DOCHTER & ALEXANDER
RETAIL ADVISORS

1100 NEW YORK
WASHINGTON, DC

RECENTLY SIGNED

RIVIAN · ADN · LE MIDI BRASSERIE * BAR · Rosselli RISTORANTE

Square Footage | 1,176 SF **Rent/Nets** | Negotiable **Timing** | Immediate **Ceiling Heights** | 15' slab to slab **EAST END PROPERTY**

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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

Rosselli RISTORANTE · CHANEL · RIVIAN · BURBERRY · Loro Piana · Tatte BAKERY & CAFÉ · TIFFANY & CO. · LE MIDI BRASSERIE * BAR · ANY DAY NOW

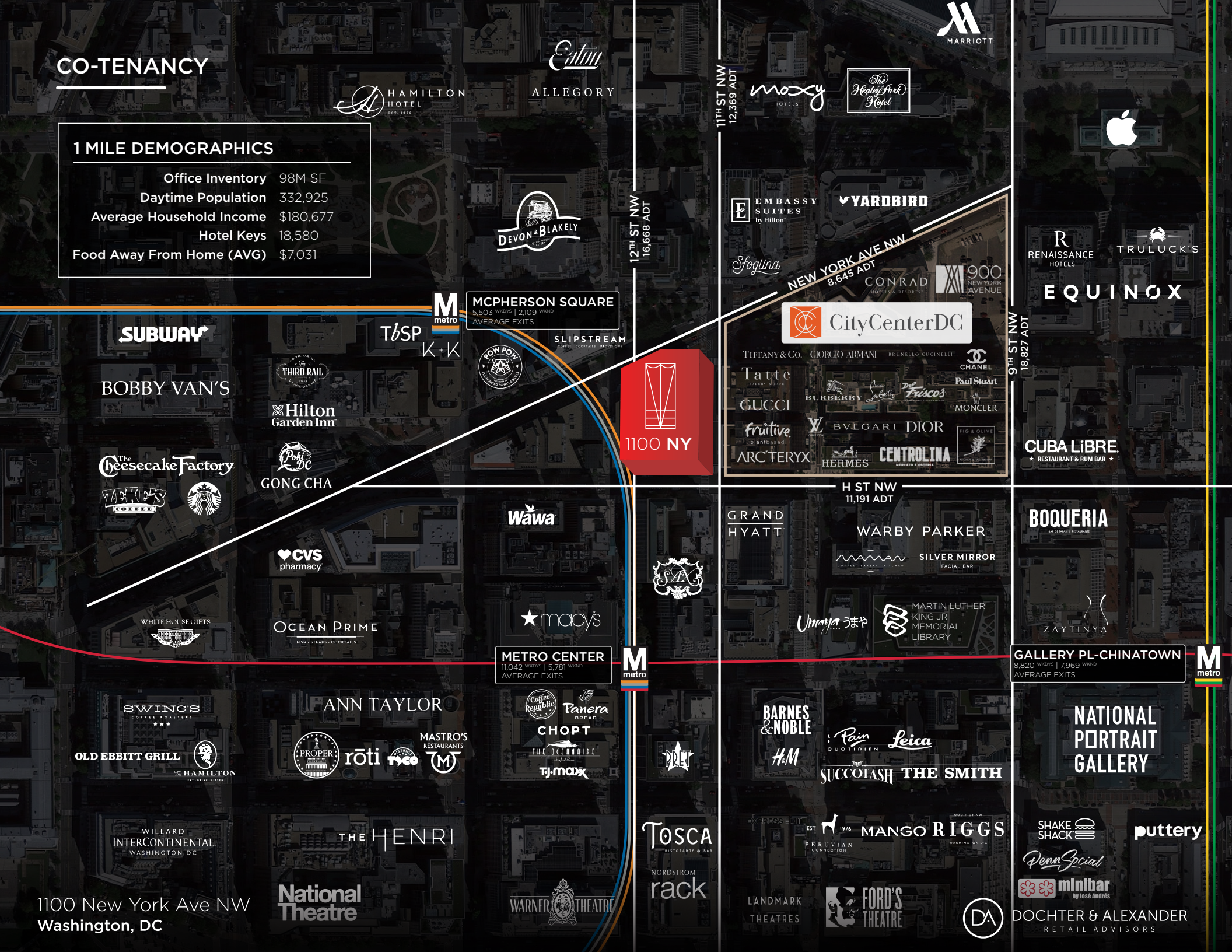
THE MARKET

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

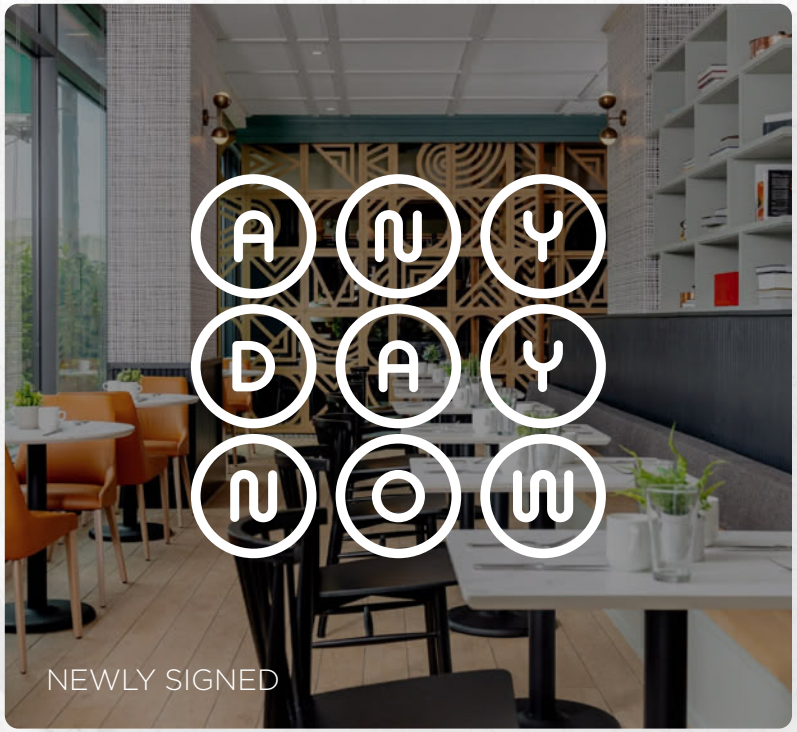
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CO-TENANCY
1 MILE DEMOGRAPHICS
Office Inventory 98M SF
Daytime Population 332,925
Average Household Income $180,677
Hotel Keys 18,580
Food Away From Home (AVG) $7,031
HAMILTON HOTEL
ALLEGORY
MARRIOTT
11TH ST NW
12,369 ADT
moxy HOTELS
The Hayley Park Hotel
DEVON & BLAKELY
12TH ST NW
16,668 ADT
EMBASSY SUITES by Hilton
YARDBIRD
Sfoglina
NEW YORK AVE NW
8,645 ADT
CONRAD HOTELS & RESORTS
900 NEW YORK AVENUE
RENAISSANCE HOTELS
TRULUCK'S
EQUINOX
MCPHERSON SQUARE
5,503 WKDYS | 2,109 WKND
AVERAGE EXITS
SLIPSTREAM
SUBWAY
TBSP
K+K
POW POW
CityCenterDC
TIFFANY & CO.
GIORGIO ARMANI
BRUNELLO CUCINELLI
CHANEL
Tatte
Paul Stuart
BURBERRY
Frisco's
GUCCI
MONCLER
Fruitive
BVLGARI
DIOR
ARC'TERYX
HERMÈS
CENTROLINA
FIG & OLIVE
9TH ST NW
18,827 ADT
BOBBY VAN'S
THIRD RAIL
Hilton Garden Inn
1100 NY
CUBA LIBRE
RESTAURANT & RUM BAR
The Cheesecake Factory
ZEKE'S COFFEE
Poké DC
GONG CHA
H ST NW
11,191 ADT
GRAND HYATT
WARBY PARKER
SILVER MIRROR
FACIAL BAR
BOQUERIA
Wawa
CVS pharmacy
Umaya うまや
MARTIN LUTHER KING JR MEMORIAL LIBRARY
ZAYTINYA
WHITE HOUSE GIFTS
OCEAN PRIME
FISH · STEAKS · COCKTAILS
macy's
METRO CENTER
11,042 WKDYS | 5,781 WKND
AVERAGE EXITS
GALLERY PL-CHINATOWN
8,820 WKDYS | 7,969 WKND
AVERAGE EXITS
SWING'S
OLD EBBITT GRILL
The HAMILTON
ANN TAYLOR
PROPER
rōti
fyco
MASTRO'S RESTAURANTS
Coffee Republic
Panera BREAD
CHOPT
THE OCEANAIRE
TJ.maxx
PRET
BARNES & NOBLE
H&M
Pain Quotidien
Leica
SUCCOTASH
THE SMITH
NATIONAL PORTRAIT GALLERY
WILLARD INTERCONTINENTAL WASHINGTON DC
THE HENRI
TOSCA
RISTORANTE & BAR
NORDSTROM rack
EXPRESS EDIT
EST 1976 PERUVIAN CONNECTION
MANGO RIGGS
900 F ST NW WASHINGTON D.C.
SHAKE SHACK
puttery
Penn Social
minibar by José Andrés
National Theatre
WARNER THEATRE
LANDMARK THEATRES
FORD'S THEATRE
DOCHTER & ALEXANDER
RETAIL ADVISORS
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Washington, DC

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

THE PARK AT CITYCENTER

Tatte BAKERY & CAFE
GUCCI
ONE CITYCENTER (OFFICE)
VINCE.
COVINGTON RECEPTION CENTER

PALMER ALLEY NW

fruitive plantbased
HUGO BOSS
ARC'TERYX
ALLEN EDMONDS
TWO CITYCENTER (OFFICE)
TUMI
FERRAGAMO

H ST NW
14,074 ADT

10TH ST NW
7,813 ADT

TIFFANY & Co.
CONRAD HOTELS & RESORTS™
ESTUARY
SUMMIT
B/S/H/
BRUNELLO CUCINELLI
GIORGIO ARMANI
A·K·R·I·S
CHANEL

FUTURE DEVELOPMENT SITE

JO MALONE LONDON
LONGCHAMP
Christofle
BURBERRY
BVLGARI
THE APARTMENTS AT CITYCENTER
Piccolina
LOUIS VUITTON
Fuddruckers
Fresco's
THE RESIDENCES AT CITYCENTER
Paul Stuart
DIOR
MONCLER

kate spade NEW YORK
BREITLING
CENTROLINA
HERMÈS
THE APARTMENTS AT CITYCENTER
CH HC
Sky Valet Shoes
Loro Piana
FIG & OLIVE
DAVID YURMAN
DOLCEZZA GELATO & COFFEE
MUSEUM OF ILLUSIONS
THE RESIDENCES AT CITYCENTER
corepower YOGA
Bvlgari
TESLA

CITYCENTERDC

1100 New York Ave NW
Washington, DC

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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 Ave NW
Washington, DC

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1100 NEW YORK AVENUE FROM PALMER ALLEY



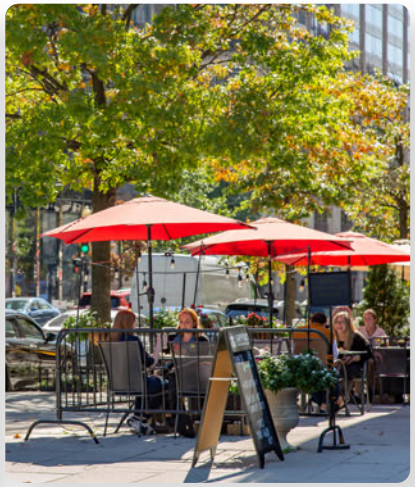
LOBBY & ATRIUM RENDERING



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 METRO CENTER

16,774 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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