



DOCHTER & ALEXANDER
RETAIL ADVISORS

RECENTLY SIGNED



RIVIAN



leMIDI
— BRASSERIE * BAR —

Rosselli
RISTORANTE



1100 NEW YORK
WASHINGTON, DC

Square Footage | 1,176 SF

Rent/Nets | Negotiable

Timing | Immediate

Ceiling Heights | 15' slab to slab

EAST END PROPERTY

CONTACT

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HIGHLIGHTS

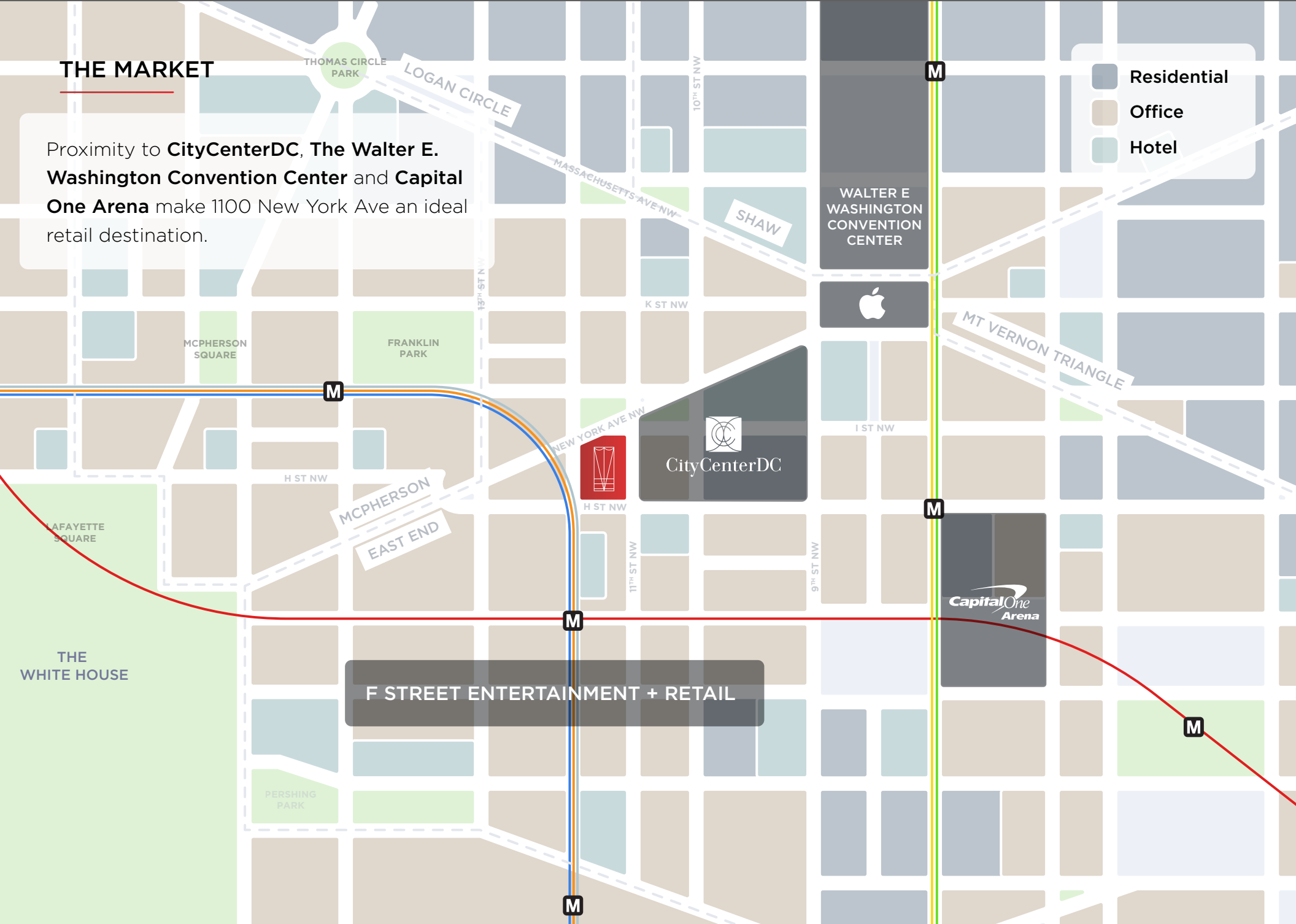
- Centrally located with over 48 million SF of office and over 8,600 residential units within a half-mile radius; 1100 New York Ave is a true 24/7 destination
- Second-generation café facing the entryway to CityCenterDC's Palmer Alley, home to DC's only luxury shopping and dining destination including 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.



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

1100 New York Ave NW
Washington, DC

National
Theatre

THE HENRI

WARNER
THEATRE

TOSCA
RESTAURANTE & BAR
NORDSTROM
rack

LANDMARK
THEATRES

FORD'S
THEATRE

DA

DOCHTER & ALEXANDER
RETAIL ADVISORS

SHAKE
SHACK
Penn Social
minibar
By Jacob Andreas

NATIONAL
PORTRAIT
GALLERY

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

BOQUERIA

ZAYTINYA

WARBY PARKER
SILVER MIRROR
FACIAL BAR

MARTIN LUTHER
KING JR.
MEMORIAL
LIBRARY

BARNES
& NOBLE
H&M

Pain
QUOTIDIAN
Leica
SUCCOTASH THE SMITH

PERUVIAN
CONNECTION
MANGO RIGGS
WASHINGTON D.C.

GRAND
HYATT

SA

Wawa

macy's

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

Coffee
Republic
Panera
BREAD
CHOPT
THE OCCAIRE
tj-max

OCEAN PRIME
FISH STEAKS COCKTAILS

CVS
pharmacy

GONG CHA

Poli DC

Hilton
Garden Inn

THE
THIRD RAIL

BOBBY VAN'S

The
Cheesecake Factory
TACOS
COFFEE

Starbucks

WHITEHOUSE GIFTS

TbSP
K+K

M
metro

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

SLIPSTREAM
COFFEE COCKTAILS PRODUCTIONS

ROW ROW
CRAFTED BOTTLED BEVERAGES

DEVON & BLAKELY

ALLEGORY

Entom

HAMILTON
HOTEL
EST. 1952

11TH ST NW
12,369 ADT

12TH ST NW
16,668 ADT

9TH ST NW
18,827 ADT

NEW YORK AVE NW
8,645 ADT

moxy
HOTELS

The
Hempel Park
Hotel

M
MARRIOTT

EMBASSY
SUITES
by Hilton

YARDBIRD

Sogrina

CONRAD
HOTELS & RESORTS

900
NEW YORK
AVENUE

CityCenterDC

TIFFANY & CO. GIORGIO ARMANI BRUNELLO CUCINELLI CHANEL
Tatte MONCLER
GUCCI BURBERRY Paul Stuart
Fruitive LV BVLGARI DIOR
ARC'TERYX HERMES CENTROLINA
PIG & OLIVE

CUBA LIBRE.
★ RESTAURANT & RUM BAR ★

Apple

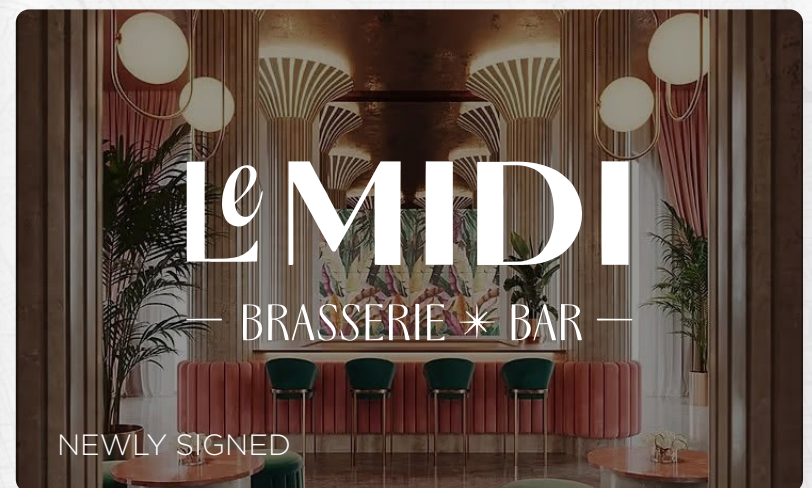
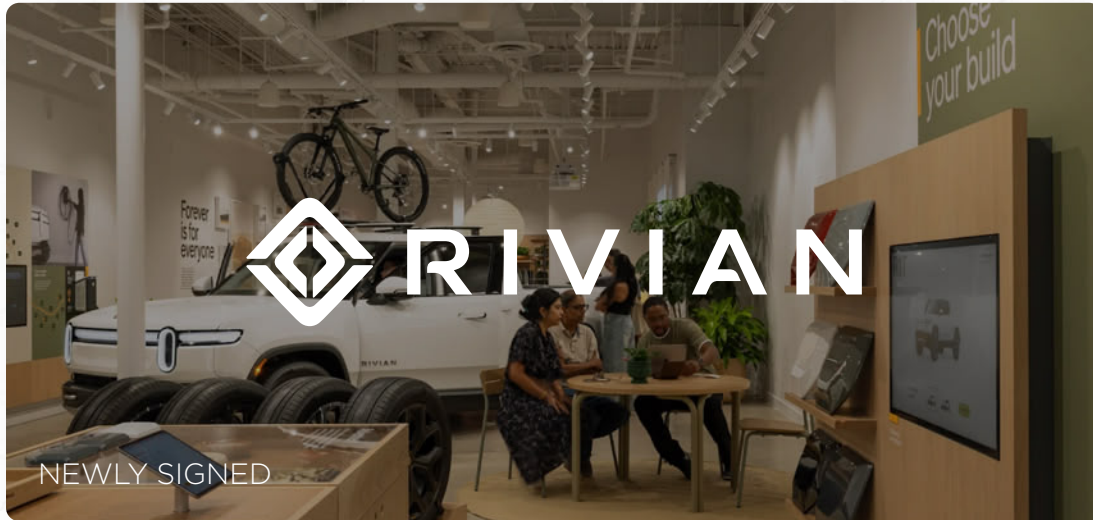
RENAISSANCE
HOTELS

TRULUCK'S

EQUINOX

COTENANCY OVERVIEW

BEST-IN-CLASS & CHEF-DRIVEN CONCEPTS



NEIGHBORS



1100 New York Ave NW
Washington, DC

FLOORPLAN

SUITE 4



SPECS

SUITE 4

Square Footage | 1,176

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



LOBBY & ATRIUM RENDERING



LOBBY & ATRIUM RENDERING





TOTAL OFFICE INVENTORY

WITHIN .5 MILES

47,306,227 SF

NEARBY OFFICE TENANTS

Bloomberg **Arnold & Porter**
DFC 
 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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WASHINGTON, DC

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