

## 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

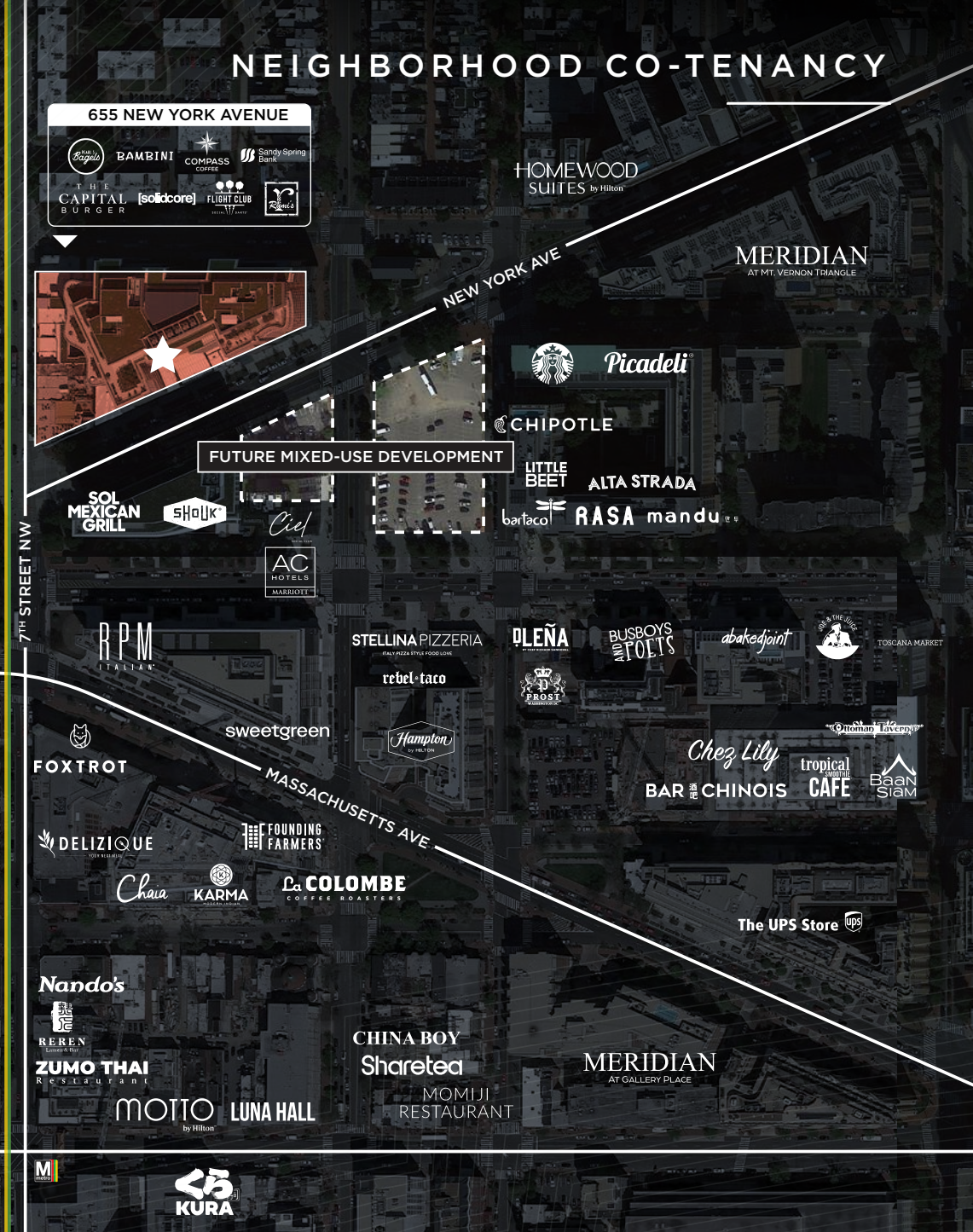
Rumi's

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

WEST OFFICE  
LOBBY ENTRANCE

#102  
2,345 SF

Sandy Spring  
Bank

UnitedHealthcare

Google  
Café

NEW YORK AVENUE

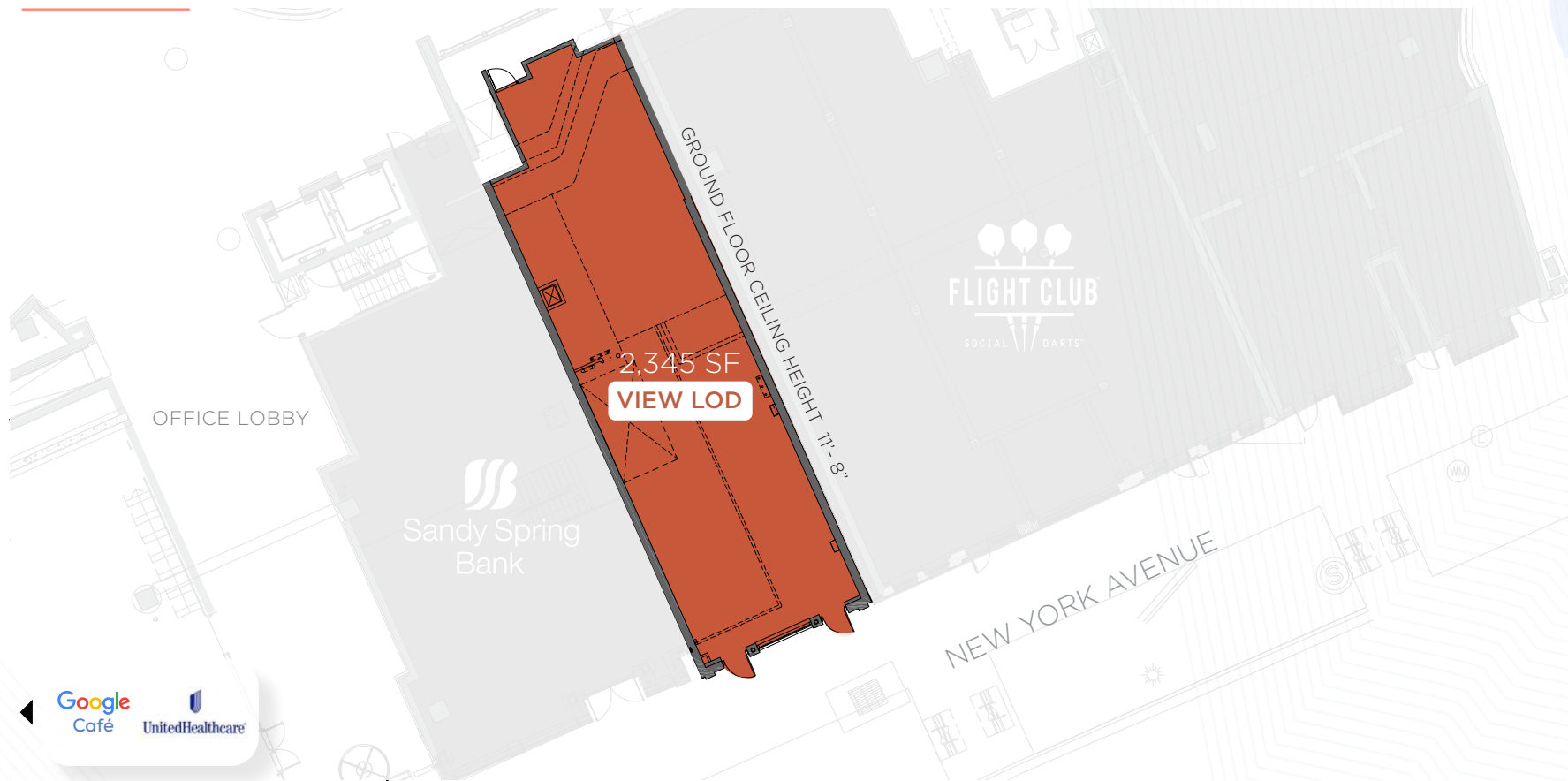
● ● ● AVAILABLE KITCHEN EXHAUST PATH

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# FLOORPLAN



## SPECS

**Square Footage** | 2,345 SF

**Frontage** | 30' on New York Ave

**Ceiling Heights** | 11' 8"

**Timing** | Immediate

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

[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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