



DOCHTER & ALEXANDER  
RETAIL ADVISORS



1100 NEW YORK  
WASHINGTON, DC

Square Footage | 2,548 SF

Rent/Nets | Negotiable

Timing | Arranged

Ceiling Heights | 11' 10" slab to slab

EAST END PROPERTY

## CONTACT

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## HIGHLIGHTS

- Centrally located with over 48 million SF of office and over 8,600 residential units within a half-mile radius; 1100 New York Ave is a true 24/7 destination
- Second-generation restaurant opportunity at a prime DC corner, directly across from CityCenterDC's Tatte and along the same stretch as Rivian
- A strong, new lineup of best-in-class tenants such as Rivian and chef-driven concepts such as La Midi by Hakan Ilhan, Any Day Now by Tim Ma and Rosselli by Ashok Bajaj

## NEARBY TENANTS



**CONCEPTUAL STOREFRONT RENDERING**

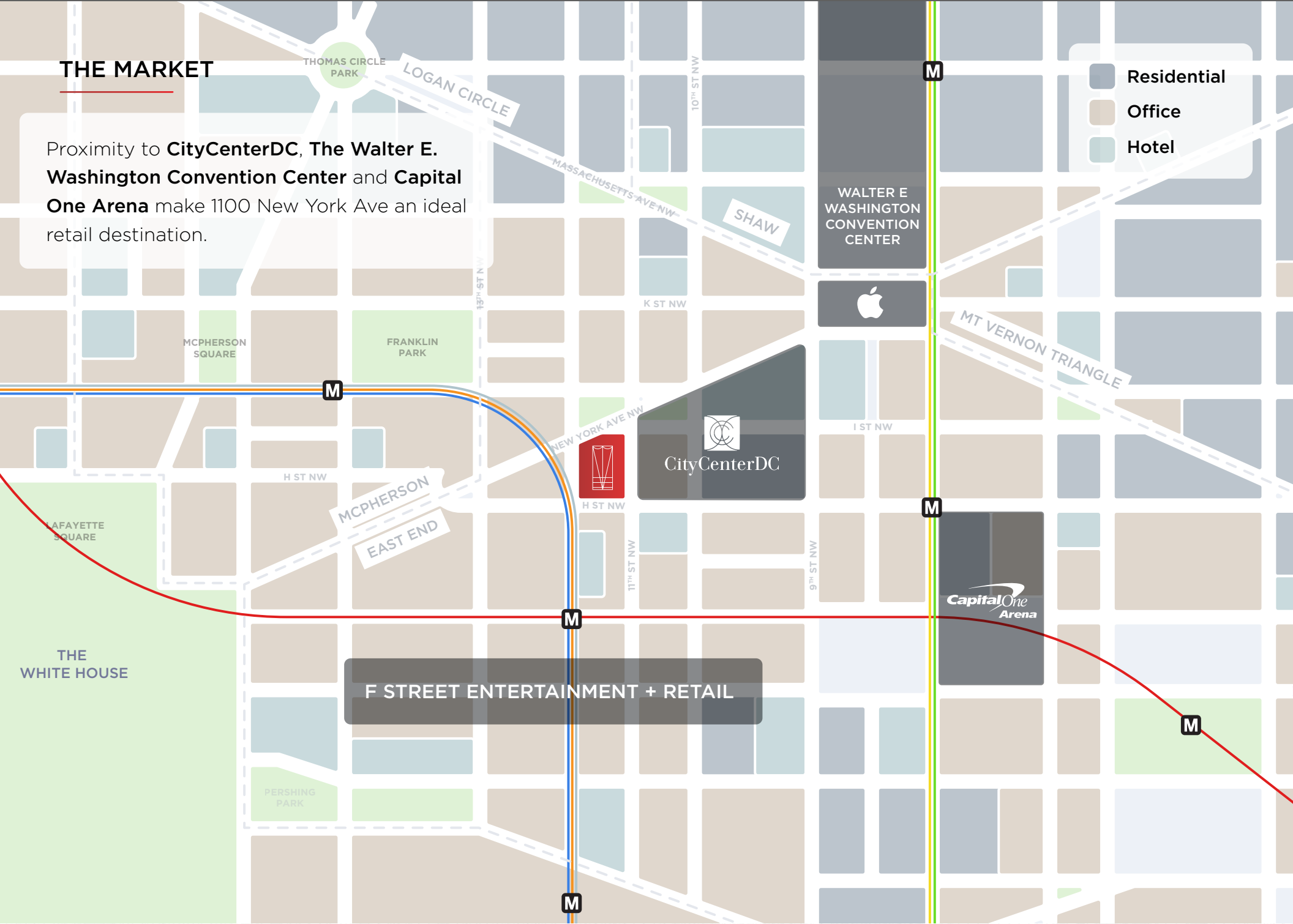


1100 New York Ave NW  
Washington, DC

# THE MARKET

Proximity to **CityCenterDC**, **The Walter E. Washington Convention Center** and **Capital One Arena** make 1100 New York Ave an ideal retail destination.

- Residential
- Office
- Hotel



**F STREET ENTERTAINMENT + RETAIL**

1100 New York Ave NW  
Washington, DC

# CO-TENANCY

## 1 MILE DEMOGRAPHICS

Office Inventory	98M SF
Daytime Population	332,925
Average Household Income	\$180,677
Hotel Keys	18,580
Food Away From Home (AVG)	\$7,031



11th ST NW  
12,369 ADT

12th ST NW  
16,168 ADT

9th ST NW  
18,827 ADT



1100 New York Ave NW  
Washington, DC



BOBBY VAN'S

The Cheesecake Factory



OCEAN PRIME  
FISH • STEAKS • COCKTAILS



SWING'S  
COFFEE & BAKERY

OLD EBBITT GRILL



WILLARD  
INTERCONTINENTAL  
WASHINGTON DC

National  
Theatre

ANN TAYLOR



rōti



MASTRO'S  
RESTAURANTS



THE HENRI

MCPHERSON SQUARE  
5,503 WKDYS | 2,109 WKND  
AVERAGE EXITS

SLIPSTREAM  
COFFEE • COCKTAILS • PRODUCE



Wawa

macy's

METRO CENTER  
11,042 WKDYS | 5,781 WKND  
AVERAGE EXITS



CHOPT

THE OCCAIRE

tj.maxx

TOSCA  
RISTORANTE & BAR

NORDSTROM  
rack



moxy  
HOTELS



EMBASSY  
SUITES  
by Hilton

YARDBIRD

Sogrina

NEW YORK AVE NW  
8,645 ADT

CONRAD  
HOTELS & RESORTS

900  
NEW YORK  
AVENUE

CityCenterDC

Tiffany & Co. | GIORGIO ARMANI | BRUNELLO CUCINELLI | CHANEL | Paul Stuart

Tatte | BURBERRY | Prada | FUSCO'S | MONCLER

GUCCI | FRUITIVE | BVLGARI DIOR | ARC'TERYX | HERMES | CENTROLINA | FIG & OLIVE

RENAISSANCE  
HOTELS

TRULUCK'S

EQUINOX

CUBA LIBRE.  
\* RESTAURANT & RUM BAR \*

GRAND  
HYATT

WARBY PARKER

SILVER MIRROR  
FACIAL BAR

Umaya 味や



MARTIN LUTHER  
KING JR  
MEMORIAL  
LIBRARY

BOQUERIA

ZAYTINYA

GALLERY PL-CHINATOWN  
8,820 WKDYS | 7,969 WKND  
AVERAGE EXITS

BARNES  
& NOBLE

H.M

Pain  
QUOTIDIAN

Leica

SUCCOTASH THE SMITH

NATIONAL  
PORTRAIT  
GALLERY

EXPRESSO EST 1976

MANGO RIGGS  
WASHINGTON D.C.

SHAKE SHACK

puttery

PennSocial

minibar  
By Jose Andres

LANDMARK  
THEATRES

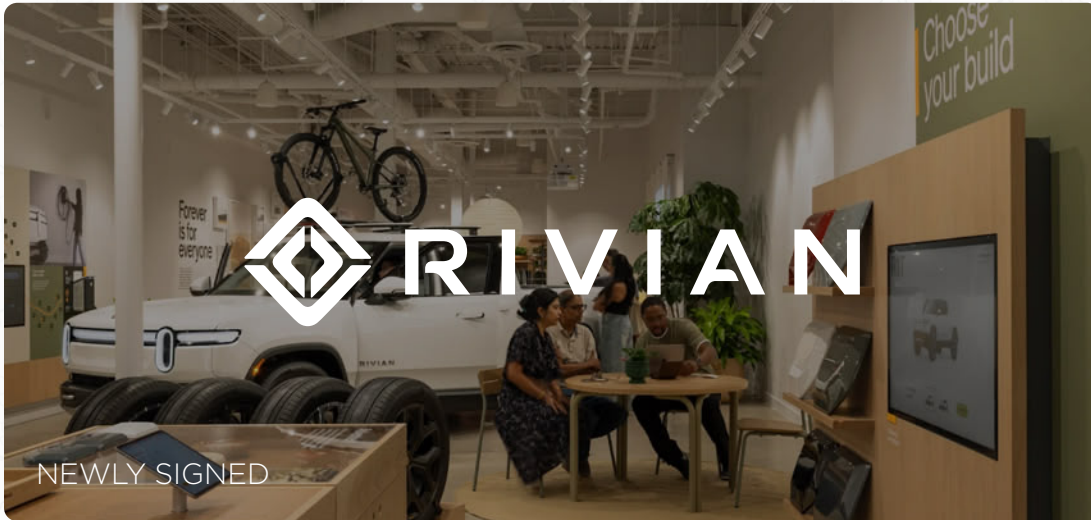


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# COTENANCY OVERVIEW

BEST-IN-CLASS & CHEF-DRIVEN CONCEPTS





# FLOORPLAN

SUITE 1



## SPECS

**SUITE 1**

**Square Footage** | 2,548

**Ceiling Heights** | 11' 10" slab to slab

**Timing** | Arranged

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1100 NEW YORK AVENUE FROM PALMER ALLEY



# LOBBY & ATRIUM RENDERING



1100 New York Ave NW  
Washington, DC

# LOBBY & ATRIUM RENDERING





**TOTAL OFFICE INVENTORY**  
WITHIN .5 MILES

**47,306,227 SF**

**NEARBY OFFICE TENANTS**

**Bloomberg**    **Arnold & Porter**  
      
 American Hospital Association

**AVERAGE DAILY METRO RIDERS**  
ON WEEKDAYS IN 2026

**16,641**    **16,774**  
 METRO CENTER    GALLERY PLACE

**DEMOGRAPHICS\***

	<b>.25 Miles</b>	<b>.5 Miles</b>	<b>1 Mile</b>
DAYTIME POPULATION	38,767	115,111	332,925
AVERAGE HOUSEHOLD INCOME	\$202,916	\$179,991	\$180,677
TOTAL HOUSING UNITS	1,005	8,831	36,005
FOOD AWAY FROM HOME (AVG)	\$8,023	\$7,075	\$7,031

*\*2025 Data*



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## FOR INQUIRIES, CONTACT

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