



DOCHTER & ALEXANDER
RETAIL ADVISORS

**Brookfield
Properties**

**CONCEPTUAL
STOREFRONT RENDERING**

#121

**SUITE 121
655
NEW YORK AVE**

VIRTUAL TOUR [↗](#)

Square Footage | 2,471 - 5,294 SF

Ceiling Height | 23' 6"

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

Timing | Immediate

CONTACT

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HIGHLIGHTS

- Corner opportunity 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**

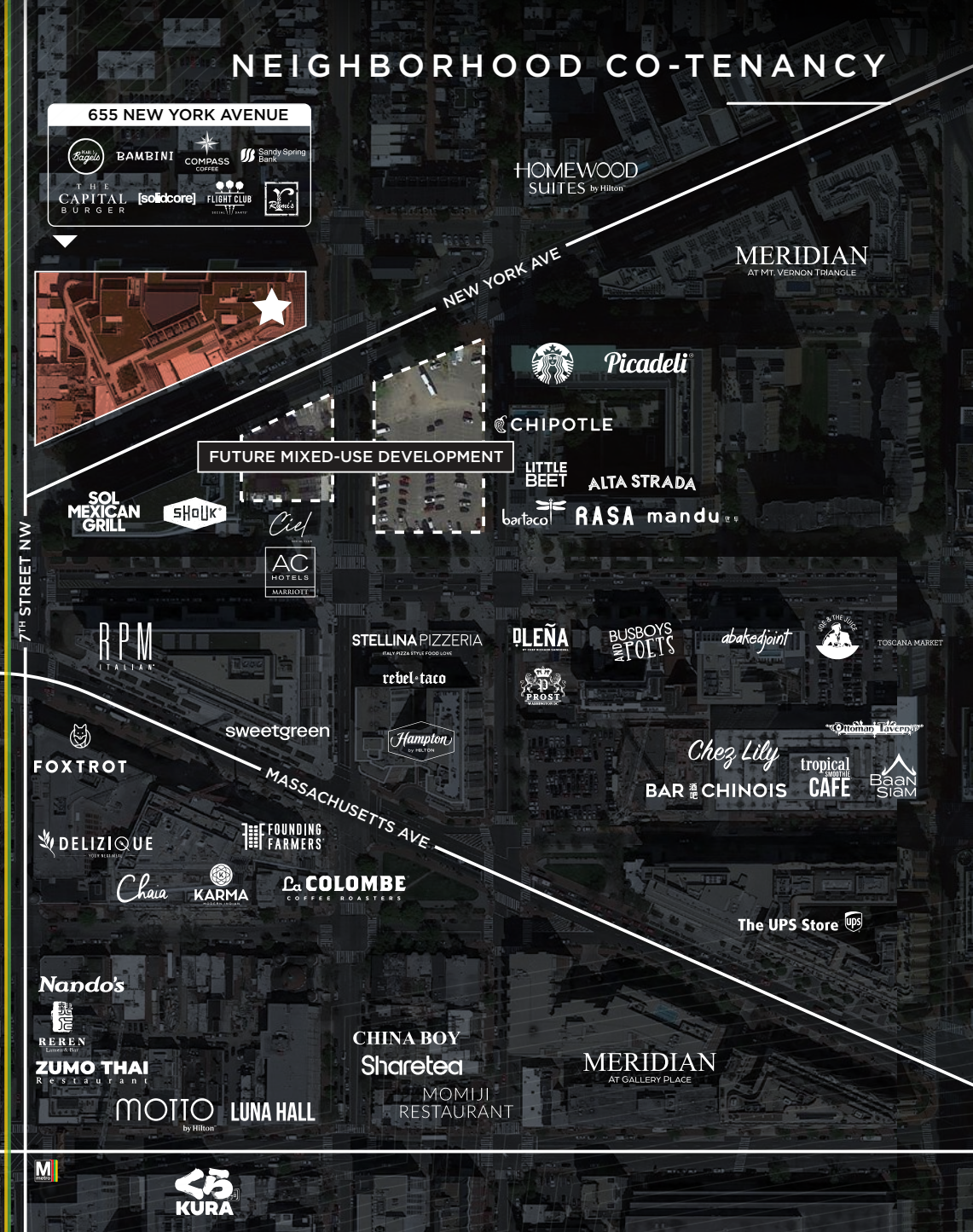
Rumi's

PLEÑA
BY CHEF RICHARD SANDOVAL

**COMPASS
COFFEE**

PEARL'S
Bagels

RPM
ITALIAN



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RESTAURANT CO-TENANCY

655 New York Avenue's location in the heart of **Mount Vernon Triangle** attracts professionals, tourists, and convention-goers with its proximity to the **Walter E. Washington Convention Center** and high-profile restaurants such as **L'Ardente**, **Bar Chinois**, **dLeña**, **RPM Italian**, and **Karma Modern Indian**, making the area a growing, highly visible culinary destination.

RETAIL
HOTEL

WALTER E WASHINGTON
CONVENTION CENTER

655
NEW YORK AVE

City Vista

655 New York Ave
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L STREET

6TH STREET

7TH STREET

NEW YORK AVENUE

7TH STREET OFFICE
LOBBY ENTRANCE

COMPASS
COFFEE

Bagels

Ravi's

PLAY & LEARN

[solidcore]

#121
5,294 SF

OPTION B
2,823 SF

POTENTIAL
DEMISING WALL

OPTION A
2,471 SF

EAST OFFICE
LOBBY ENTRANCE

FLIGHT CLUB
SOCIAL V. PARTY

WEST OFFICE
LOBBY ENTRANCE

Sandy Spring
Bank

UnitedHealthcare

Google
Café

● ● ● AVAILABLE KITCHEN EXHAUST PATH

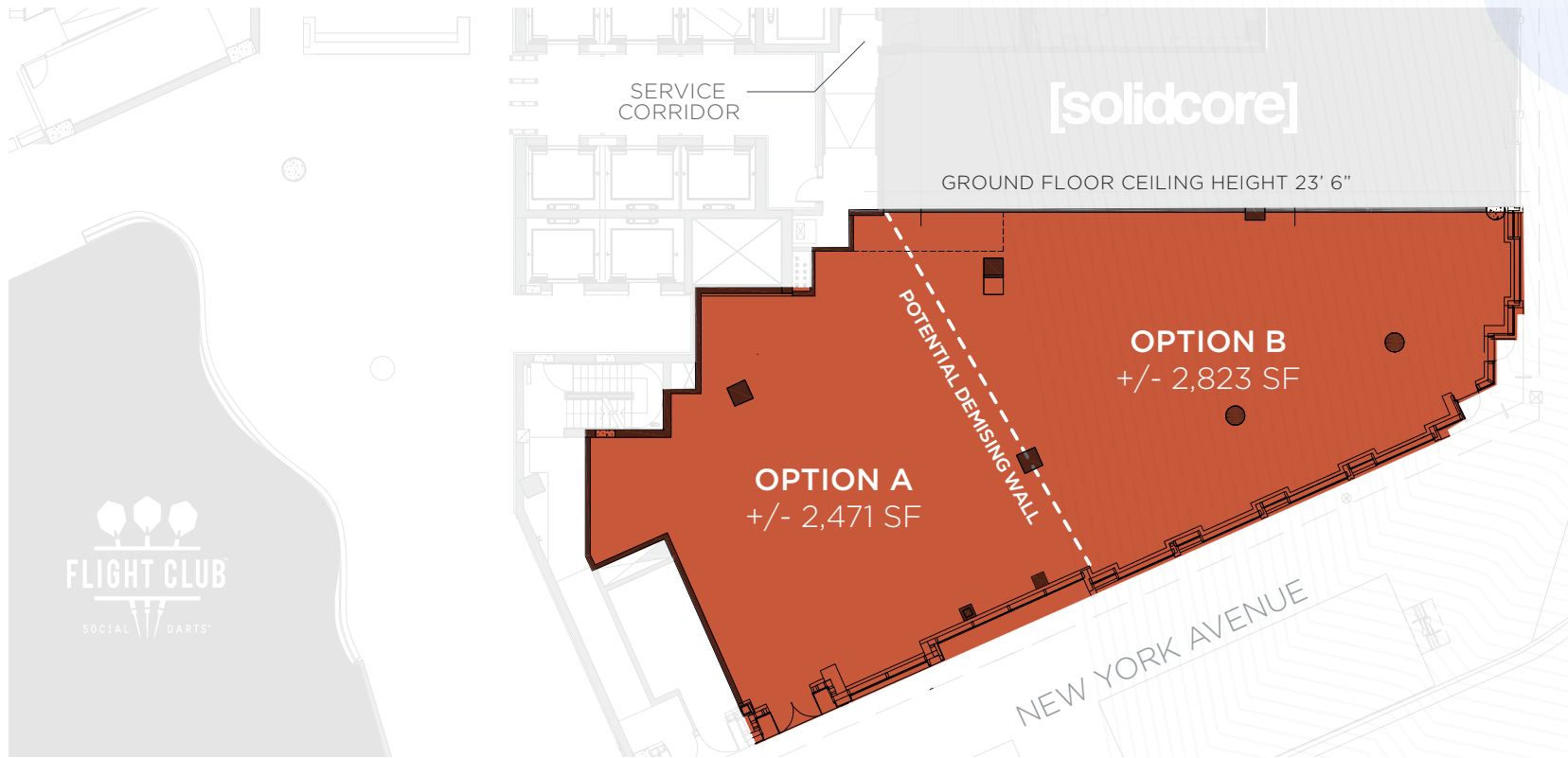
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FLOORPLAN

[VIEW LOD](#)



SPECS

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[EXPLORE VIRTUAL TOUR](#)

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

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EXTERIOR

NEW YORK AVE FACING 6TH STREET

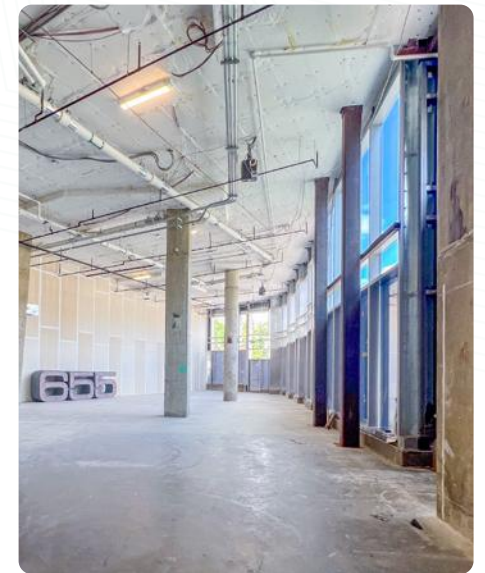
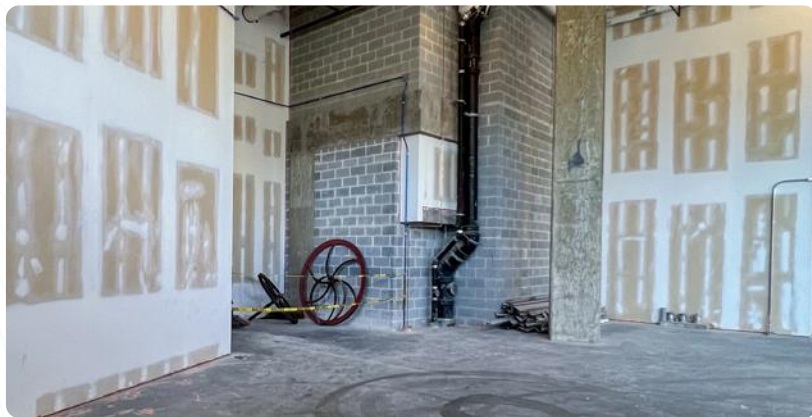


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INTERIOR



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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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