



DOCHTER & ALEXANDER
RETAIL ADVISORS

*CONCEPTUAL RENDERING



1101 K STREET NW

WASHINGTON, DC | EAST END

VIDEO WALKTHROUGH [↗](#)

Size | 9,044 SF Interior; 3,000 SF Patio

Ceiling Height | 22' 6"

Frontage | 116' on K St and 96' on 11th St

Timing | Immediate

CONTACT

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HIGHLIGHTS

- ▼ **Second generation restaurant** with extensive 3,000 sf outdoor patio
- ▼ Positioned between the culinary epicenters of **Midtown, Shaw, Mt Vernon Triangle**, and **Penn Quarter** with significant hotel density
- ▼ Surrounded by **35 hotels** and over **10,000 rooms** within a half mile, the space stands at the heart of a bustling hospitality district walking distance to the Convention Center, Apple at Carnegie Library and Capital One Arena

NEARBY TENANTS



ALLEGORY



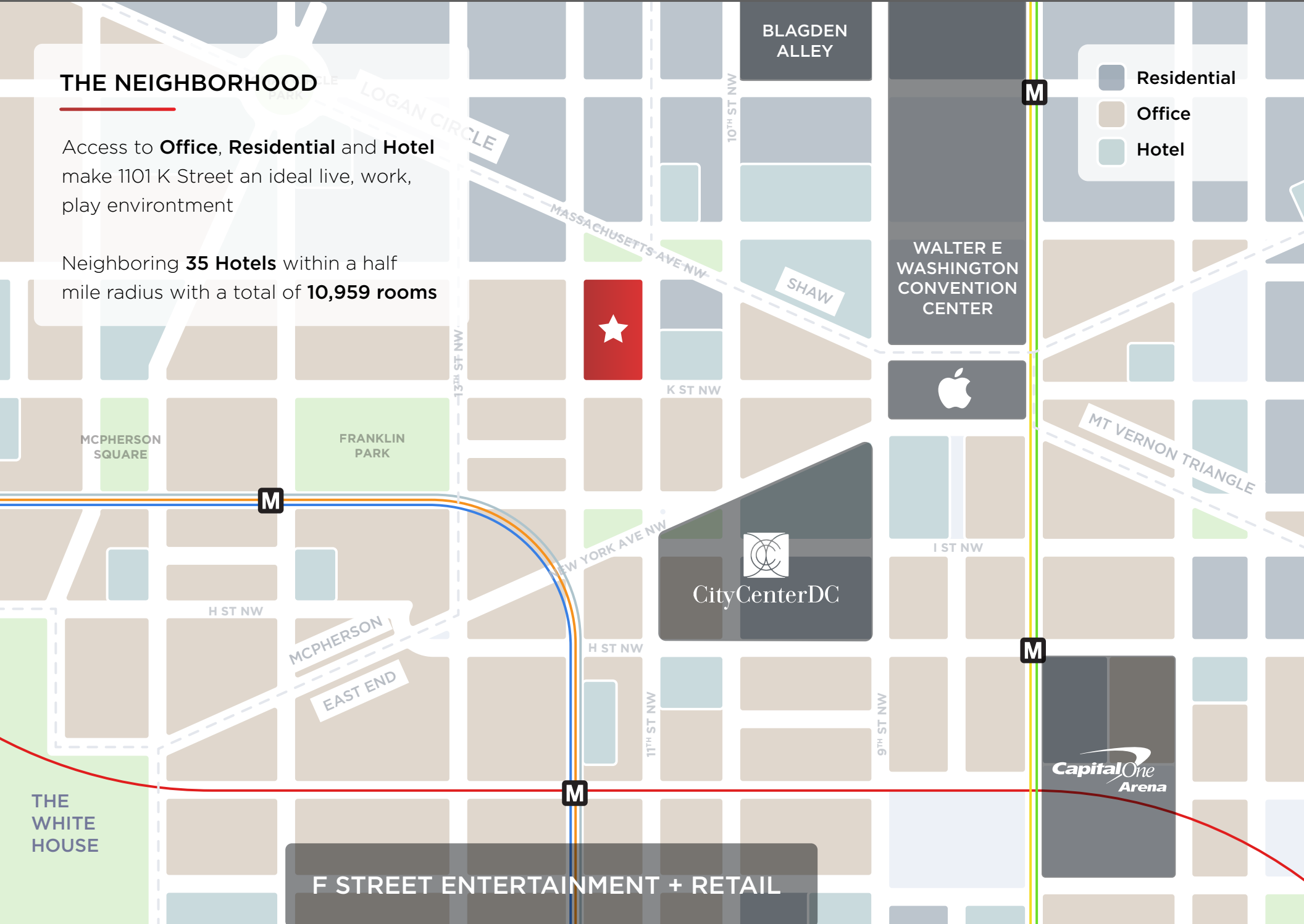
IMMIGRANT FOOD



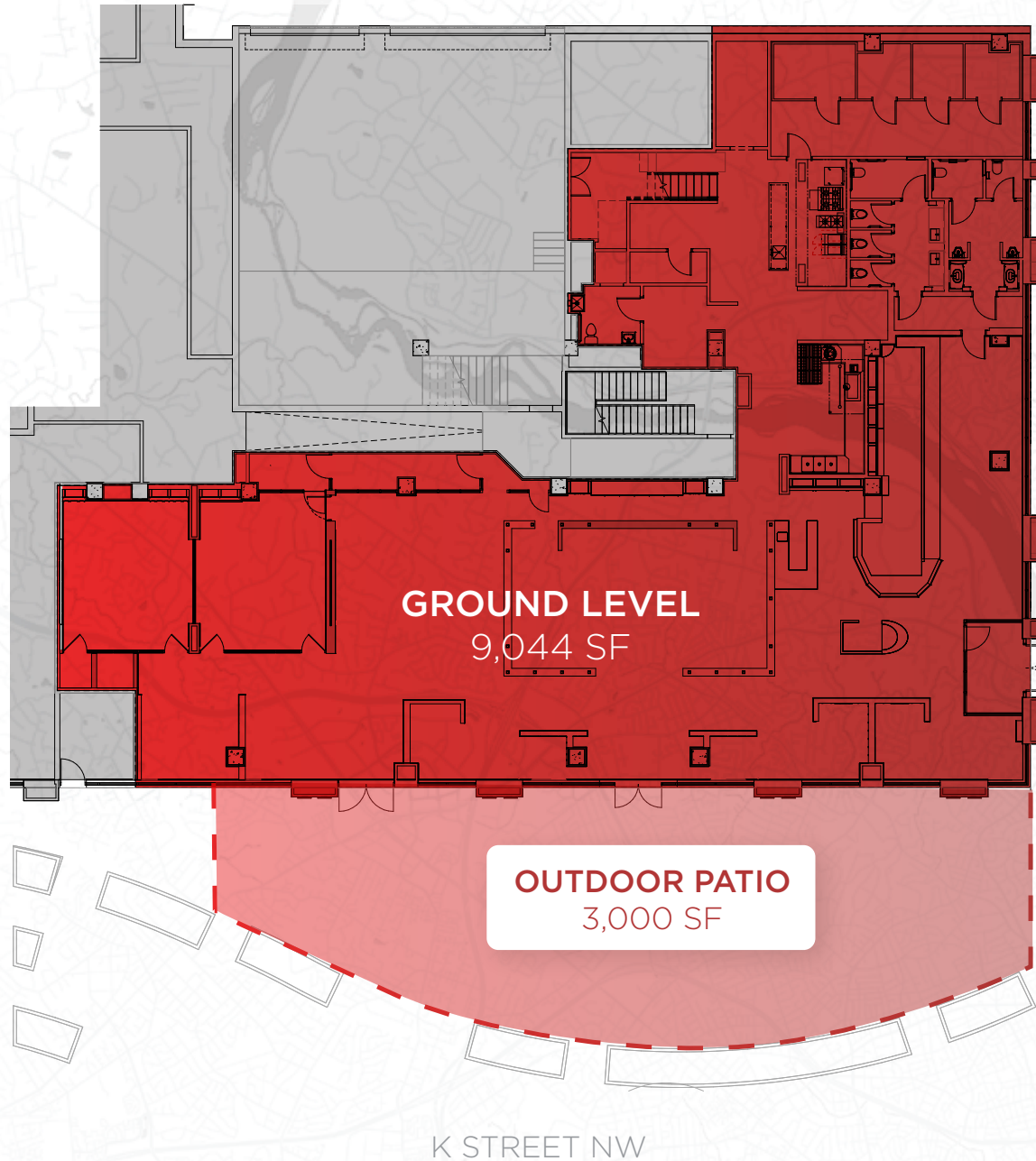
THE NEIGHBORHOOD

Access to **Office, Residential** and **Hotel** make 1101 K Street an ideal live, work, play environment

Neighboring **35 Hotels** within a half mile radius with a total of **10,959 rooms**



FLOORPLAN



SPECS

Interior | 9,044 SF

Patio | 3,000 SF

Ceiling Height | 22' 6"

Frontage | 116' on K St, 96' on 11th St

Timing | Immediate

Rent/Nets | Negotiable

VIDEO WALKTHROUGH [↗](#)

CONTACT

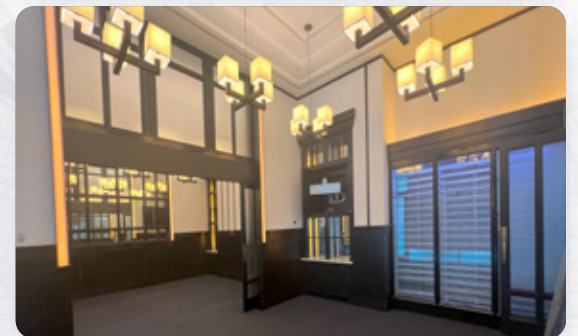
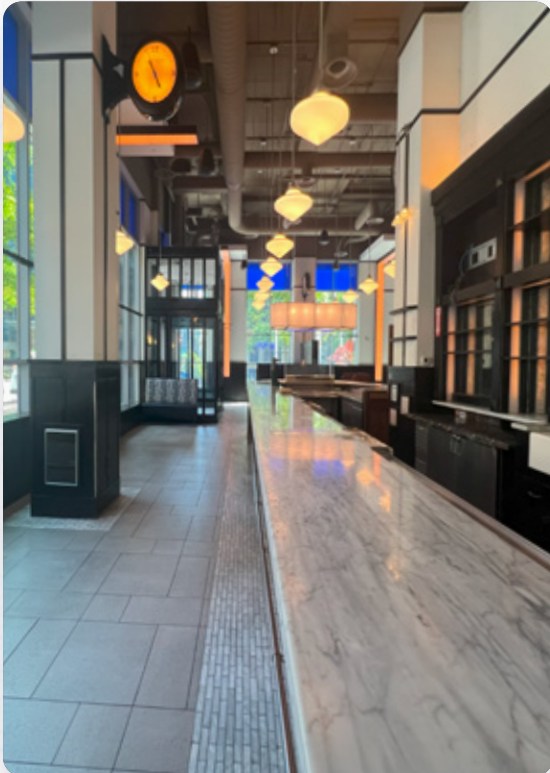
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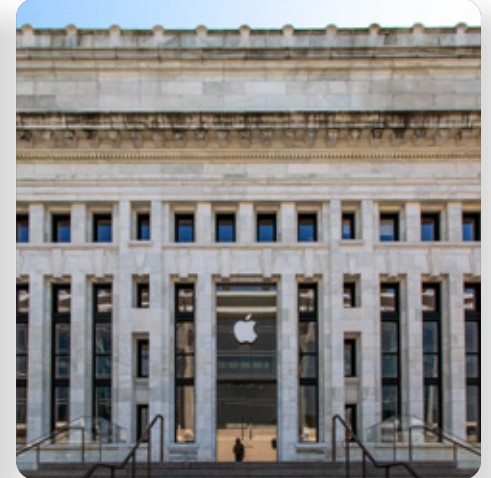
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THE SPACE





HOTEL ROOMS WITHIN .5 MILES

10,959

NEARBY OFFICE TENANTS

The
Washington
Post

NYU

ReedSmith

EY

RESTAURANT CO-TENANCY WITHIN 4 BLOCKS

46

DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	31,013	122,625	359,758
AVERAGE HOUSEHOLD INCOME	\$180,628	\$165,635	\$172,941
TOTAL HOUSING UNITS	3,761	13,495	40,330
FOOD AWAY FROM HOME (AVG)*	\$6,853	\$6,284	\$6,472