



DOCHTER & ALEXANDER
RETAIL ADVISORS

SPACE A | 1,500 SF

DUKE'S COURT

WASHINGTON, DC | WEST END

SPACE B | 2,700 SF

Square Footage | 1,500 - 2,700 SF

Ceiling Heights | 12' - 14'+

Timing | Spring 2025

Rent/Nets | Available Upon Request

CONTACT

David Dochter

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HIGHLIGHTS

- Named after American pianist and composer **Duke Ellington**, **Duke's Court** is an upcoming development that adds to the legacy of other creative alley destinations in DC such as **Cady's Alley** and **Blagden Alley**
- Surrounded by a variety of hotels and restaurants including the **Ritz-Carlton**, the **St. Gregory Hotel**, **Mercy Me**, **Rasika**, **Tatte**, **Nobu**, **Imperfecto**, **Ris**, **Bluestone Lane Coffee**, and **Balos**
- Located just **south of Dupont Circle**, **Duke's Court** bridges the **CBD** and **West End** together

NEARBY TENANTS



IMPERFECTO
by Chicago Louie

STREETS
Market & Cafe

THE ST GREGORY HOTEL

WESTIN
HOTELS & RESORTS

CHEF GEOFF'S
West End

Tatte
Bakery & Cafe

PLANTA

THE NEIGHBORHOOD

Central to **four major DC markets**, **Duke's Court** is surrounded by **13,332 housing units** within a **0.5-mile radius**. It also holds historical significance as the birthplace of American jazz pianist and composer **Duke Ellington**.

.5 MILE DEMOGRAPHICS	Duke's Court	Blagden Alley	Capitol Riverfront
Daytime Population	114,595	63,291	34,206
Average HH Income	\$162,444	\$172,914	\$177,411
Total Housing Units	13,332	18,783	15,363
Food Away from Home (AVG)	\$6,776	\$6,502	\$6,751

GEORGETOWN ESTABLISHED FASHION RETAIL

- ▼ 23,123 Daytime Population
- ▼ \$250,507 Average Household Income
- ▼ 4,572 Total Housing Units
- ▼ \$8,959 Food Away From Home (AVG)

WEST END HIGH END RESIDENTIAL

- ▼ 81,640 Daytime Population
- ▼ \$172,914 Average Household Income
- ▼ 12,848 Total Housing Units
- ▼ \$6,442 Food Away From Home (AVG)

DUPONT CIRCLE HISTORIC RESIDENTIAL

- ▼ 72,584 Daytime Population
- ▼ \$182,698 Average Household Income
- ▼ 16,232 Total Housing Units
- ▼ \$6,797 Food Away From Home (AVG)


CENTRAL BUSINESS DISTRICT DENSE OFFICE

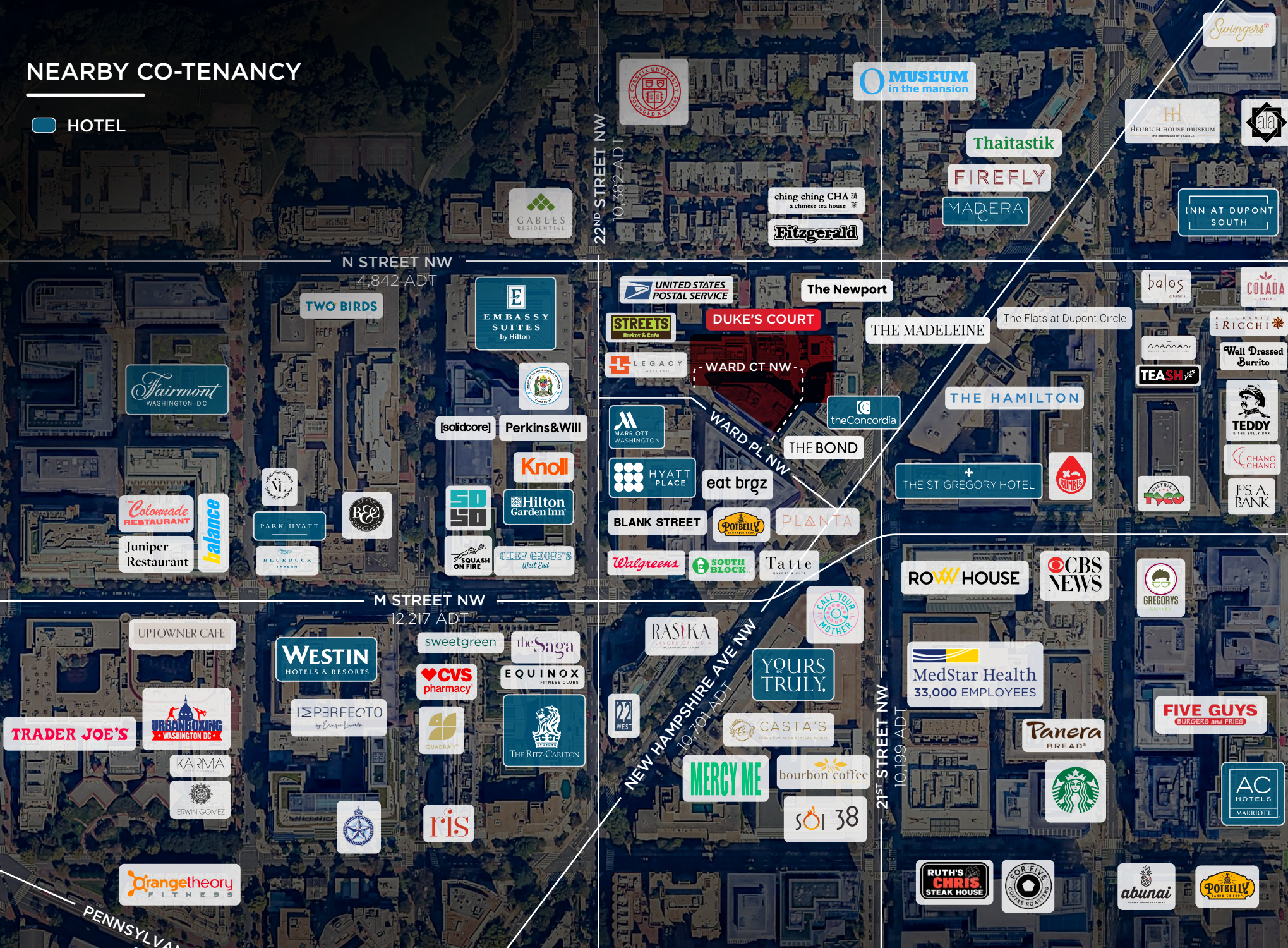
- ▼ 169,924 Daytime Population
- ▼ \$146,850 Average Household Income
- ▼ 9,337 Total Housing Units
- ▼ \$5,615 Food Away From Home (AVG)

FOGGY BOTTOM GW UNIVERSITY & HOSPITAL

- ▼ 99,673 Daytime Population
- ▼ \$132,446 Average Household Income
- ▼ 8,839 Total Housing Units
- ▼ \$5,021 Food Away From Home (AVG)

NEARBY CO-TENANCY

 HOTEL



Duke's Court
Washington, DC

NEARBY CO-TENANCY

201 UNITS



GABLES
RESIDENTIAL

-  HOTELS
-  RESIDENTIAL UNITS

197 ROOMS



EMBASSY
SUITES
by Hilton

[solidcore]



61 UNITS




Perkins&Will

Knoll

238 ROOMS



CHEF GEOFF'S
West End

M STREET NW
12,217 ADT



sweetgreen

theSaga

EQUINOX
FITNESS CLUBS



300 ROOMS



THE RITZ-CARLTON

92 UNITS



22
WEST

Duke's Court
Washington, DC



198 UNITS



LEGACY
WEST END



470 ROOMS



MARRIOTT
WASHINGTON

168 ROOMS



HYATT
PLACE

BLANK STREET

Walgreens

eat brgz



PLANTA

Tatte
BAKERY & CAFE



NEW HAMPSHIRE AVE NW
10,701 ADT

ching ching CHA 請
a chinese tea house 茶

Fitzgerald

N STREET NW
4,842 ADT

DUKE'S COURT



WARD CT NW



WARD PL NW

156 UNITS

The Newport

121 ROOMS



theConcordia

84 UNITS

THE BOND

DUKE
ELLINGTON
PARK

355 ROOMS

YOURS
TRULY.



MERCY ME

sol 38

FIREFLY

81 ROOMS

MADERA

26 UNITS

THE MADELEINE

306 UNITS

The Flats at Dupont Circle

304 UNITS

THE HAMILTON

156 ROOMS

THE ST GREGORY HOTEL



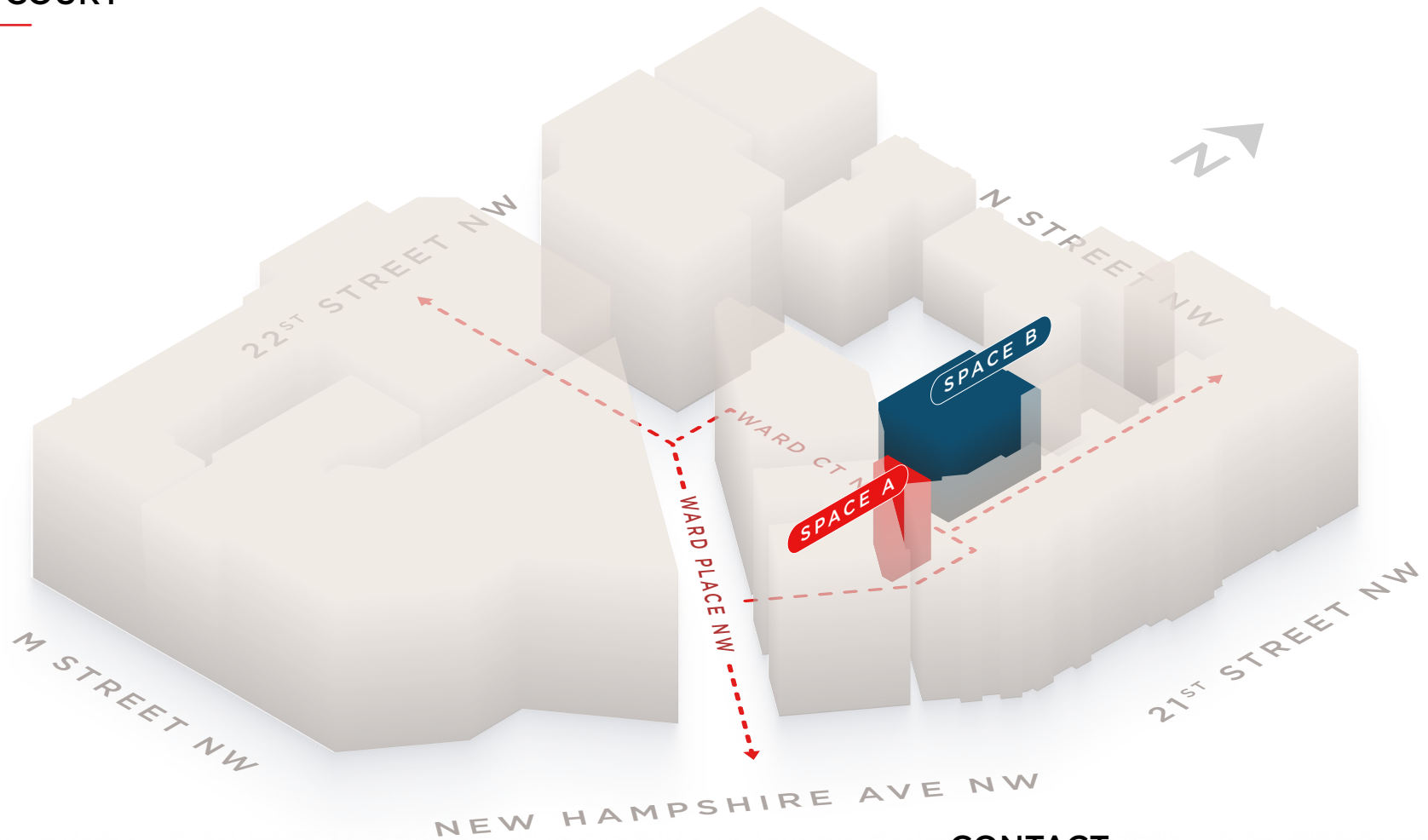
ROW HOUSE

MedStar Health
33,000 EMPLOYEES



DOCHTER & ALEXANDER
RETAIL ADVISORS

DUKE'S COURT



SPECS

SPACE A 2112 WARD COURT NW

Square Footage | 1,500 SF

Ceiling Heights | 10' - 12'

Timing | Spring 2025

Rent/Nets | Available Upon Request

SPACE B 2115 WARD COURT NW

Square Footage | 2,700 SF

Ceiling Heights | 11' 6"

Timing | Spring 2025

Rent/Nets | Available Upon Request

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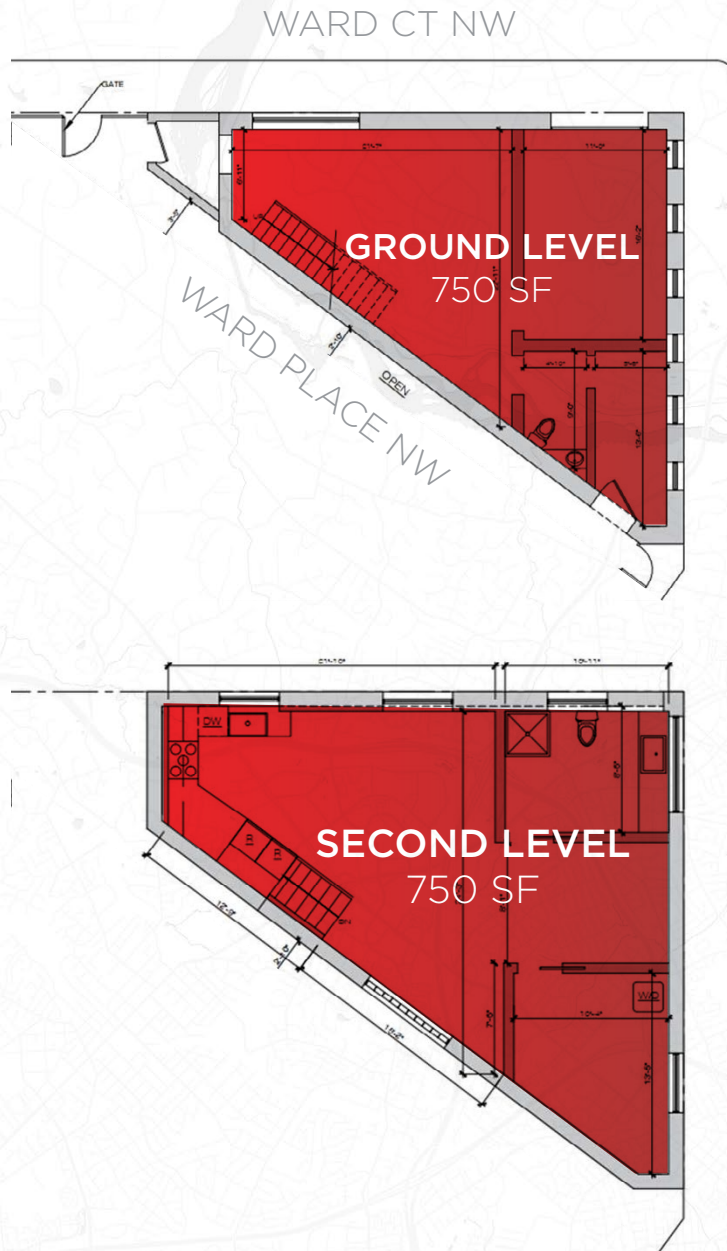
DOCHALEX.COM 

SPACE A



FLOORPLAN **SPACE A**

2112 WARD COURT NW



SPECS

Square Footage | 1,500 SF

Ceiling Heights | 10' - 12'

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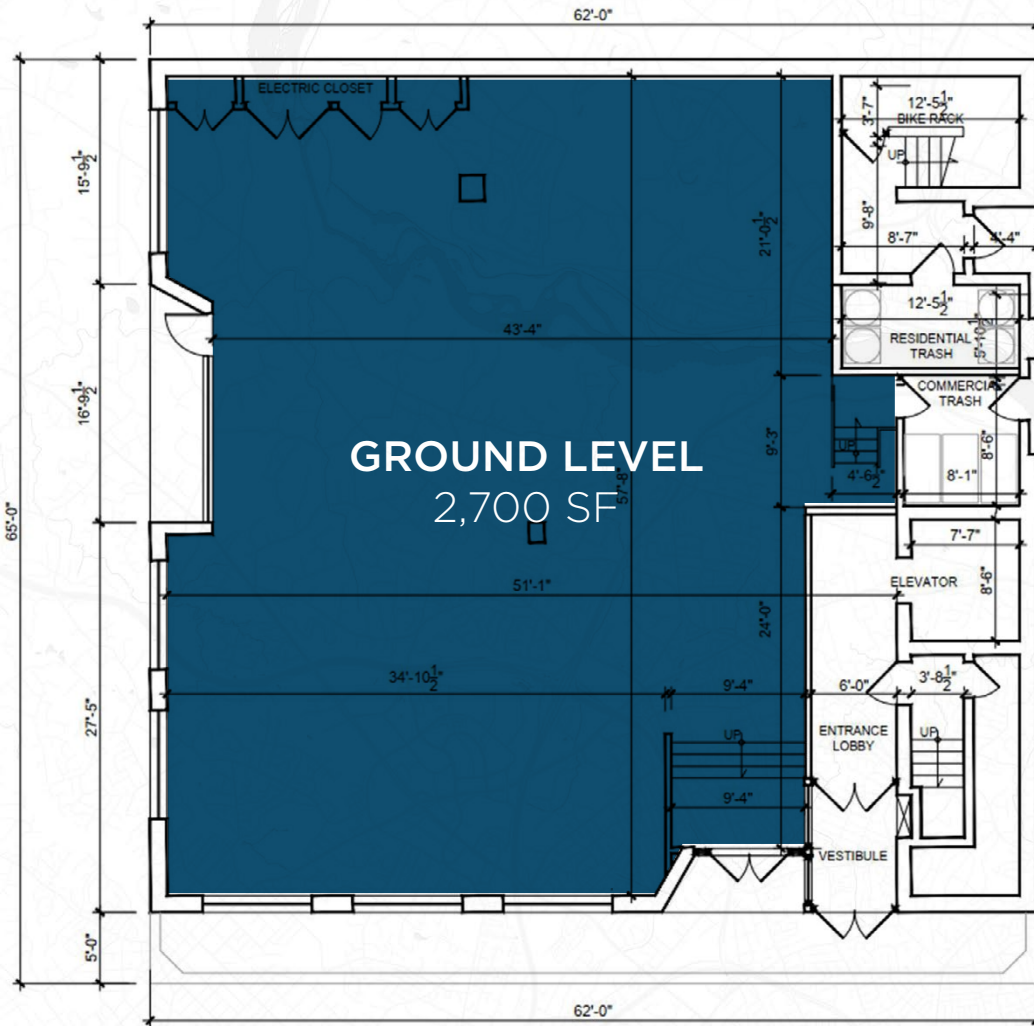
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SPACE B

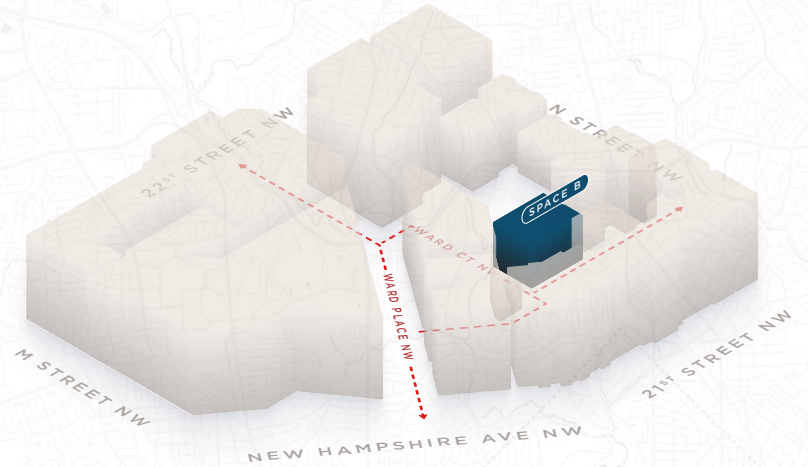


FLOORPLAN SPACE B

2115 WARD COURT NW



WARD CT NW



SPECS

Square Footage | 2,700 SF

Ceiling Heights | 11' 6"

Timing | Spring 2025

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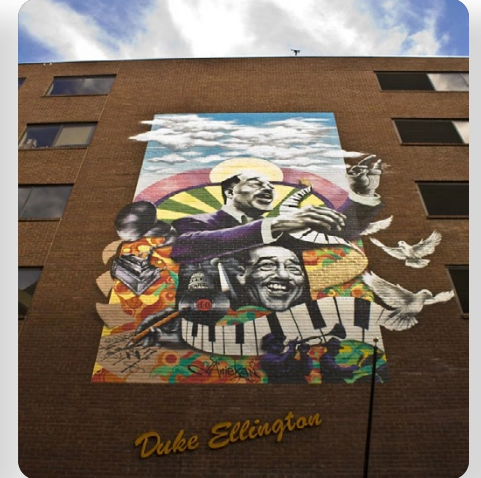
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[DOCHALEX.COM](https://dochalex.com)

DUKE'S COURT





HOTEL ROOMS

WITHIN A 10-MINUTE WALK

6,000

AVERAGE DAILY METRO RIDERS

FROM FOGGY BOTTOM-GWU

13,660
WEEKDAYS

7,902
WEEKENDS

TOTAL STUDENT POPULATION

AT GEORGE WASHINGTON UNIVERSITY

25,939
TOTAL ENROLLMENT

11,482
UNDERGRADUATE

NEARBY OFFICE CO-TENANCY

MORRISON
FOERSTER
CFTC
COMMERCIAL TRUSTS TRADING COMPANY

GT GreenbergTraurig
McKinsey
& Company

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION	29,311	114,595	288,479
AVERAGE HOUSEHOLD INCOME	\$156,829	\$162,444	\$182,215
TOTAL HOUSING UNITS	4,651	13,332	41,059
FOOD AWAY FROM HOME (AVG)	\$6,012	\$6,132	\$6,776

*2024 Data