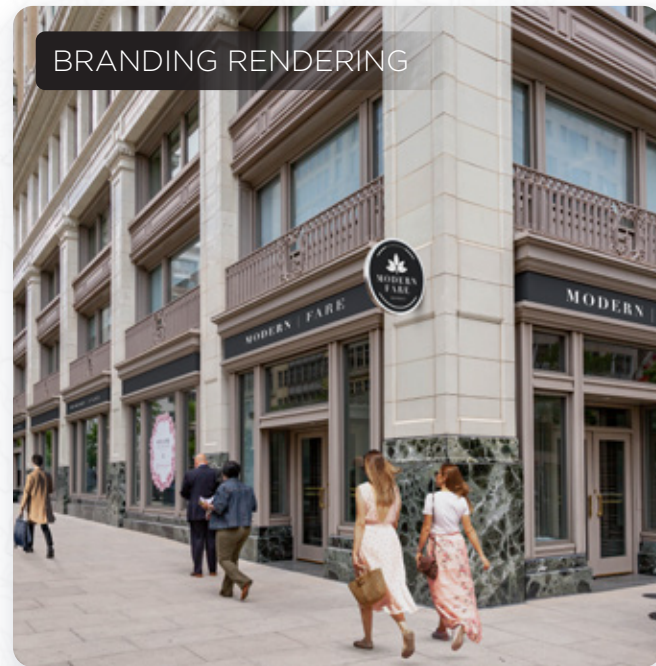


Homer Building
Washington, DC

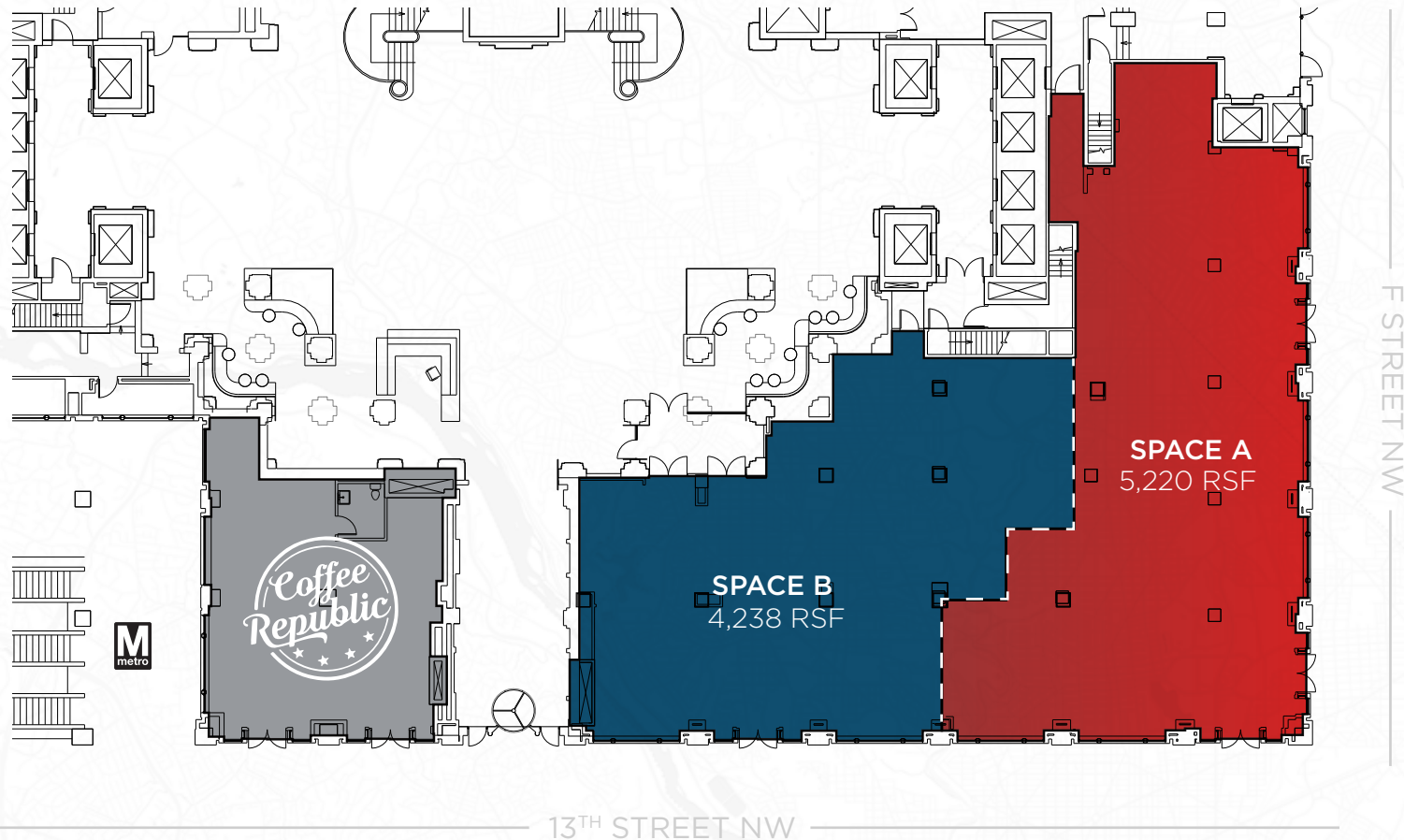
FREEDOM PLAZA

THE PROPERTY

Position your restaurant in the prime corner space of The Homer Building, an iconic architectural landmark in Washington's East End atop Metro Center Station. Featuring a stunning four-story terracotta facade and a Neo-Classical design by renowned architect Appleton Prentiss Clark, this historic gem offers an unparalleled opportunity to showcase your dining concept amidst a backdrop of rich heritage and style.



FLOORPLAN



SPECS

SPACE A

Square Footage | 5,220 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

SPACE B

Square Footage | 4,238 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

COMBINED A + B

Square Footage | 9,458 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

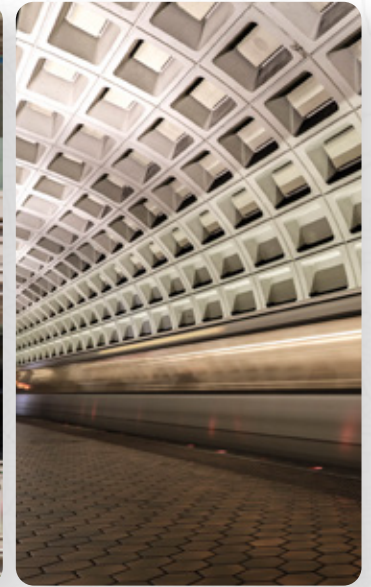
CONTACT

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



OFFICE SF

WITHIN A HALF MILE

43.3M SF

HOTEL ROOMS

WITHIN A HALF MILE

6,828 KEYS

AVERAGE METRO RIDERS

FROM METRO CENTER

27,090 WKDY EXITS **19,465** WKND EXITS

ANNUAL THEATRE ATTENDANCE

WITHIN 1 MILE

715,000

DEMOGRAPHICS

| | .5 Miles | 1 Mile | 2 Miles |
|-----------------------|-----------------|---------------|----------------|
| DAYTIME POPULATION | 114,584 | 309,840 | 574,497 |
| OFFICE SQUARE FOOTAGE | 44,708,947 | 103,502,651 | 152,236,259 |
| BUSINESSES | 5,066 | 13,990 | 24,811 |
| EMPLOYEES | 117,701 | 306,317 | 512,230 |