



DOCHTER & ALEXANDER
RETAIL ADVISORS

Brookfield Properties

VIRTUAL TOUR [↗](#)

SUITE 108 & 109
655
NEW YORK AVE



#109

1,118 SF

#108

2,605 SF



Square Footage | 1,118 SF - 3,957 SF

Ceiling Height | Up to 14' 5"

Kitchen Exhaust | Available

Timing | Immediate

CONTACT

David Dochter

202.971.8989 | david@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

Elena Kozak

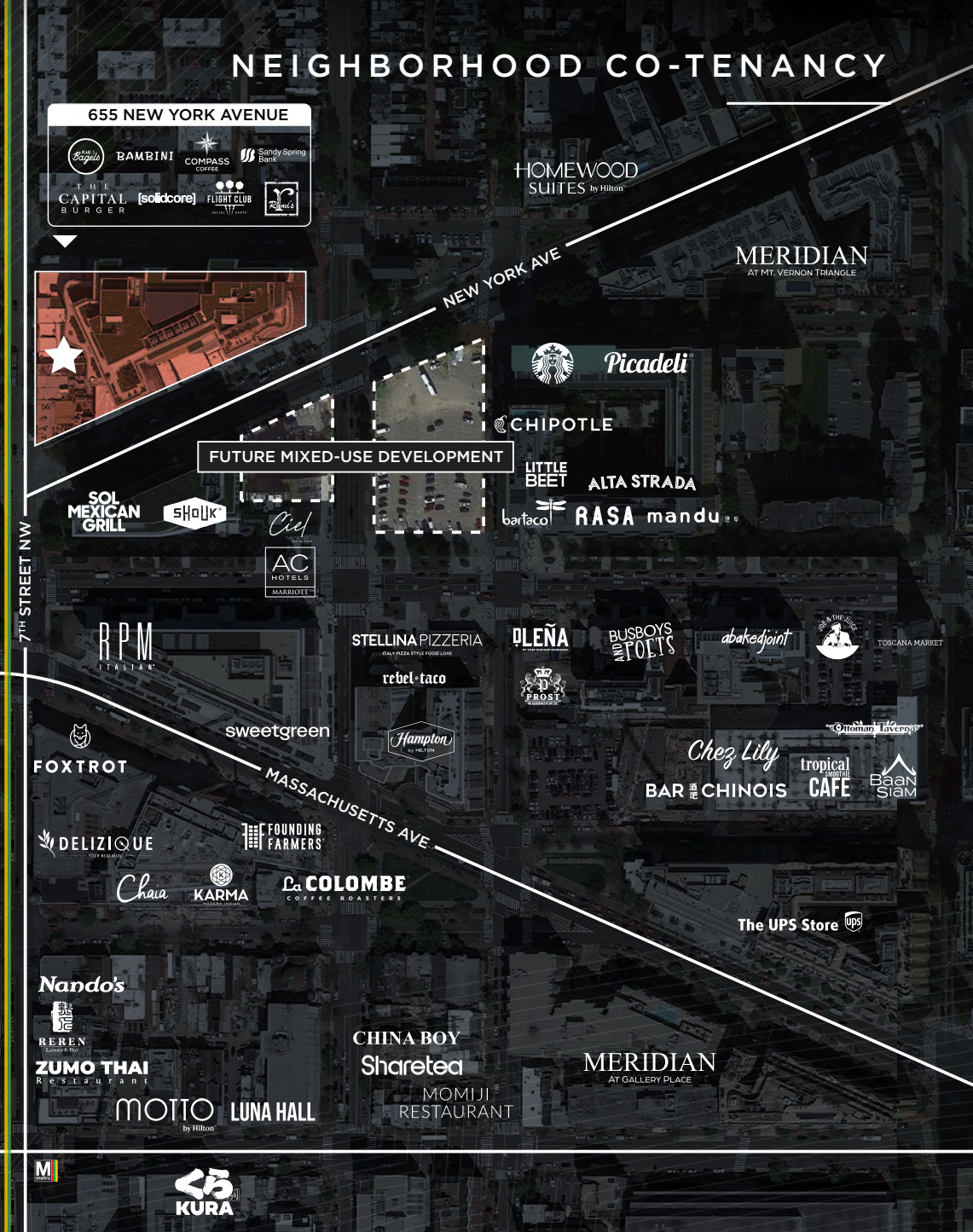
301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- Restaurant space at an around the clock destination adjacent to the **Walter E. Washington Convention Center, Apple Carnegie Library, Capital One Arena and Blagden Alley**
- 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





655 New York Ave
Washington, DC

Brookfield
Properties

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NEIGHBORHOOD CO-TENANCY



7TH ST NW
13,649 ADT



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L STREET

6TH STREET

7TH STREET OFFICE
LOBBY ENTRANCE

7TH STREET

COMPASS
COFFEE

#109
1,118 SF

#108
2,605 SF

Bagels

KE3

Ravi's

PLAY & LEARN

[solidcore]

FLIGHT CLUB
SOCIAL VIBES

EAST OFFICE
LOBBY ENTRANCE

WEST OFFICE
LOBBY ENTRANCE

NEW YORK AVENUE

Google
Café

UnitedHealthcare

Sandy Spring
Bank

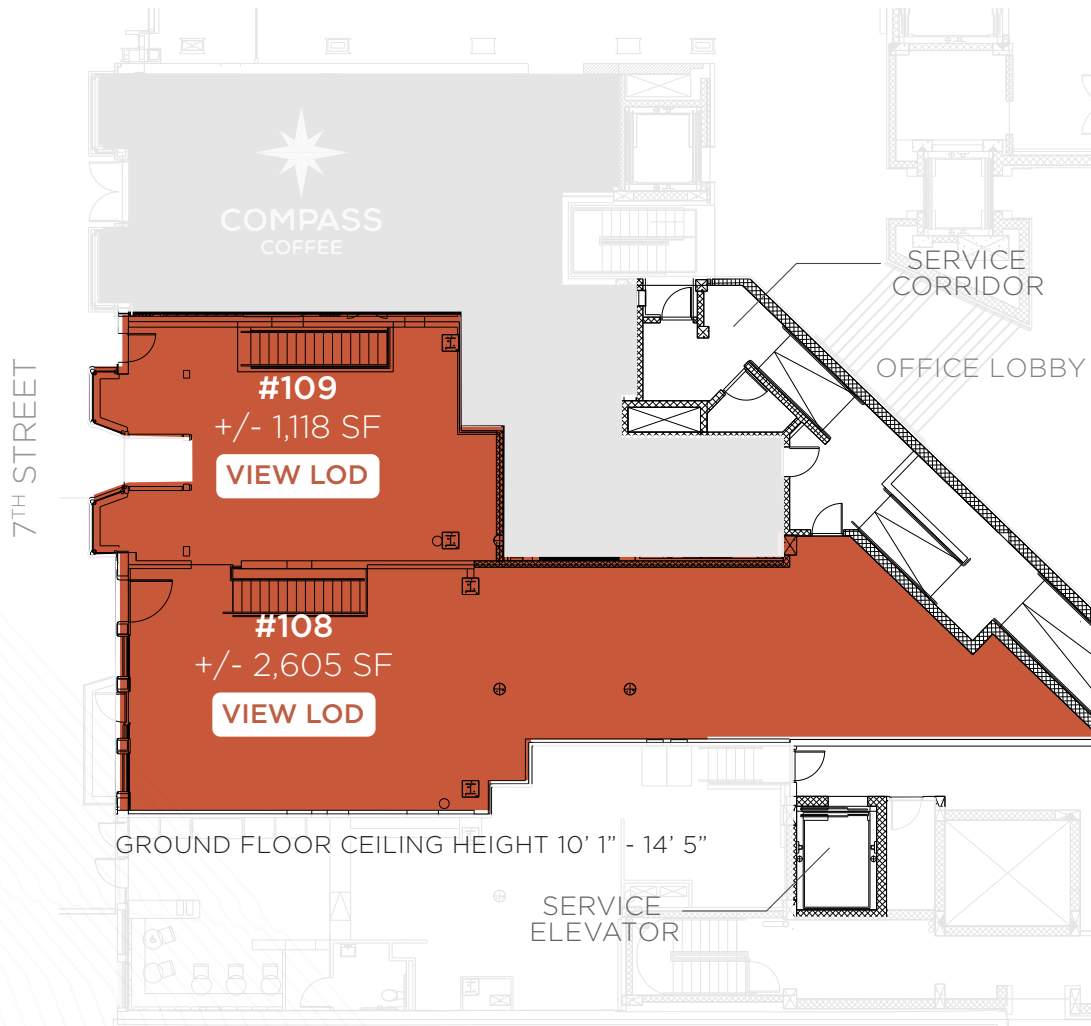
● ● ● AVAILABLE KITCHEN EXHAUST PATH

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GROUND LEVEL



SPECS

Square Footage | 1,118 - 3,957 SF

Ceiling Heights | 10' 1" - 14' 5"

Timing | Immediate

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

Kitchen Exhaust | Available

[EXPLORE R108 TOUR](#)

[EXPLORE R109 TOUR](#)

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

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INTERIOR R108

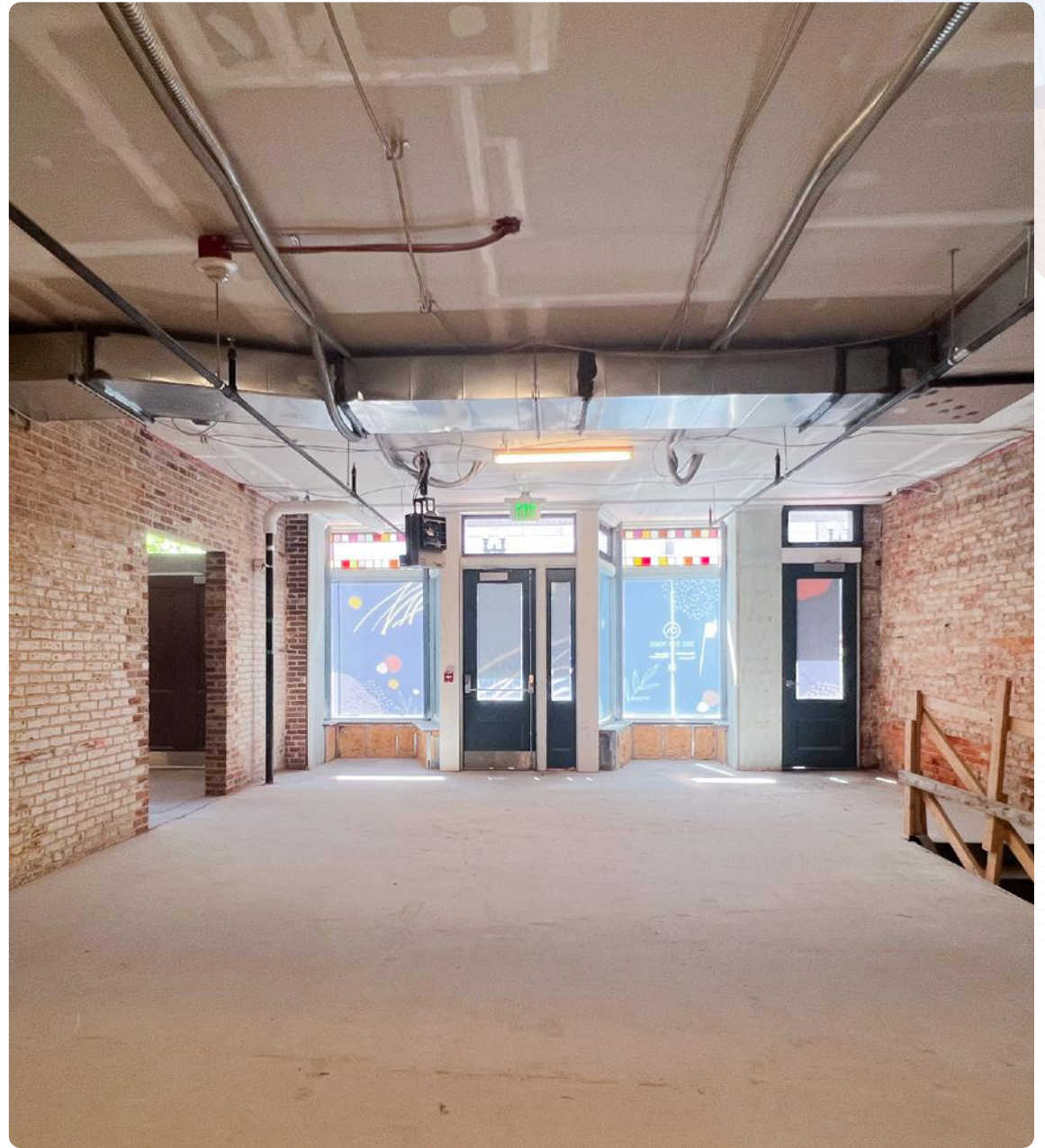
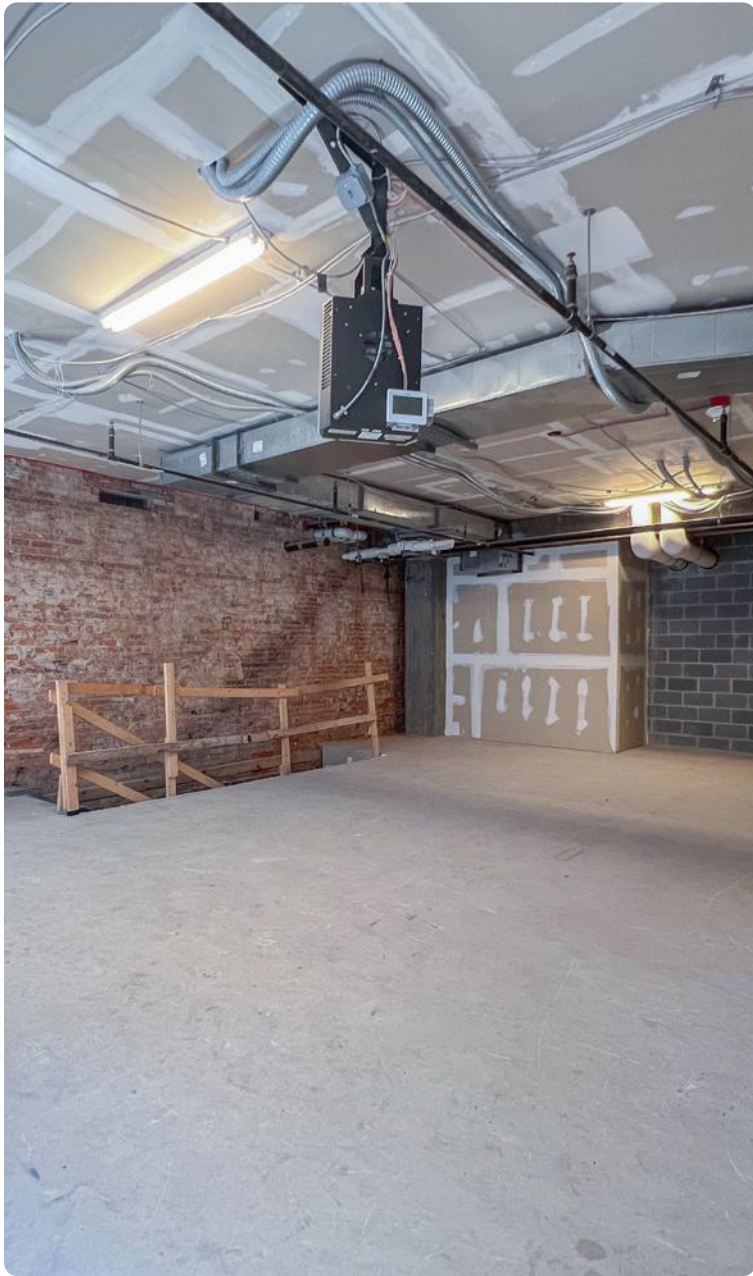


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INTERIOR **R109**



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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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