



DOCHTER & ALEXANDER  
RETAIL ADVISORS



1100 NEW YORK  
WASHINGTON, DC



Square Footage | 1,180 SF

Rent/Nets | Negotiable

Timing | Immediate

Ceiling Heights | 15' slab to slab

EAST END PROPERTY

## CONTACT

### Matthew Alexander

202.971.8788 | matthew@dochalex.com

### David Dochter

202.971.8989 | david@dochalex.com

### Elena Alexander

301.300.7690 | elena@dochalex.com

## 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 café facing the entryway to CityCenterDC's Palmer Alley, home to DC's only luxury shopping and dining destination including Gucci, Loro Piana, Hermes and Tiffany & Co
- 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

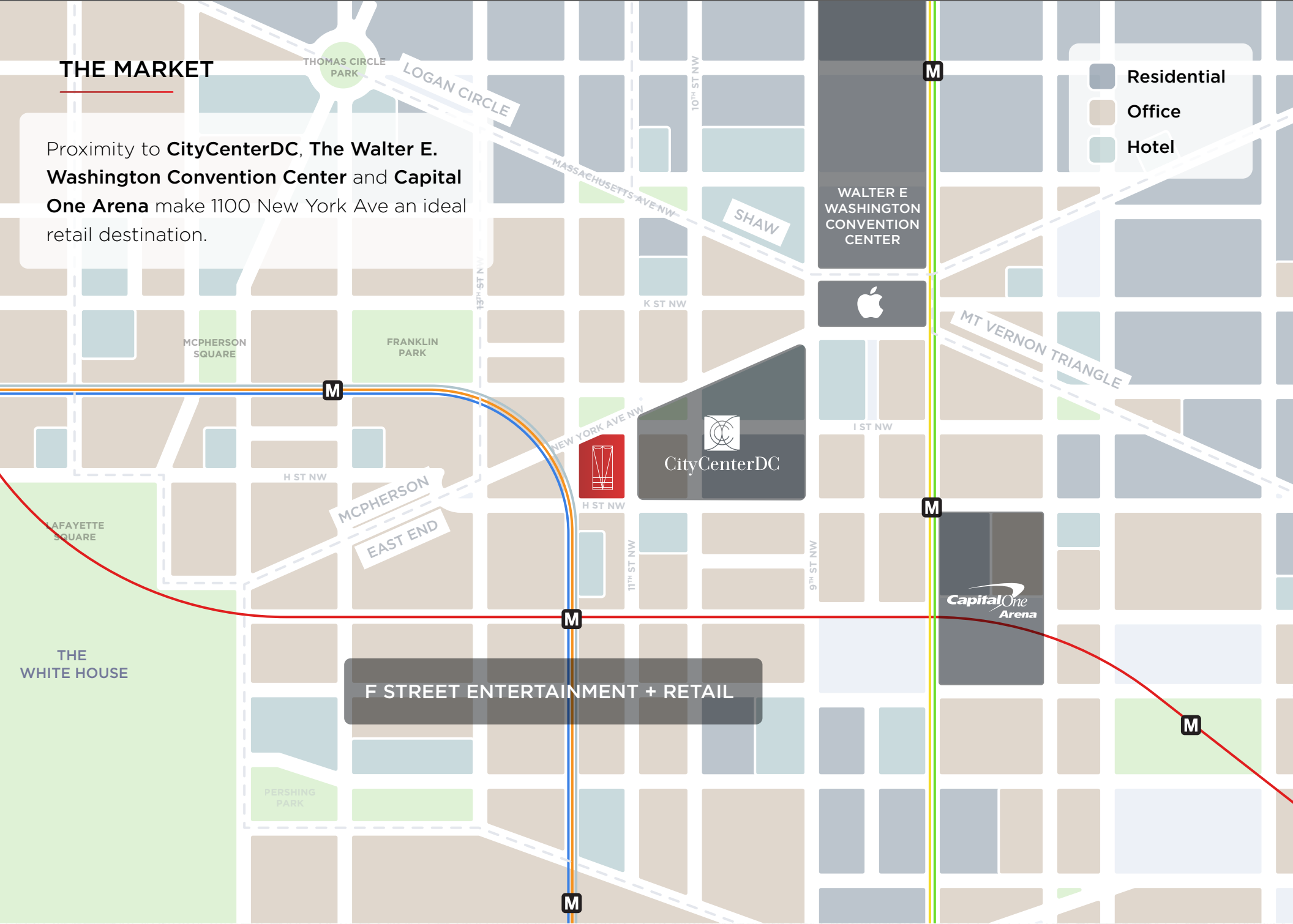
## NEARBY TENANTS



# 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



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

SLIPSTREAM  
COFFEE COCKTAILS PRODUCTIONS



BOBBY VAN'S



Hilton Garden Inn

GONG CHA

The Cheesecake Factory



CVS pharmacy

OCEAN PRIME  
FISH STEAKS COCKTAILS

Wawa

macy's

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

ANN TAYLOR

Coffee Republic Panera BREAD

CHOPT

OLD EBBITT GRILL

PROPER rōti MASTRO'S RESTAURANTS

tj.maxx

WILLARD INTERCONTINENTAL WASHINGTON DC

THE HENRI

National Theatre

WARNER THEATRE

TOSCA RESTAURANTE & BAR  
NORDSTROM rack

moxy HOTELS

The Carlyle Park Hotel



EMBASSY SUITES by Hilton

YARDBIRD

Sogrina

NEW YORK AVE NW  
8,645 ADT

CONRAD

900 NEW YORK AVENUE

CityCenterDC

TIFFANY & Co. GIORGIO ARMANI BRUNELLO CUCINELLI CHANEL  
Tatte BURBERRY Paul Stuart  
GUCCI FRUITIVE BVLGARI DIOR MONCLER  
ARC TERYX HERMES CENTROLINA

RENAISSANCE HOTELS

TRULUCK'S

EQUINOX

CUBA LIBRE  
\* RESTAURANT & RUM BAR \*

GRAND HYATT

WARBY PARKER

BOQUERIA

SILVER MIRROR FACIAL BAR

Umayma MARTIN LUTHER KING JR MEMORIAL LIBRARY

ZAYTINYA

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

BARNES & NOBLE

Pain Leica QUOTIDIAN

NATIONAL PORTRAIT GALLERY

SUCCOTASH THE SMITH

EXPRESSO EST 1976 MANGO RIGGS PERUVIAN CONNECTION WASHINGTON D.C.

SHAKE SHACK puttery

Penn Social minibar

LANDMARK THEATRES

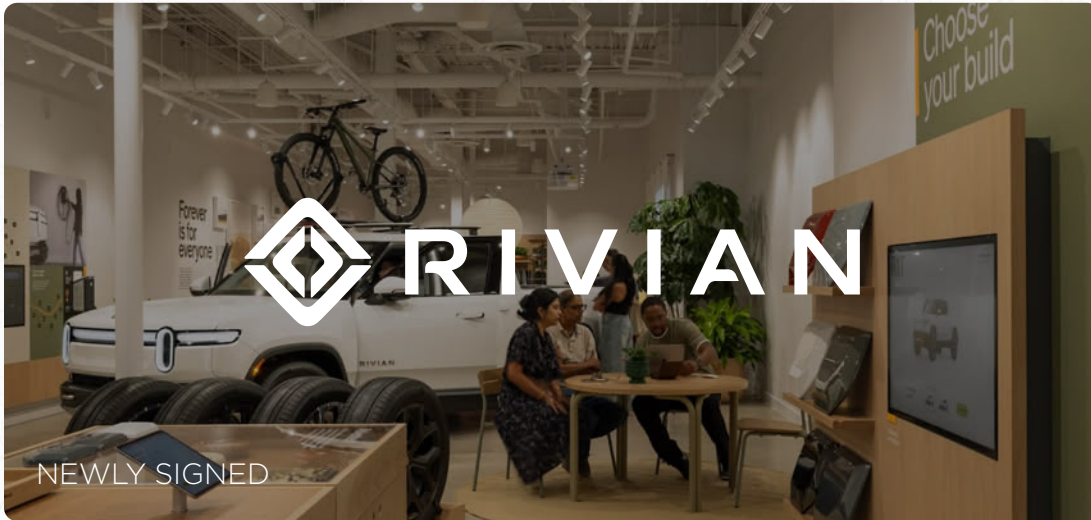
FORD'S THEATRE



DOCHTER & ALEXANDER RETAIL ADVISORS

# COTENANCY OVERVIEW

BEST-IN-CLASS & CHEF-DRIVEN CONCEPTS



# NEIGHBORS



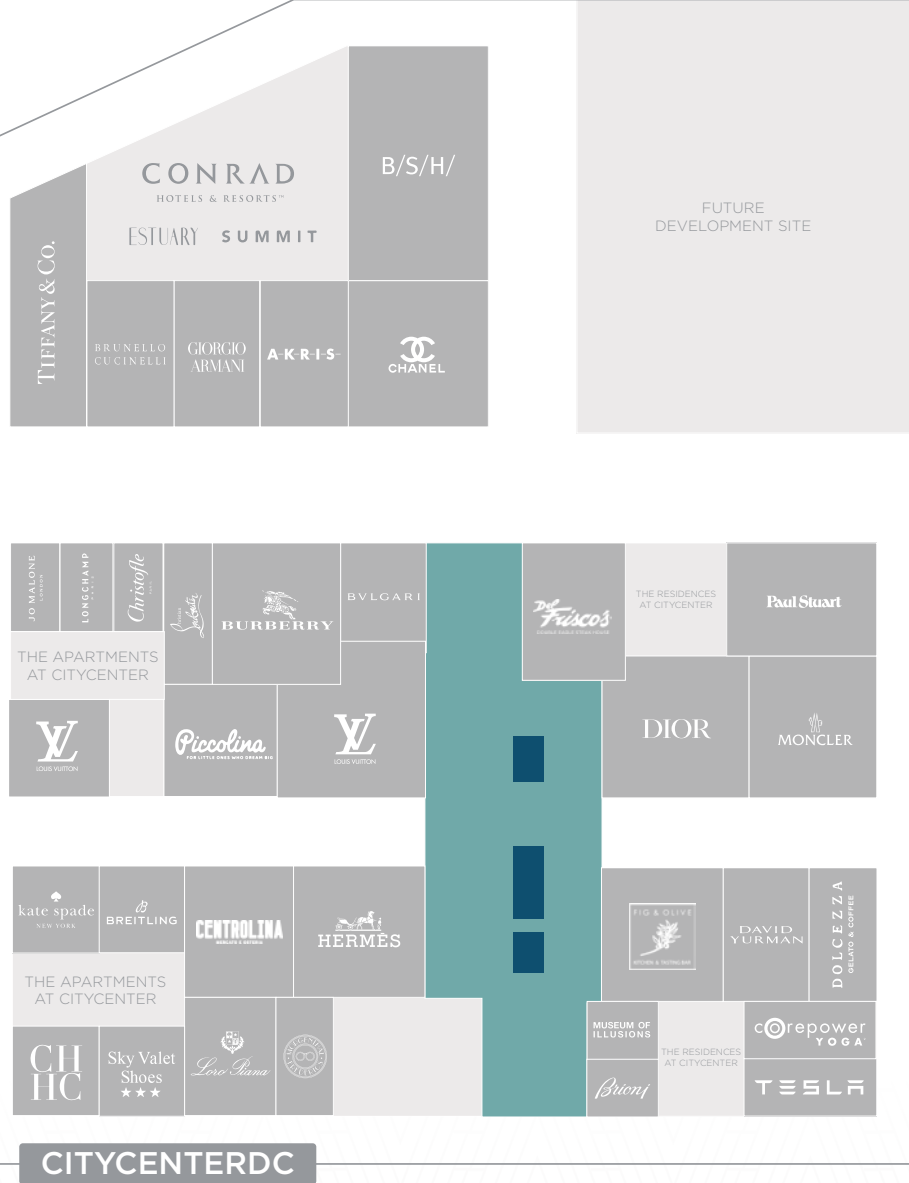
**1100 NEW YORK AVE**  
**NEW COTENANCY**

NEW YORK AVE NW  
11,906 ADT

11TH ST NW  
14,667 ADT

10TH ST NW  
7,813 ADT

H ST NW  
14,074 ADT



# FLOORPLAN

SUITE 4



## SPECS

**SUITE 4**

**Square Footage** | 1,180

**Ceiling Heights** | 15' slab to slab

**Timing** | Immediate

**Rent/Nets** | Negotiable

**Exhaust Shaft** | No KE Shaft, Type 2 Hood

1100 New York Ave NW  
Washington, DC

 **DOCHTER & ALEXANDER**  
RETAIL ADVISORS

1100 NEW YORK AVENUE FROM PALMER ALLEY



1100 New York Ave NW  
Washington, DC

# LOBBY & ATRIUM RENDERING



# 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*



1100 NEW YORK  
WASHINGTON, DC

## FOR INQUIRIES, CONTACT

**Matthew Alexander**

202.971.8788 | matthew@dochalex.com

**David Dochter**

202.971.8989 | david@dochalex.com

**Elena Alexander**

301.300.7690 | elena@dochalex.com

[DOCHALEX.COM](http://DOCHALEX.COM)



**DOCHTER & ALEXANDER**  
RETAIL ADVISORS