

Brookfield Properties

#102

VIRTUAL TOUR 

SUITE 102
655
NEW YORK AVE

Square Footage | 2,345 SF

Ceiling Height | 11' 8"

Frontage | 30'

Rent/Nets | \$55 PSF NNN / \$19.75 PSF

Timing | Immediate

CONTACT

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HIGHLIGHTS

- ▶ Retail space located along **New York Avenue NW**, one of DC's top traveled roads with **31,371 ADT**
- ▶ 655 NY co-tenancy includes strong line up of local and national restaurant and retail including **Compass Coffee**, **Pearl's Bagels**, **Rumi's Kitchen**, and **Solidcore**
- ▶ Ability to capture both residential and office traffic from surrounding tenants such as **Google**, **PWC**, and **Advisory Board**

NEARBY TENANTS

the dabney

FLIGHT CLUB
SOCIAL DARTS

THE
CAPITAL
BURGER

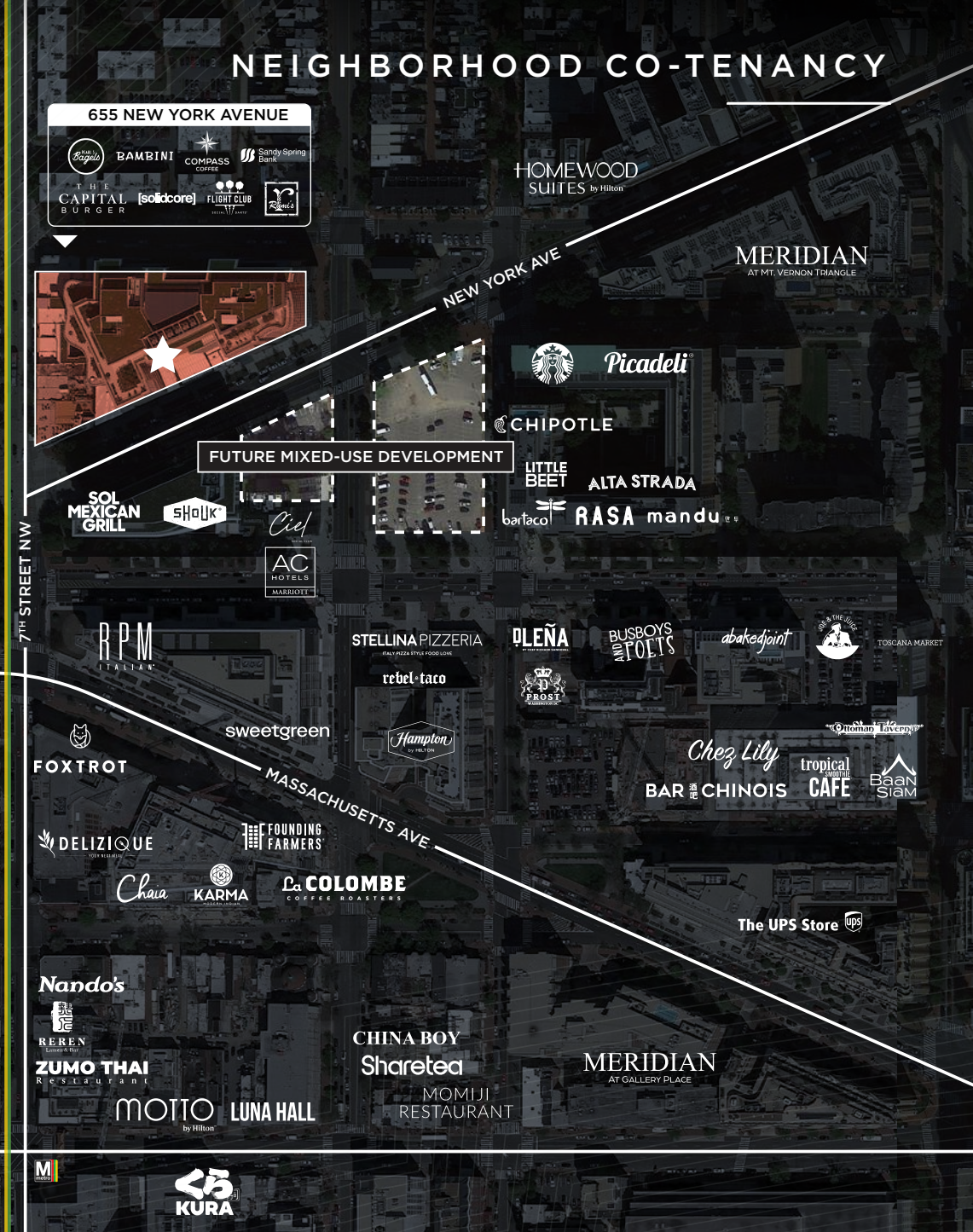
Rumi's

PLEÑA
BY CHEF RICHARD SANDOVAL

COMPASS
COFFEE

PEARL'S
Bagels

RPM
ITALIAN



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L STREET

6TH STREET

7TH STREET OFFICE
LOBBY ENTRANCE

7TH STREET

COMPASS
COFFEE

Bagels

Ravi's

PLAY & LEARN

[solidcore]

FLIGHT CLUB
SOCIAL // BARTS

EAST OFFICE
LOBBY ENTRANCE

Sandy Spring
Bank

UnitedHealthcare

Google
Café

#102
2,345 SF

WEST OFFICE
LOBBY ENTRANCE

NEW YORK AVENUE

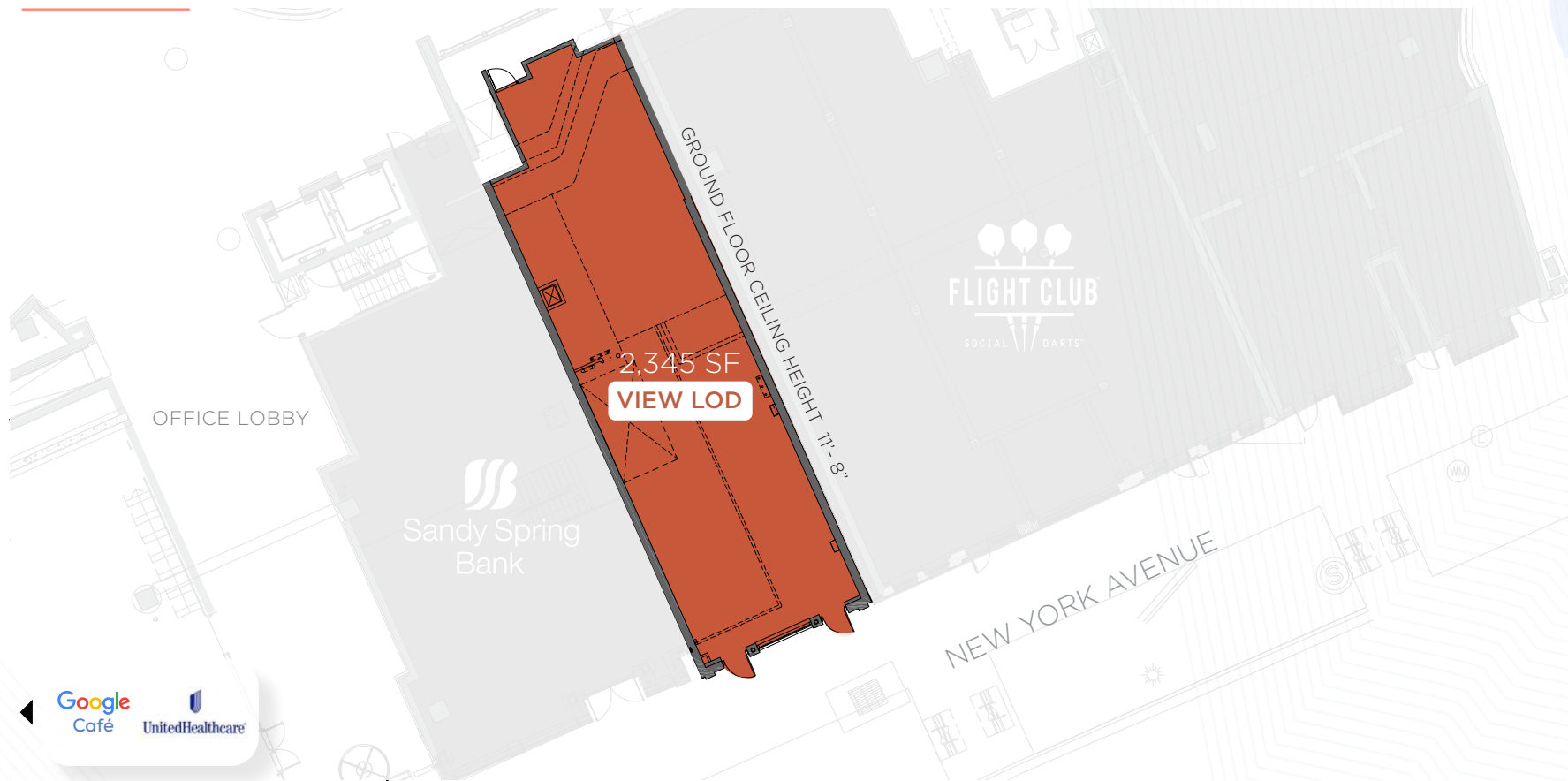
● ● ● AVAILABLE KITCHEN EXHAUST PATH

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FLOORPLAN



SPECS

Square Footage | 2,345 SF

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Ceiling Heights | 11' 8"

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[EXPLORE VIRTUAL TOUR](#)

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INTERIOR



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OFFICE INVENTORY

WITHIN .5 MILES

22.3M SF

OFFICE TENANTS

AT 655 NEW YORK AVENUE



AVERAGE DAILY METRO RIDERS

AT METRO CENTER STATION

16,427
WEEKDAYS

CONVENTION CENTER ATTENDEES & EVENTS

AT WALTER E WASHINGTON CONVENTION CENTER

700K
ATTENDEES IN 2023

114
CONFERENCES IN 2024

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$177,522	\$166,975	\$179,388
ANNUAL FOOD AWAY FROM HOME AVG	\$6,951	\$6,533	\$6,961
DAYTIME POPULATION	15,616	69,396	294,314
RESIDENTS	1,427	6,269	17,187

**2025 Data*

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