

17xM



1700 M STREET NW
WASHINGTON, DC | CENTRAL BUSINESS DISTRICT

17xMDC.com



SKANSKA

Square Footage | 1,327 SF

Ceiling Heights | 15' 1"

Frontage | 59' 2"

Rent/Nets | Negotiable

Timing | Immediate

CONTACT

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HIGHLIGHTS

- ▼ **New construction** located in the Central Business District between **Midtown Center** and the **Connecticut Avenue** retail corridor
- ▼ **Notable tenancy** with 50% of the office space leased to major law firm **Gibson Dunn**

NEARBY TENANTS

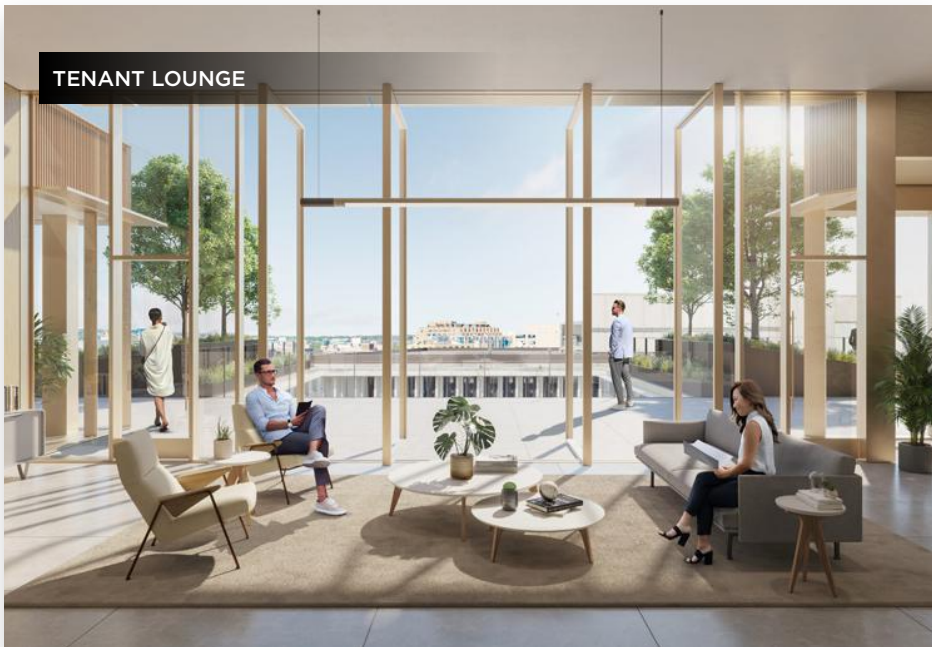




OUTDOOR TERRACES



VEHICULAR LAYBY



TENANT LOUNGE



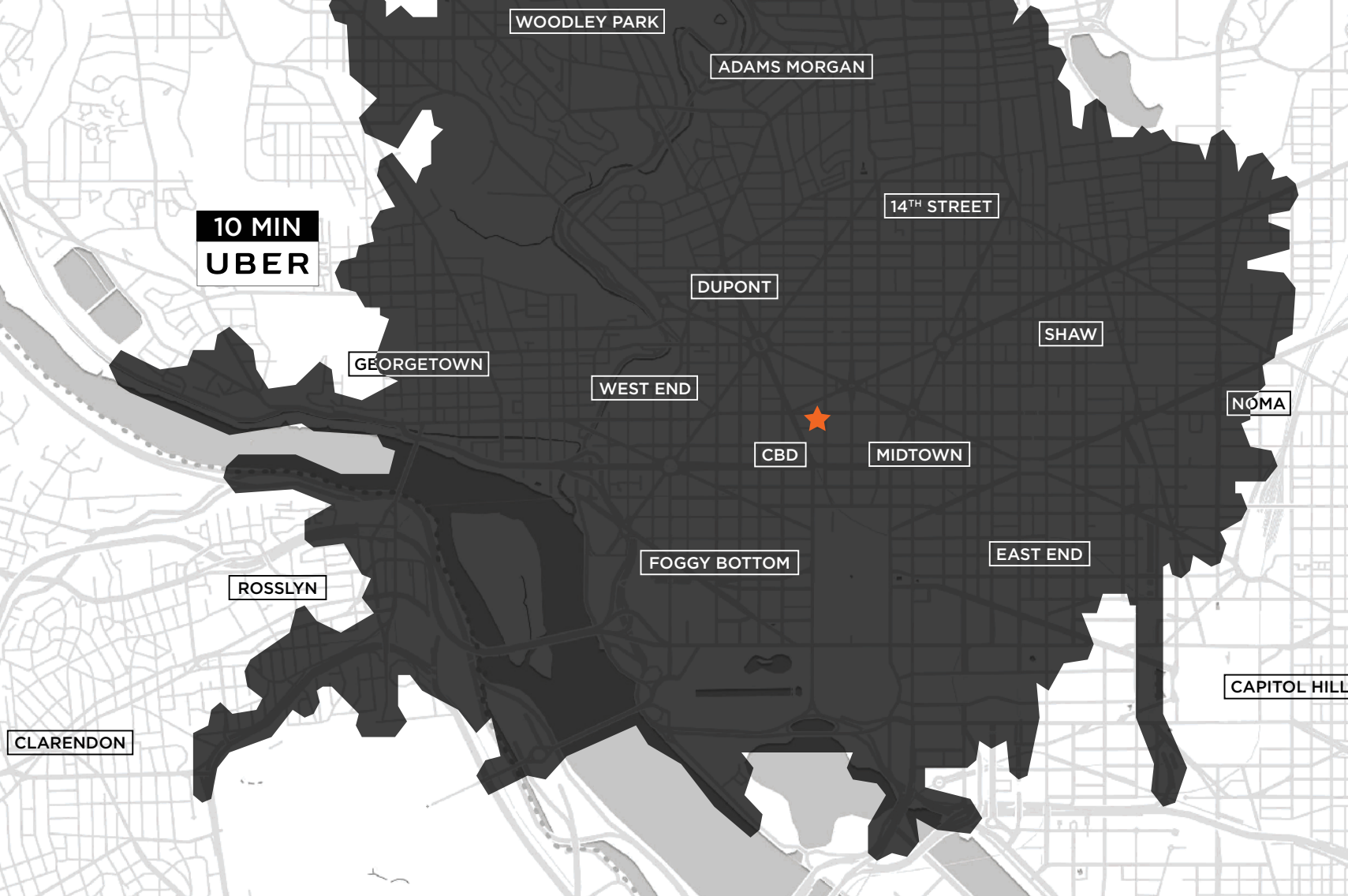
OFFICE LOBBY



Drive Time & Delivery

10 MIN DRIVE DEMOS

Total Population	216,375
Total Daytime Population	650,711
Median Household Income	\$115,458
Bachelors Degree +	82%



Nearby Office & Residential

Major Office Tenants

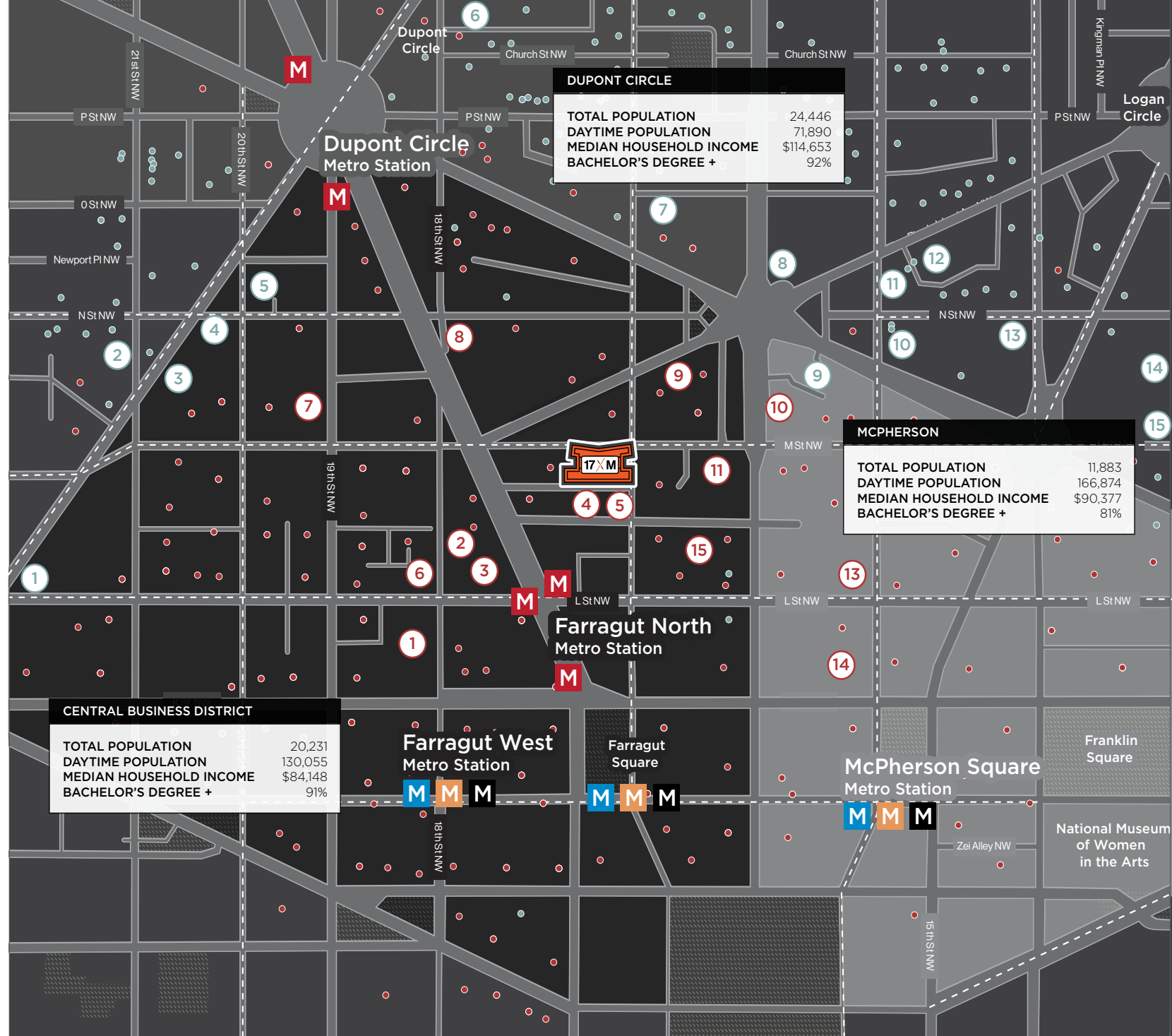
- 1 Tableau Software Inc
- 2 US Secret Service
- 3 American Bankers Association
- 4 ABC News
- 5 Defenders of Wildlife
- 6 United States Department of Treasury
- 7 McKinsey
- 8 The World Bank
- 9 Center for Strategic and International Studies
- 10 National Education Association
- 11 National Geographic Society
- 12 District Offices
- 13 Fannie Mae
- 14 Sidley
- 15 Carr Properties

Major Residential Developments

- 1 The Savoy
- 2 The Newport
- 3 The Hamilton House
- 4 The Flats at Dupont Circle Apartments
- 5 The Lauren
- 6 Dupont East Condominium
- 7 The Drake
- 8 1 Scott Circle
- 9 1500 Mass Apartments
- 10 Post Massachusetts Ave
- 11 Miramar Apartments
- 12 Windsor House
- 13 Andover House
- 14 Sutton Plaz
- 15 1301 Thomas Circle

Key

- Office
- Multi-Unit Residential
- ▬ Bike Lanes

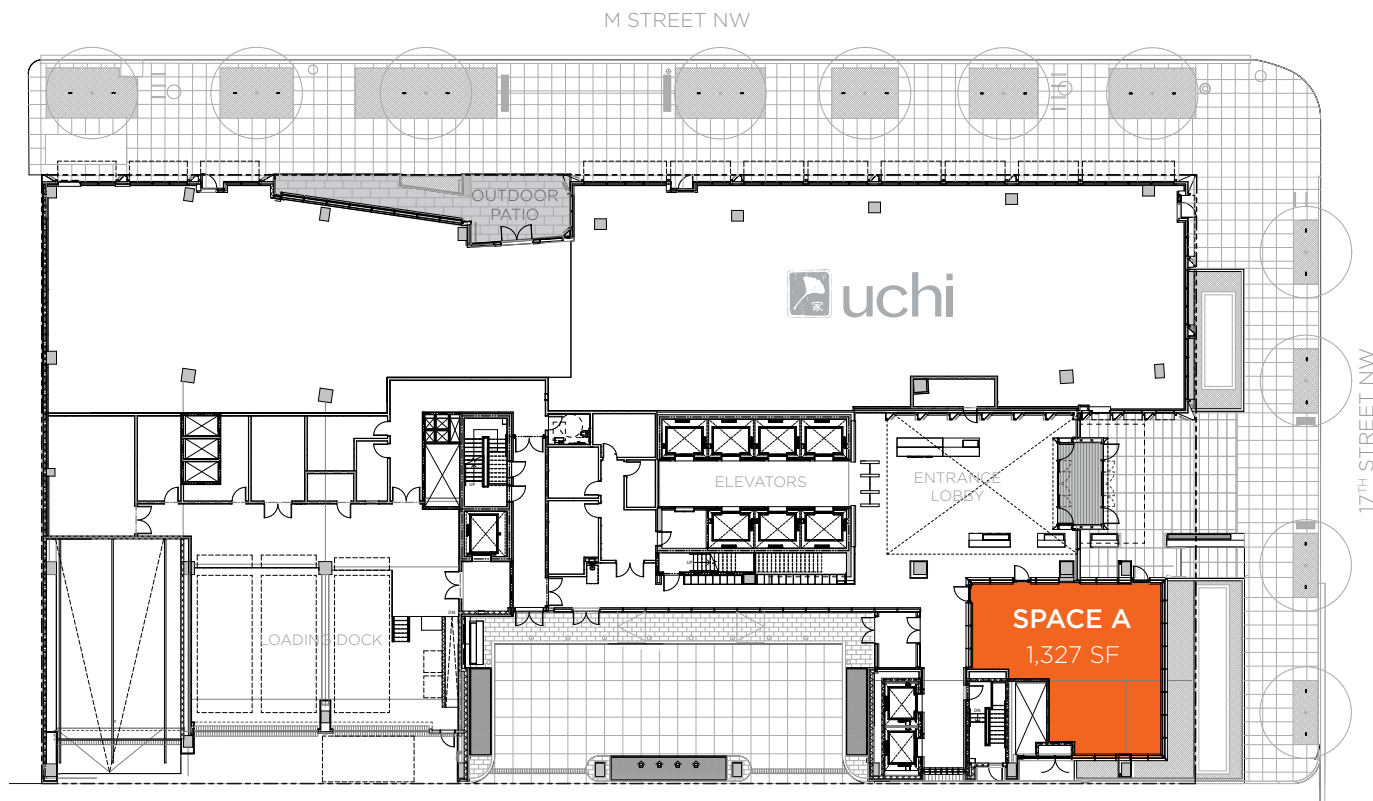


DUPONT CIRCLE

Nearby Retail Co-Tenancy

 HOTELS





SPECS

SPACE A

Square Footage | 1,327 SF

Frontage | 59' 2"

Ceiling Heights | 15' 1"

Timing | Immediate

Rent/Nets | Pricing Upon Request

*Ceiling Heights are 14'7" at the thickened portions of the slab columns



AVERAGE METRO RIDERS

AT FARRAGUT NORTH

21,260
AWD EXITS

NEARBY EMPLOYERS

OFFICE TENANTS



Fannie Mae



McKinsey
& Company



HOTEL ROOMS

WITHIN A HALF MILE

7,533

BUILDING TENANTS

OFFICE 50% LEASED

GIBSON DUNN

DEMOGRAPHICS

.25 Miles

.5 Miles

1 Mile

TOTAL POPULATION	1,499	16,863	76,925
DAYTIME POPULATION	56,106	163,836	367,623
MEDIAN HOUSEHOLD INCOME	\$76,309	\$95,895	\$111,850
BACHELOR'S DEGREE+	80%	90%	88%

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FOR INQUIRIES, CONTACT

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DOCHTER & ALEXANDER
RETAIL ADVISORS

