DOCHTER & ALEXANDER
RETAIL ADVISORS



901 15TH STREET NW

WASHINGTON, DC | MIDTOWN

Square Footage | 1,435 SF **Frontage |** 35' 4" **Rent/Nets |** Available Upon Request **Timing |** Immediate MCPHERSON SQUARE

CONTACT

David Dochter
410.258.3627 | david@dochalex.com

Matthew Alexander
202.489.3830 | matthew@dochalex.com

Elena Alexander
301.300.7690 | elena@dochalex.com

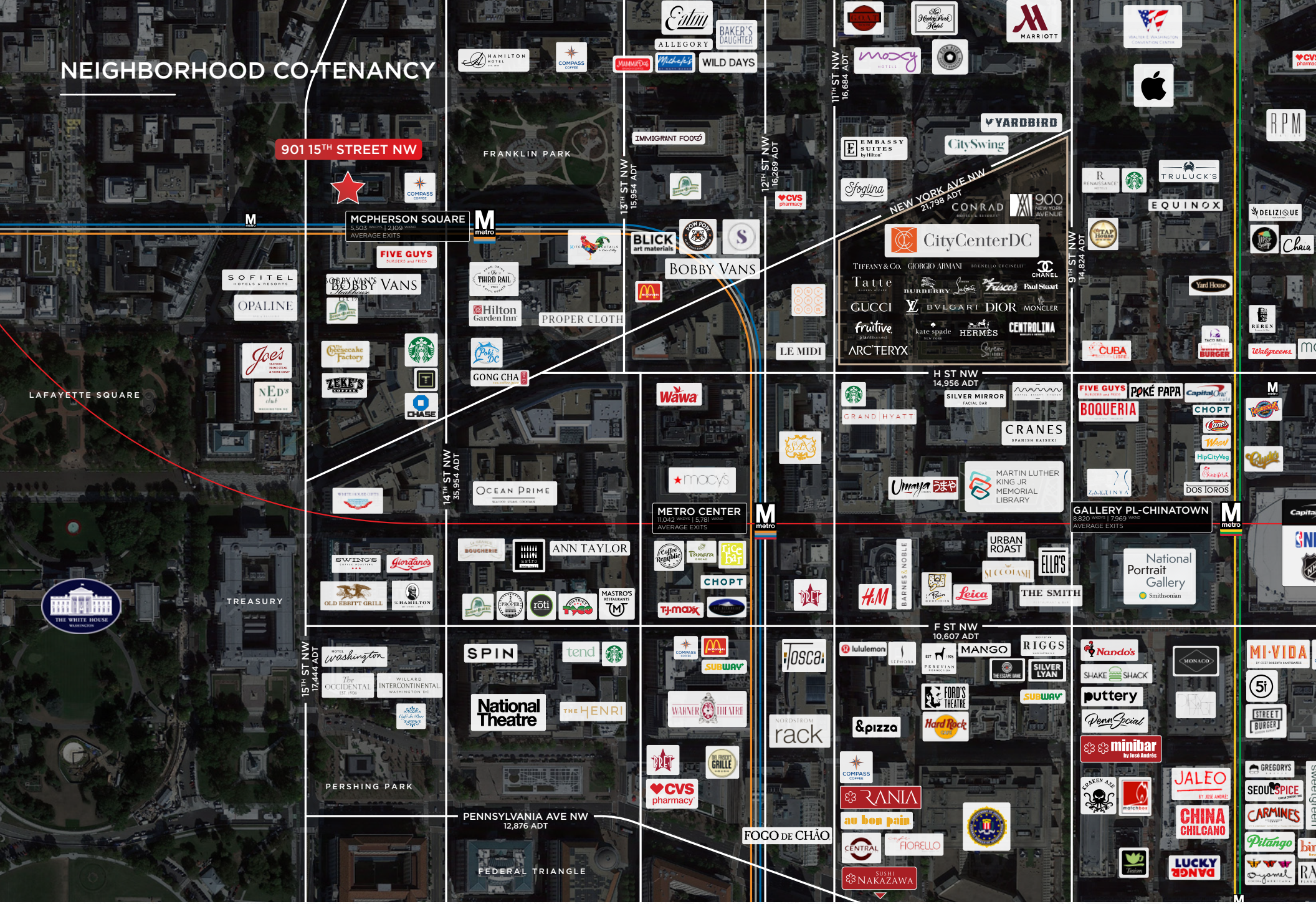
HIGHLIGHTS

- **Second-generation salon** centrally located off **15th and Eye Street** fronting **McPherson Square**
- **Prevalent metro accessibility** with the **red, blue, orange,** and **silver** lines within walking distance
- Major office tenants in the neighborhood include: **Booz Allen, JP Morgan, Sidley Austin Law, Drinker Biddle Law, Miller & Chevalier Law, US Dept of Veterans Affairs**

NEARBY TENANTS

BOBBY VAN'S Steakhouse EST. 1969 · PNC · KITCHEN·KOCKTAILS BY Kevin Kelley · Joe's · ST REGIS · Dua COFFEE · PROPER CLOTH · SOFITEL HOTELS & RESORTS

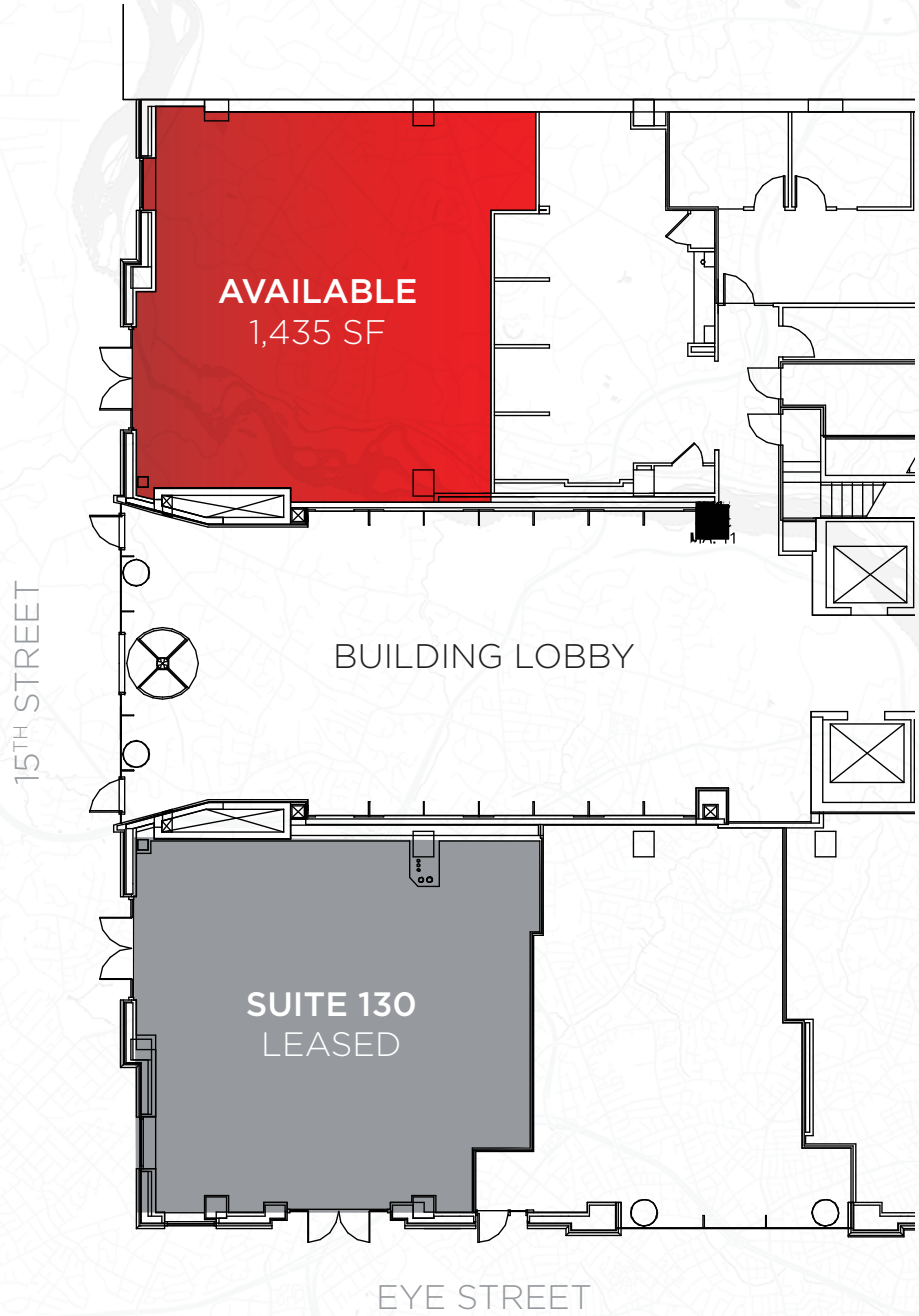
NEIGHBORHOOD CO-TENANCY



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FLOORPLAN



SPECS

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OFFICE SQUARE FOOTAGE
WITHIN .25 MILES

52.3M

HOTEL ROOMS
WITHIN .25 MILES

3,200 KEYS

AVERAGE METRO ENTRIES
AT MCPHERSON SQUARE

5,503
AVG WEEKDAY ENTRIES

NEARBY OFFICE TENANTS
MCPHERSON RETAIL NODE

Booz Allen · Federal Aviation Administration · Wingate Hughes

DEMOGRAPHICS*	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	47,674	134,781	337,339
NUMBER OF OFFICE BUILDINGS	304	915	1,617
AVERAGE HOUSEHOLD INCOME	$192,730	$167,238	$177,406
OFFICE SF	52,300,161	106,717,832	176,932,826

*2025 Data

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