



DOCHTER & ALEXANDER
RETAIL ADVISORS

Brookfield Properties

VIRTUAL TOUR

#115

SUITE 115
655
NEW YORK AVE

Square Footage | 2,423 SF Ceiling Height | 11' 2" Kitchen Exhaust | Available Rent/Nets | \$58 PSF NNN / \$19.75 PSF Timing | Immediate

CONTACT

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HIGHLIGHTS

- Future restaurant/retail 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 & BARTS

THE
CAPITAL
BURGER

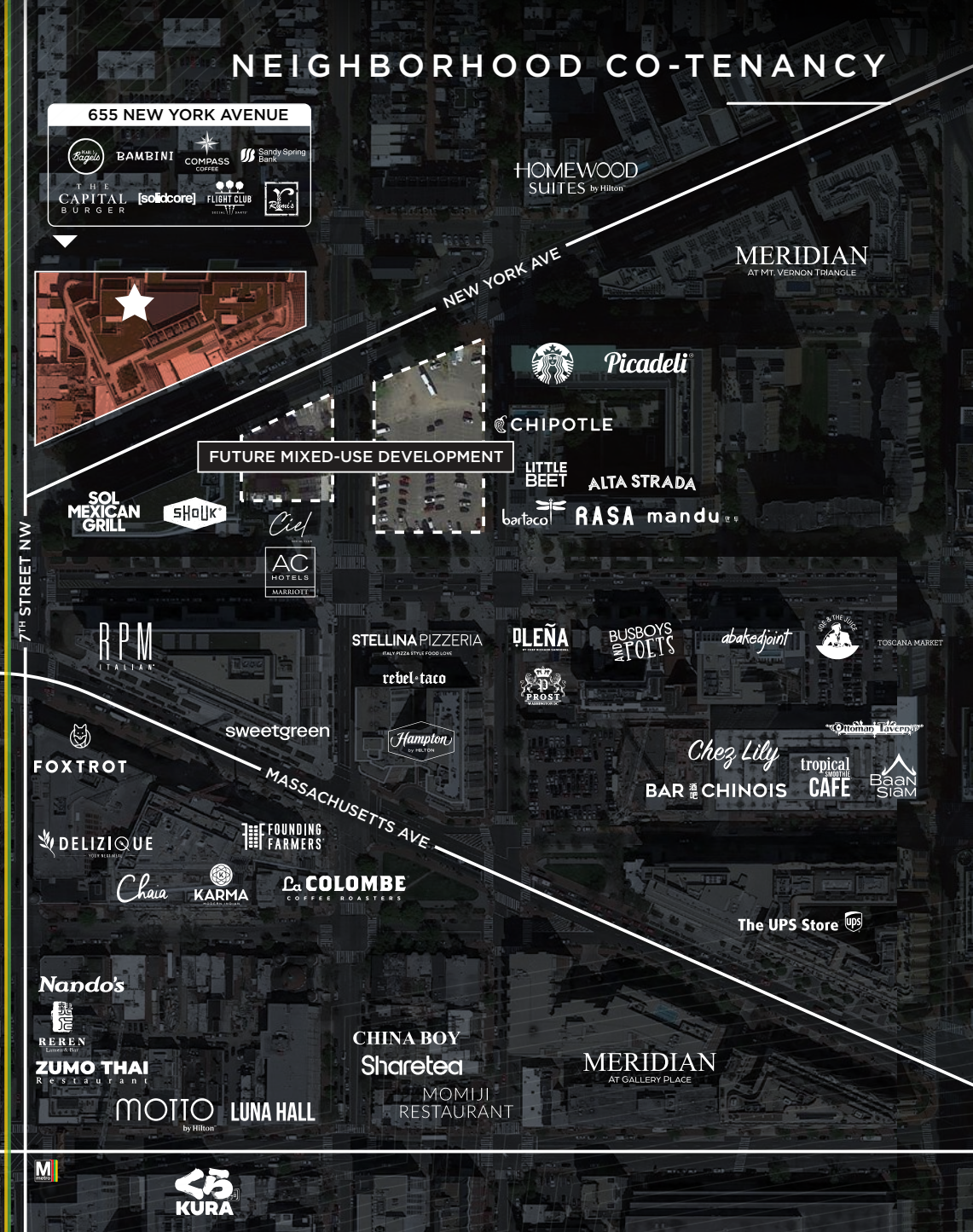
Rumi's

PLEÑA
BY CHEF RICHARD SANDOVAL

COMPASS
COFFEE

PEARL'S
Bagels

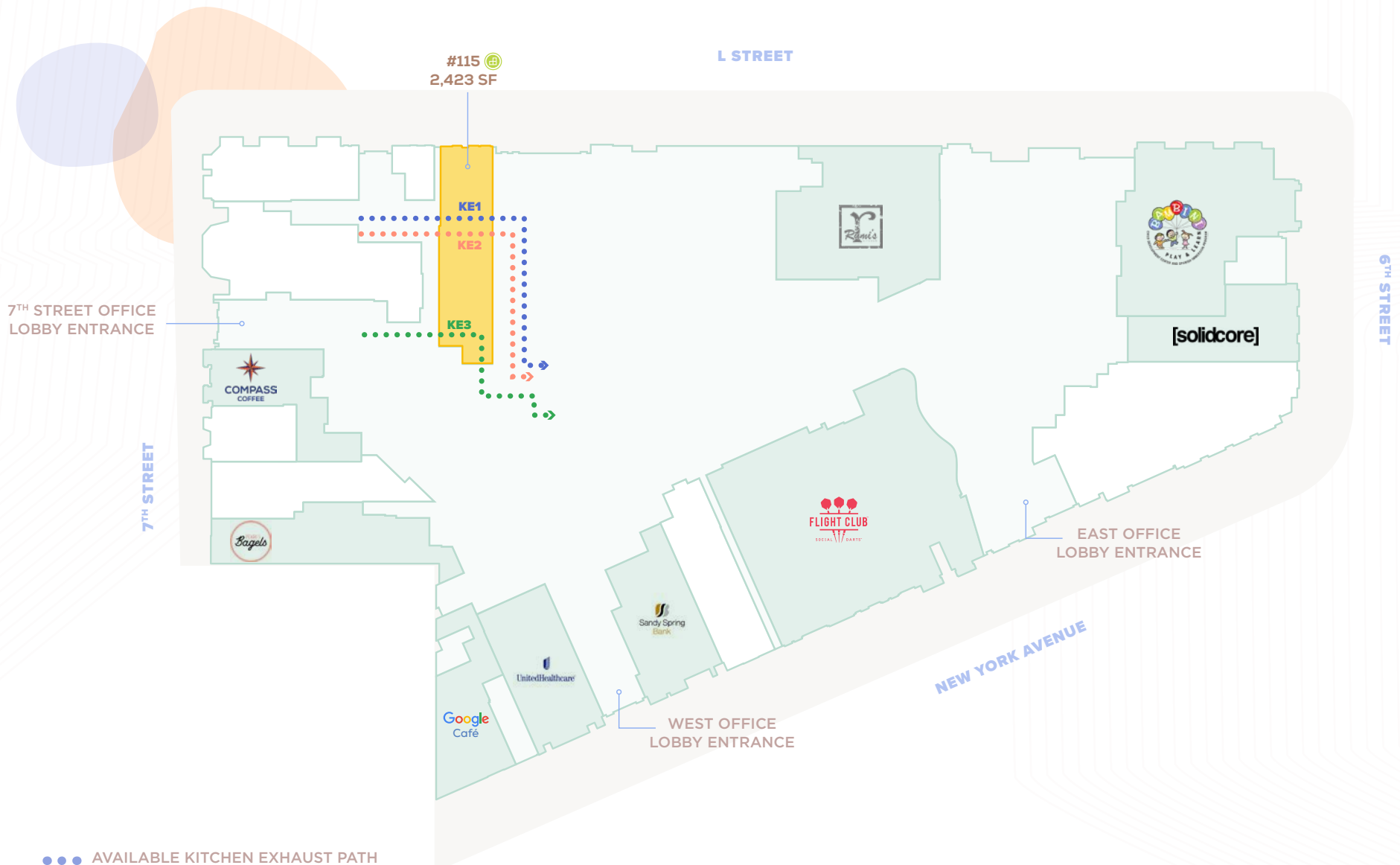
RPM
ITALIAN



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FLOORPLAN



SPECS

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Kitchen Exhaust | Available

[EXPLORE VIRTUAL TOUR](#)

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

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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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