



DOCHTER & ALEXANDER
RETAIL ADVISORS

*CONCEPTUAL RENDERING



1101 K STREET NW

WASHINGTON, DC | EAST END

VIDEO WALKTHROUGH [↗](#)

Size | 9,044 SF Interior; 3,000 SF Patio

Ceiling Height | 22' 6"

Frontage | 116' on K St and 96' on 11th St

Timing | Immediate

CONTACT

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David Dochter

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Elena Alexander

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HIGHLIGHTS

- Second generation restaurant with extensive 3,000 SF outdoor patio
- Positioned between the culinary epicenters of Midtown, Shaw, Mt Vernon Triangle, and Penn Quarter with significant hotel density
- Surrounded by 35 hotels and over 10,000 rooms within a half mile, the space stands at the heart of a bustling hospitality district walking distance to the Convention Center, Apple at Carnegie Library and Capital One Arena

NEARBY TENANTS



ALLEGORY



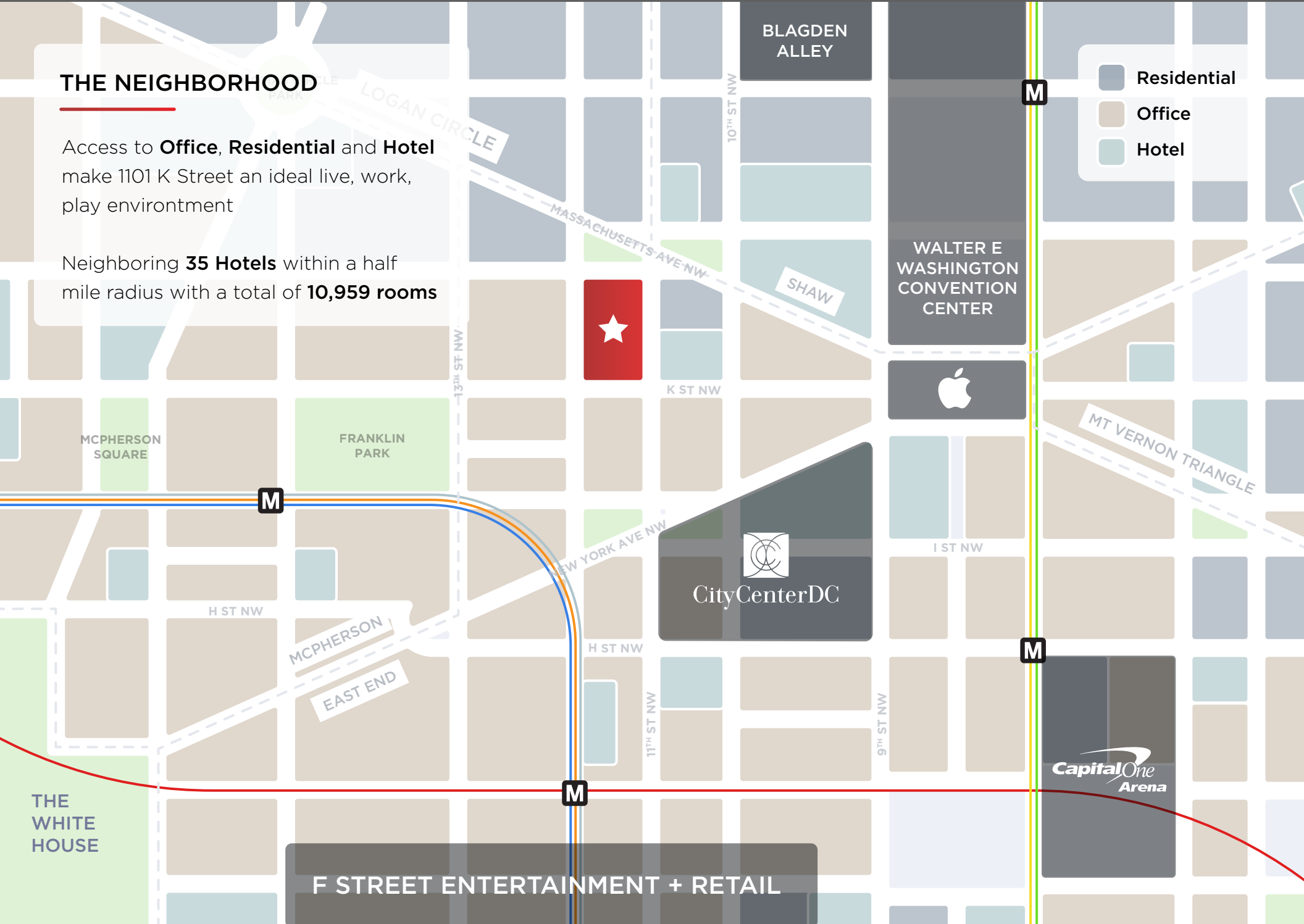
IMMIGRANT FOOD



THE NEIGHBORHOOD

Access to **Office, Residential** and **Hotel** make 1101 K Street an ideal live, work, play environment

Neighboring **35 Hotels** within a half mile radius with a total of **10,959 rooms**

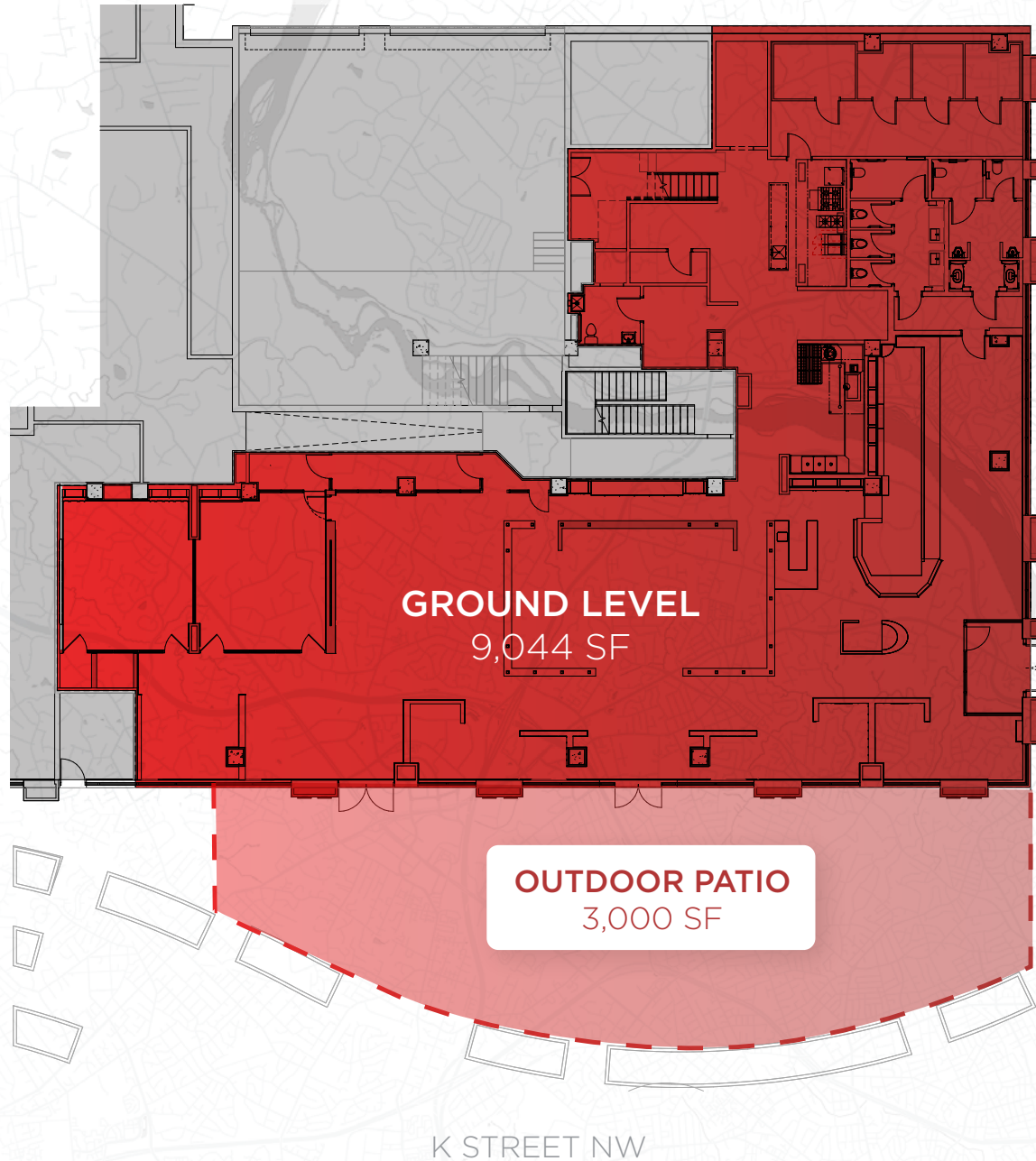


CO-TENANCY



1101 K Street NW
Washington, DC

FLOORPLAN



SPECS

Interior | 9,044 SF

Patio | 3,000 SF

Ceiling Height | 22' 6"

Frontage | 116' on K St, 96' on 11th St

Timing | Immediate

Rent/Nets | Negotiable

[VIDEO WALKTHROUGH](#)

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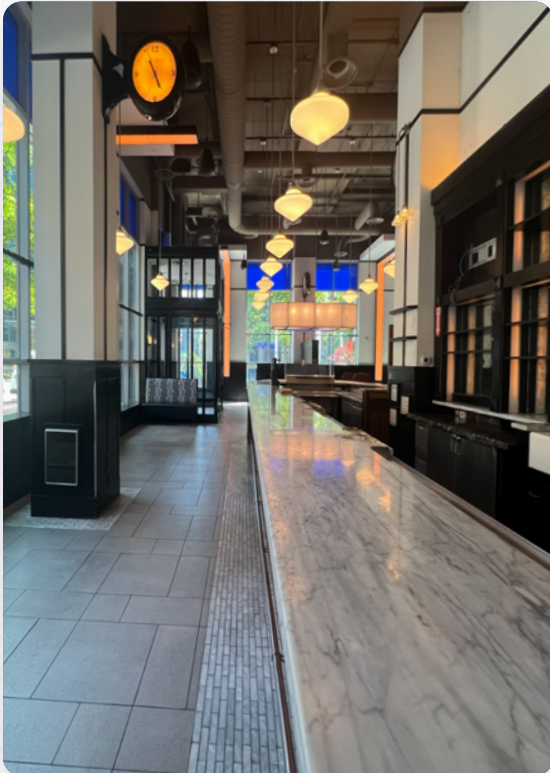
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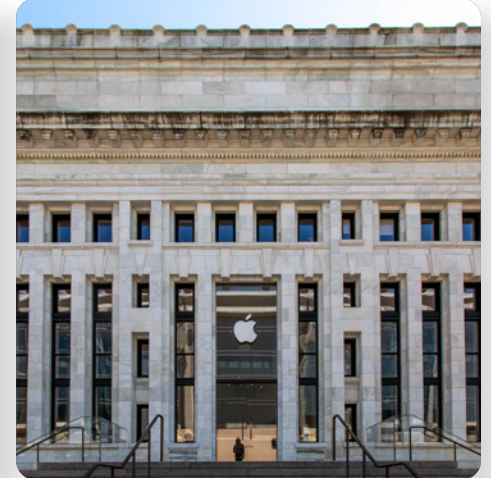
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[DOCHALEX.COM](https://dochalex.com)

1101 K Street NW
Washington, DC

THE SPACE





HOTEL ROOMS WITHIN .5 MILES

10,959

NEARBY OFFICE TENANTS

The
Washington
Post

NYU

ReedSmith

EY

RESTAURANT CO-TENANCY WITHIN 4 BLOCKS

46

DEMOGRAPHICS

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION	31,013	122,625	359,758
AVERAGE HOUSEHOLD INCOME	\$180,628	\$165,635	\$172,941
TOTAL HOUSING UNITS	3,761	13,495	40,330
FOOD AWAY FROM HOME (AVG)*	\$6,853	\$6,284	\$6,472