



DOCHTER & ALEXANDER
RETAIL ADVISORS

VIDEO WALKTHROUGH [↗](#)



1828 L STREET NW
WASHINGTON, DC | CBD

OWNED AND MANAGED BY
THE TOWER
COMPANIES

Square Footage | 1,852 SF

Rent/Nets | Negotiable

Timing | Immediate

CENTRAL BUSINESS DISTRICT

CONTACT

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HIGHLIGHTS

- Distinct branding opportunity in a high-visibility, high traffic area with outdoor seating and exposure to 15,218 average daily traffic on L Street
- Located in the heart of DC's Central Business District, 1828 L is a two-minute walk from the Farragut North and Farragut West Metro stations which sees 27,837 average weekday entries from both stations combined
- Prime location along the bustling 19TH Street restaurant corridor

NEARBY TENANTS

MIKEY & MEL'S
— FAMOUS DELI —

NORDSTROM
Rack

GRABIE
GRABIE

ROASTING PLANT
COFFEE

AC
HOTELS
MARRIOTT

Little Sesame

tend

J.PRESS

GREGORYS
COFFEE

NEARBY CO-TENANCY

RESIDENTIAL CONVERSIONS

5-MINUTE WALK DEMOGRAPHICS

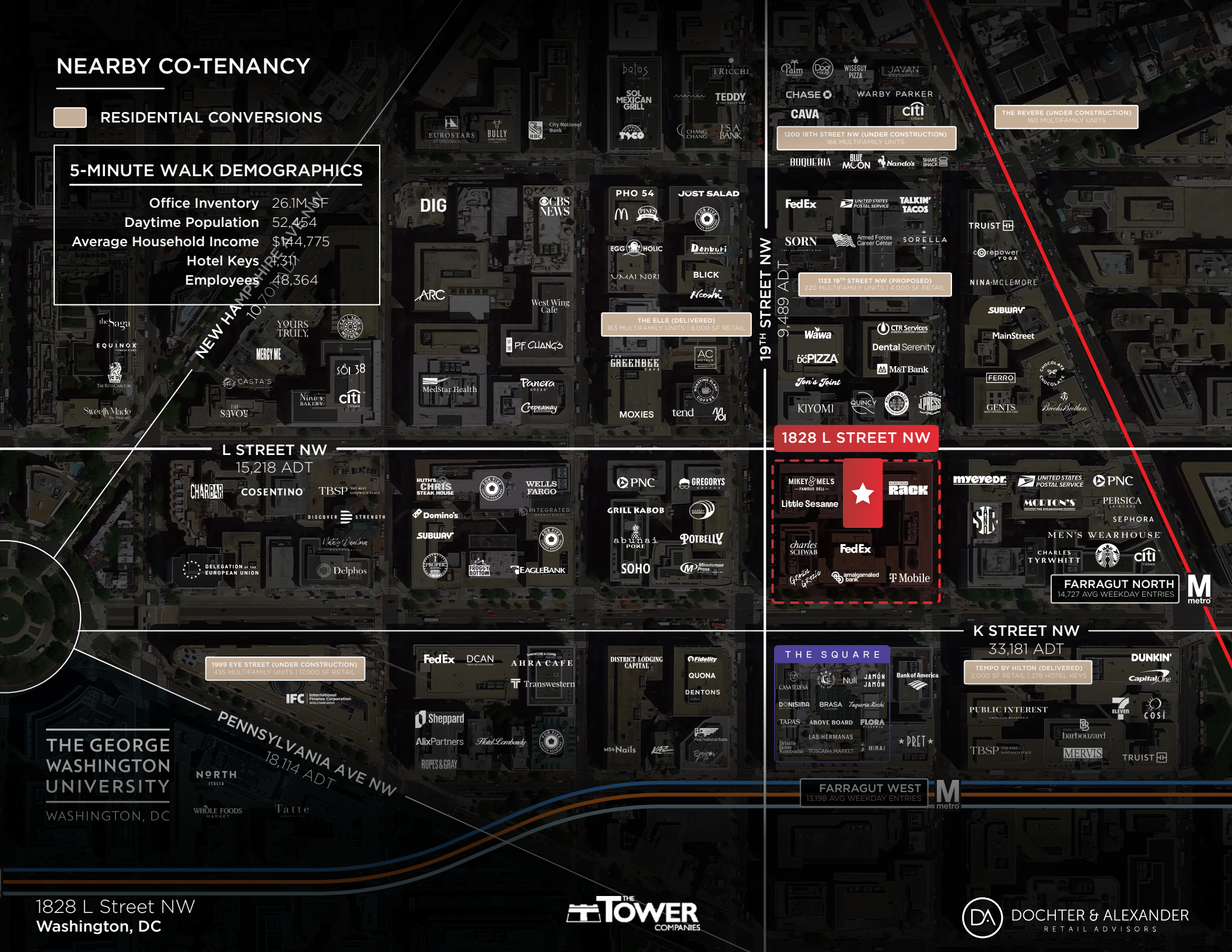
Office Inventory 26.1M SF
Daytime Population 52,454
Average Household Income \$144,775
Hotel Keys 4,311
Employees 48,364

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC

1828 L Street NW
Washington, DC

THE TOWER COMPANIES

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FULL FLOORPLAN



SPECS

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DOCHALEX.COM

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ND ▶



INTERIOR PHOTOS

VIDEO WALKTHROUGH [↗](#)

HIGH PEDESTRIAN VISIBILITY



PLENTY OF NATURAL LIGHT



SPACIOUS CEILING HEIGHTS



EFFICIENT BACK OF THE HOUSE





TOTAL HOTEL ROOMS

WITHIN A HALF MILE

8,016

NEARBY OFFICE SQUARE FOOTAGE

WITHIN A HALF MILE

52.6M SF

AVERAGE DAILY METRO ENTRIES

ON WEEKDAYS

14,692 13,145

FARRAGUT NORTH FARRAGUT WEST

BACHELOR'S DEGREE OR HIGHER

WITHIN A QUARTER MILE

97%

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	53,622	135,686	302,859
TOTAL BUSINESSES	4,050	8,214	15,080
TOTAL EMPLOYEES	49,314	120,373	244,449
AVG HOUSEHOLD INCOME	\$158,770	\$156,567	\$179,684

*2026 Data