



DOCHTER & ALEXANDER
RETAIL ADVISORS

Brookfield Properties

VIRTUAL TOUR

#114

SUITE 114
655
NEW YORK AVE

Square Footage | 1,233 SF

Ceiling Heights | 9' 8"

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

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HIGHLIGHTS

- 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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L STREET

6TH STREET

7TH STREET

NEW YORK AVENUE

#114
1,233 SF

KE1

KE2

7TH STREET OFFICE
LOBBY ENTRANCE

COMPASS
COFFEE

Bagels

FLIGHT CLUB
SOCIAL // BARTS

EAST OFFICE
LOBBY ENTRANCE

WEST OFFICE
LOBBY ENTRANCE

[solidcore]

Google
Café

UnitedHealthcare

Sandy Spring
Bank

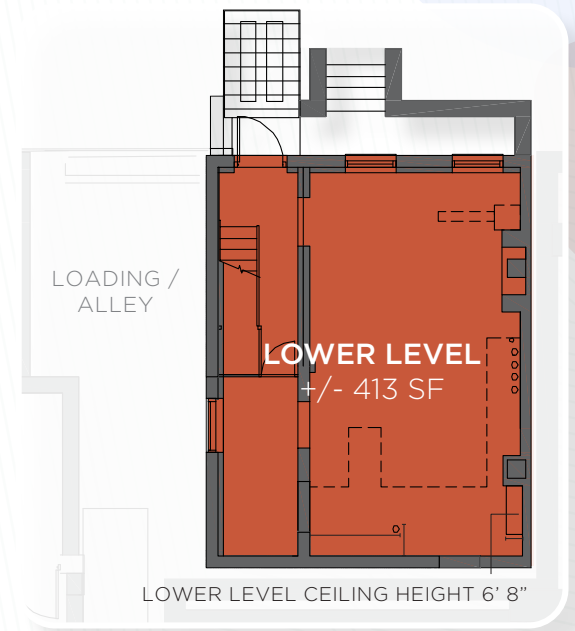
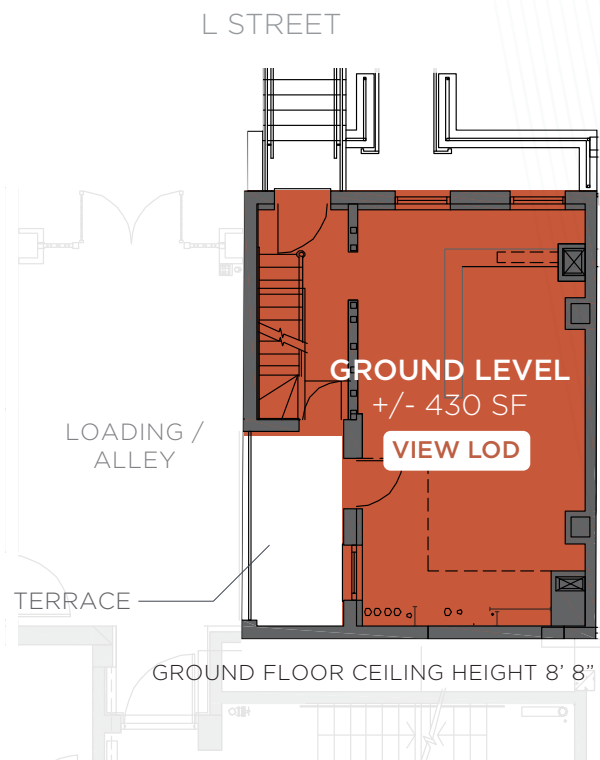
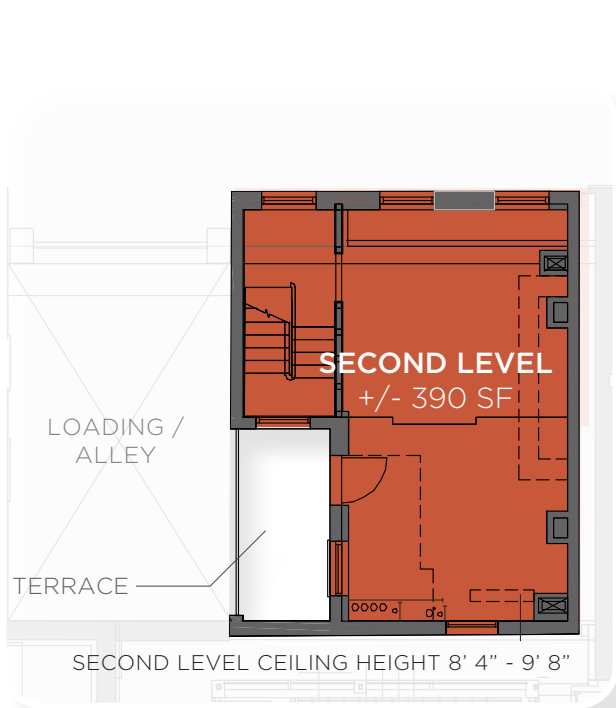
● ● ● AVAILABLE KITCHEN EXHAUST PATH

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FLOORPLAN



SPECS

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[EXPLORE GROUND LEVEL](#)

[EXPLORE LOWER LEVEL](#)

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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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