



DOCHTER & ALEXANDER
RETAIL ADVISORS

**Brookfield
Properties**

**RESTAURANT
OPPORTUNITY**

#113

655
NEW YORK AVE

Square Footage | 6,084 SF

Frontage | ~91'

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

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HIGHLIGHTS

- Second-generation 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

the **dabney**

FLIGHT CLUB
SOCIAL & DARTS

THE
**CAPITAL
BURGER**

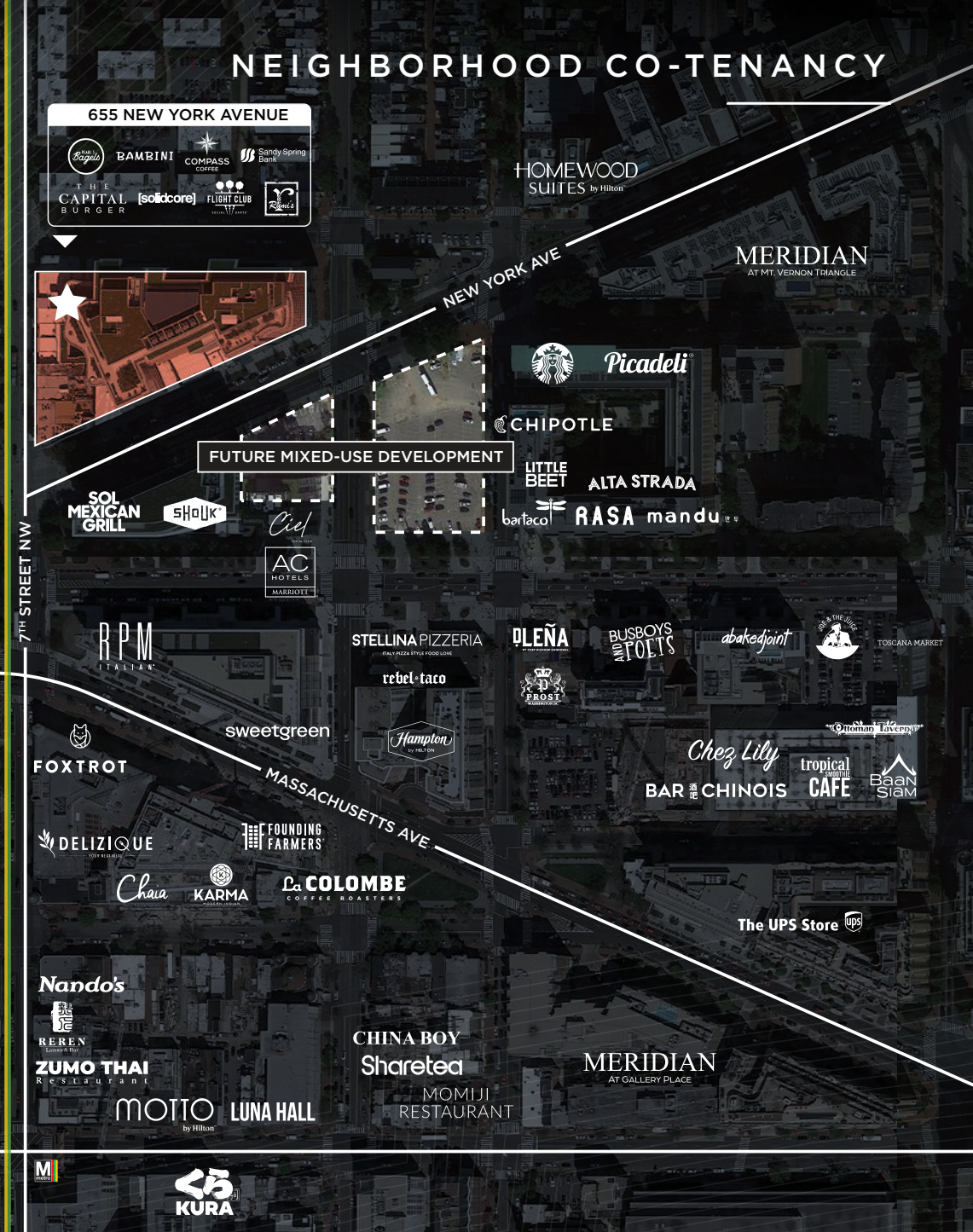


PLEÑA
BY CHEF RICHARD SANDOVAL

**COMPASS
COFFEE**



**RPM
ITALIAN**



655 New York Ave
 Washington, DC

Brookfield
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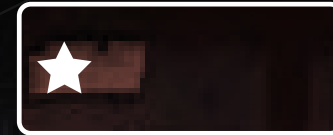
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NEIGHBORHOOD CO-TENANCY

L ST NW
6,976 ADT



7TH ST NW
13,649 ADT



NEW YORK AVE N
16,386 ADT

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L STREET

6TH STREET

7TH STREET

NEW YORK AVENUE

7TH STREET OFFICE
LOBBY ENTRANCE

EAST OFFICE
LOBBY ENTRANCE

WEST OFFICE
LOBBY ENTRANCE

#113
6,084 SF
THREE LEVELS

KE1
KE2
KE3

COMPASS
COFFEE

Bagels

FLIGHT CLUB
SOCIAL // PARTY

Sandy Spring
Bank

UnitedHealthcare

Google
Café

PLAY & LEARN

[solidcore]

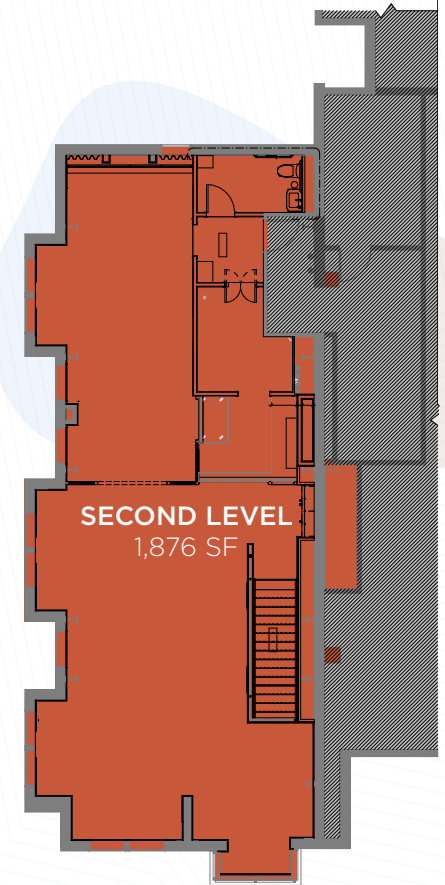
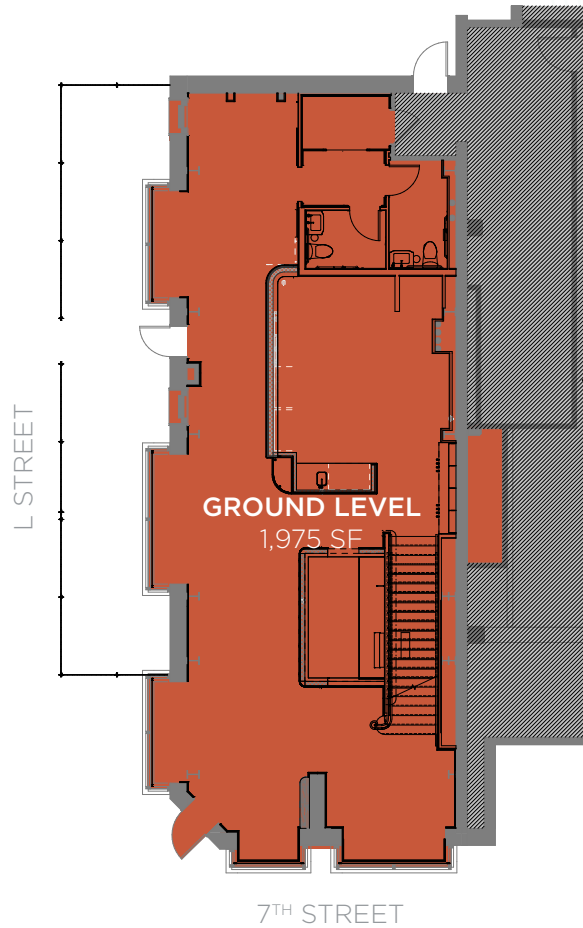
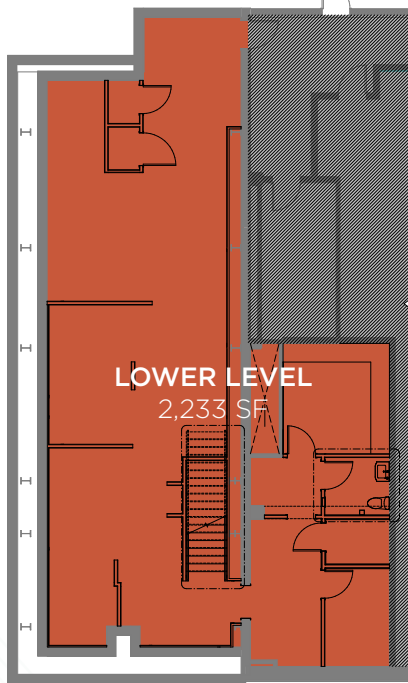
● ● ● AVAILABLE KITCHEN EXHAUST PATH

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FLOORPLAN



SPECS

Square Footage | 6,084 SF

SECOND LEVEL | 1,876 SF

GROUND LEVEL | 1,975 SF

LOWER LEVEL | 2,233 SF

Frontage | ~91'

Timing | Immediate

Rent/Nets | Available Upon Request

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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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