



DOCHTER & ALEXANDER
RETAIL ADVISORS



1100 NEW YORK
WASHINGTON, DC

RECENTLY SIGNED



Square Footage | 1,180 SF

Rent/Nets | Negotiable

Timing | Immediate

Ceiling Heights | 15' 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 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

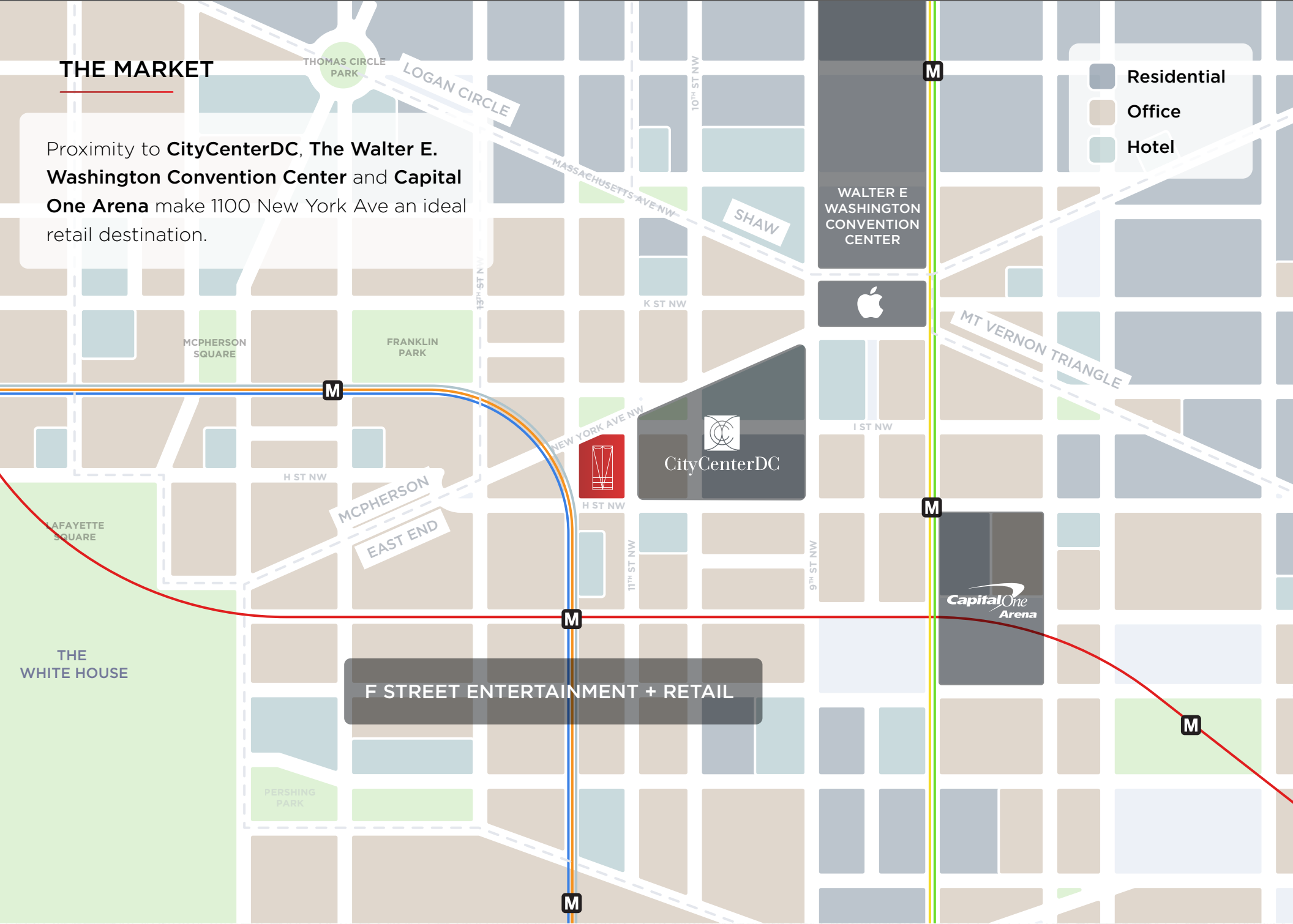
NEARBY TENANTS



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



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

THE CO

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

Coffee Republic
Panera
BREAD

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
BAR & RESTAURANT

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

Penn Social

minibar
By Jose Andres

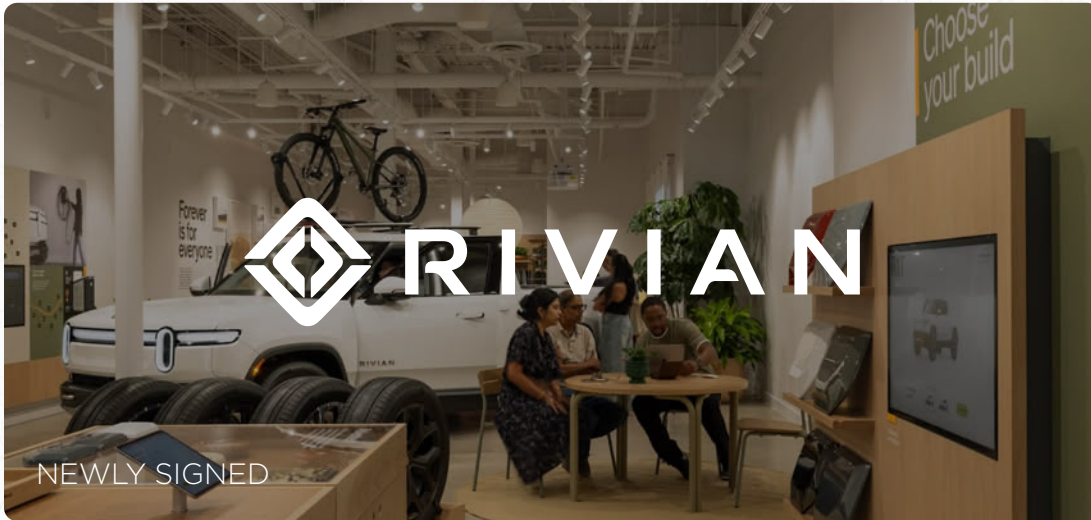
DOCHTER & ALEXANDER
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LANDMARK
THEATRES



COTENANCY OVERVIEW

BEST-IN-CLASS & CHEF-DRIVEN CONCEPTS



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 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*

	.25 Miles	.5 Miles	1 Mile
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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