



DOCHTER & ALEXANDER
RETAIL ADVISORS

Brookfield
Properties

750 9TH STREET NW
WASHINGTON, DC | EAST END



Square Footage | 2,459 RSF

Timing | Immediate

Rent/Nets | Available Upon Request

PREMIER RETAIL SPACE

CONTACT

David Dochter

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Matthew Alexander

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Elena Kozak

301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- High profile retail space downtown
- Steps away from **City Center**, **Verizon Center**, the **Portrait Gallery**, and the **new MLK Jr Memorial Library**
- 24 hour neighborhood** with office, hotel, residential, entertainment, and museums in the area

NEARBY TENANTS

DBGB KITCHEN AND BAR

JALEO
BY JOSE ANDRES

THE SMITH
RESTAURANT & BAR

minibar
by Jose Andres

momofuku

ZAXXINYA

Del Frisco's
GRASS-FED STEAKHOUSE

COFFEE, BAKERY, KITCHEN

1 MILE DEMOS*

OFFICE SF	92,615,518
DAYTIME POPULATION	319,512
TOTAL HOUSING UNITS	33,717
AVERAGE HH INCOME	\$171,286
BACHELOR'S DEGREE +	79.68%

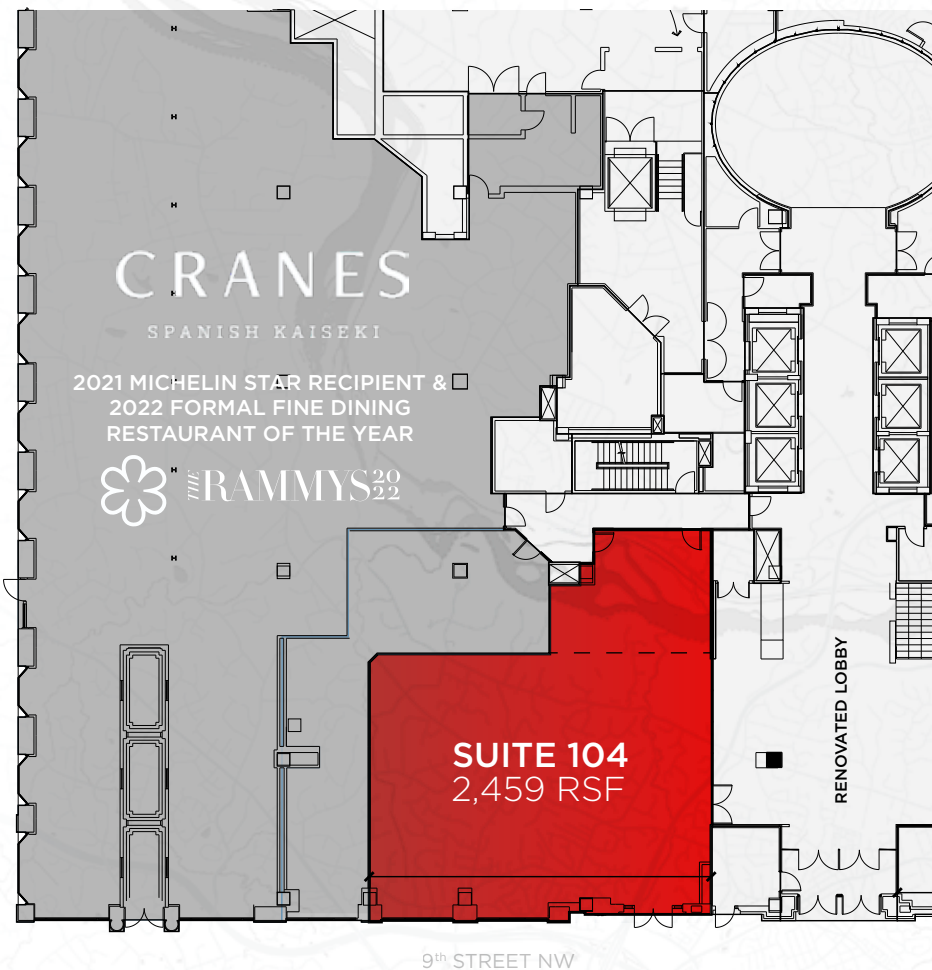
*2024 Data



750 9th Street NW
Washington, DC

Brookfield
Properties

US NAVY MEMORIAL P
DOCHTER & ALEXANDER
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SPECS

SUITE 104

Square Footage | 2,459 SF

Frontage | 54' 3"

Ceiling Heights | 13'

Timing | Immediate

Rent/Nets | Available Upon Request

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CONCEPTUAL RENDERINGS

DESIGN CONCEPT FOR SUITE 104



MAIN VIEW

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



ORDERING

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



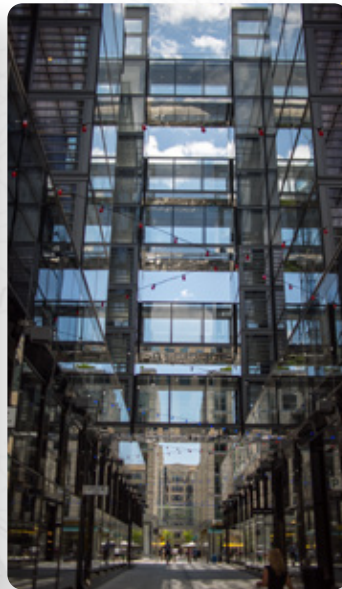
POS AREA

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



CORNER SEATING

ATRIUM CAFÉ - BROOKFIELD - THE VECTOR BUILDING DRAFTSMAN.NYC



HOTEL KEYS

WITHIN .25 MILES

3,617

NEARBY OFFICE TENANTS

WITHIN 1 MILE

GALLUP
BAKER BOTTS

COVINGTON
wework

AVERAGE METRO RIDERS

FROM METRO CENTER & GALLERY PLACE

13,816 METRO CENTER

12,782 GALLERY PLACE

CAPITAL ONE ARENA TICKETS

SOLD ANNUALLY

4.4M

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
OFFICE SF	15,206,449	45,321,092	92,615,518
DAYTIME POPULATION	31,704	119,061	319,512
AVERAGE HOUSEHOLD INCOME	\$201,115	\$175,007	\$171,286
BACHELOR'S DEGREE +	81.5%	86.4%	80%

*2024 Data