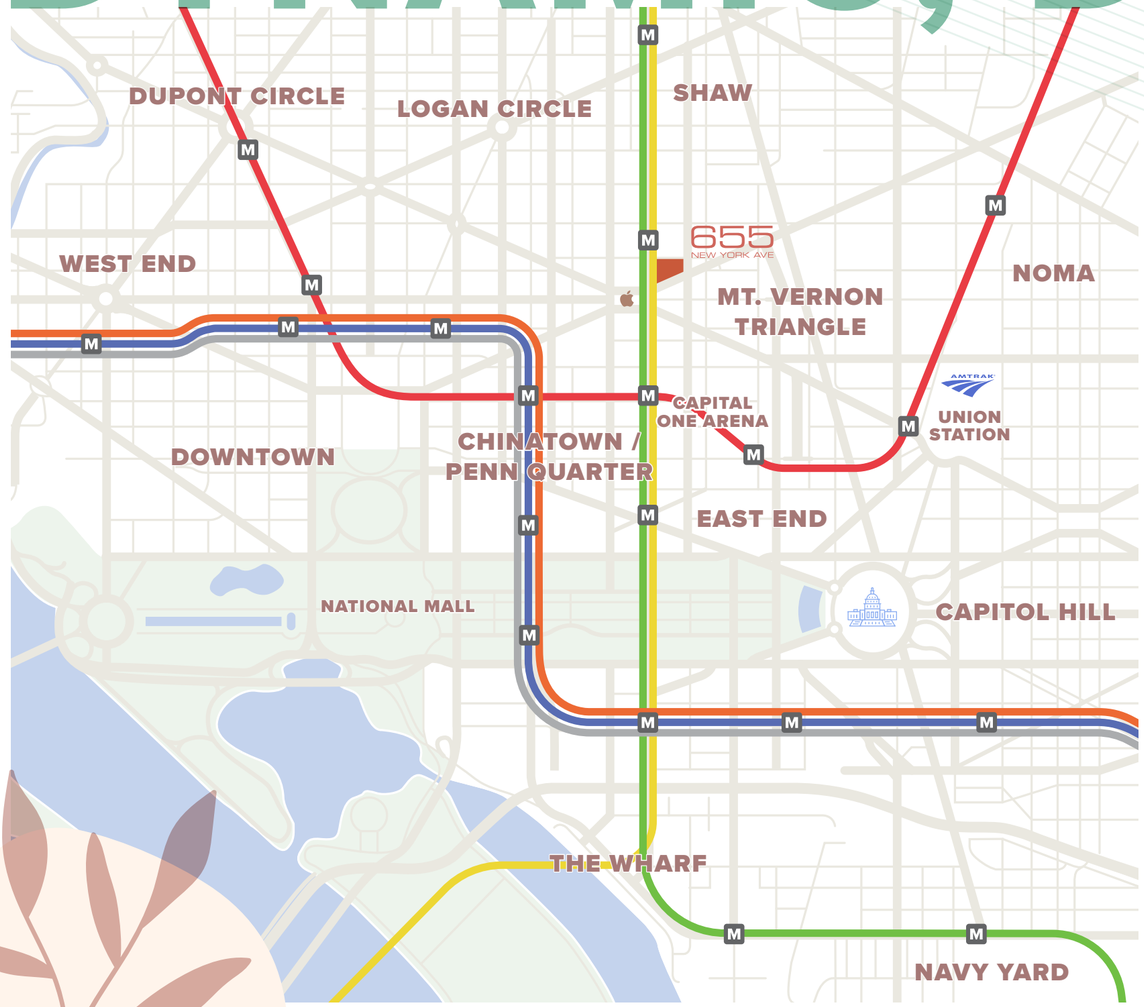

655
NEW YORK AVE

DYNAMIC, DAY TO NIGHT



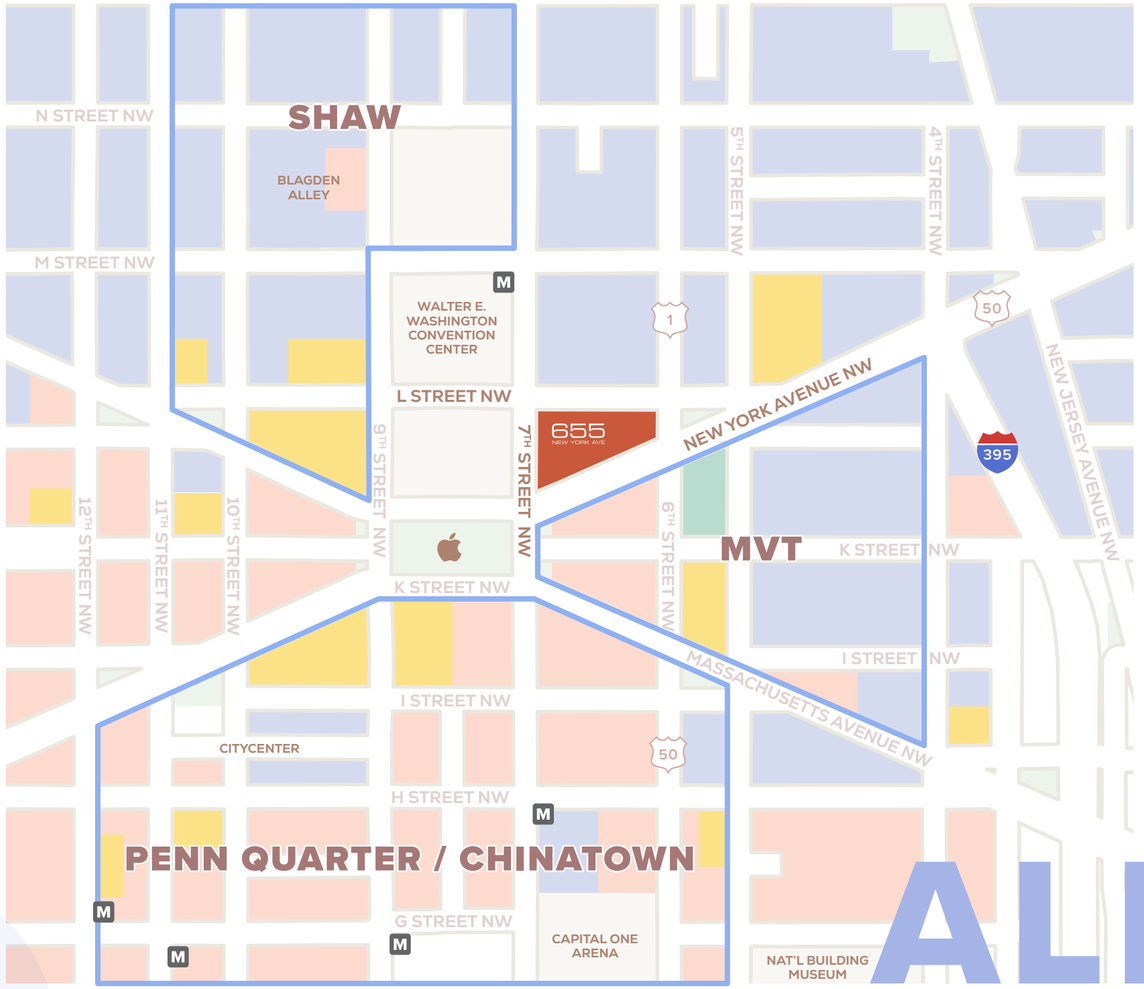
DC comes alive at 655 New York Avenue, an **around-the-clock destination** for savvy city dwellers, professionals, and socialites across from the Convention Center and steps from Mt. Vernon Square and Gallery Place Metro Stations. Tucked amidst historic rowhomes moments from architectural stunner Apple Carnegie Library, 655 New York is a modern magnet with textured charm.







A DRAW FROM ALL DIRECTIONS



POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME	BACHELOR'S DEGREE +
7,135 Within ¼ Mile	15,616 Within ¼ Mile	$177,522 Within ¼ Mile	82.86% Within ¼ Mile
25,191 Within ½ Mile	69,396 Within ½ Mile	$166,975 Within ½ Mile	79.61% Within ½ Mile
66,377 Within 1 Mile	294,314 Within 1 Mile	$179,388 Within 1 Mile	80.44% Within 1 Mile

SHAW

the dabney
Nina May
UNCONVENTIONAL DINER

- CALICO
- CHERCHER ETHIOPIAN
- EL SOL
- ESPITA / GHOSTBURGER
- LOST + FOUND
- SAN LORENZO
- SEYLOU BAKERY
- SUNDEVICH
- SUPRA
- TIGER FORK
- URBAN ATHLETIC CLUB
- TALLBOY
- YOUR ONLY FRIEND

MVT

abakedjoint
RPM ITALIAN

- ALTA STRADA
- BUSBOYS & POETS
- CHIPOTLE
- MELANGE
- LUCKY DANGER
- PROST
- RASA
- SHOUK
- SOL
- SWEETGREEN
- VARNISH LANE

PENN QUARTER/ CHINATOWN

EQUINOX
GUCCI
CENTROLINA
ZAYTINYA

- BANTAM KING
- BAR DECO
- CAVA
- CHAIA
- CLYDE'S
- CRANES
- CUBA LIBRE
- CURE
- DAIKAYA
- DEL FRISCO'S
- DOLCEZZA
- FARMERS + DISTILLERS
- FIG + OLIVE
- FLIGHT
- HIP CITY VEG
- JACKPOT
- KATE SPADE
- LA COLOMBE
- LITTLE SESAME
- LOUIS VUITTON
- MODENA
- MOMIJI
- NANDO'S
- TIFFANY & CO.
- UMAYA
- YARD HOUSE

MIXED-USE DEVELOPMENT SITE | RESIDENTIAL | OFFICE | HOTEL

NEW & NEW YORK



Apple Carnegie Library

801 K STREET NW

Past and present intersect in this Beaux-Arts gem, today boasting a **19,000-square-foot Apple retail store** and once home to DC's Central Public Library, originally backed by Andrew Carnegie and opened in 1903. Designed by Foster + Partners in close partnership with Apple's Chief Design Office Jony Ive, the new building was carefully constructed to preserve historic facades, align interiors with the property's original footprints, and reintroduce early 20th-century signatures. Surrounded by **a sprawling lawn appealing to urban picnickers and outdoor workout buffs**, the building welcomes local artists and creators to lead classes at Apple and is also home to the DC History Center's library and galleries.

Blagden Alley

BLAGDEN ALLEY NW

Lined with colorful murals and a treasure trove of bars, restaurants and cafés bursting with personality, Blagden Alley is a **local 24/7 destination**. Daytime favorites like **La Colombe** and **Seylou Bakery** draw crowds for coffee and pastries. At night, watering holes **Calico** and **Lost & Found** intermingle with **Michelin-renowned** hotspots from **Tiger Fork** to **The Dabney**–led by chef Jeremiah Langhorne.



Walter E. Washington Convention Center

801 MOUNT VERNON PLACE NW



Situated across from 655 New York, the Convention Center spans an impressive **2.3 million square feet** with **1.2 million annual attendees**. Hosting an extensive array of **50 programs per year** from large-scale conferences and community events to music festivals and fashion shows, the Convention Center is bordered by enticing dining options including **modern comfort food standout Unconventional Diner.**



HERE & HAPPENING

Flight Club
641 NEW YORK AVENUE NW

Flight Club is an **upscale entertainment concept** combining **elevated pub fare** and **inventive cocktail menus** with **dynamic, tech-enhanced Social Darts**. The chic establishment features fast-paced multiplayer games, groundbreaking tracking technology, and instant scoring designed to invite people of all skill levels to connect, compete, and celebrate together.

Rumi's Kitchen
640 L STREET NW

Named for 13th-century Persian poet and scholar Jalaluddin Rumi, this upscale restaurant renowned as one of Atlanta's top dining destinations recently **made its DC debut** to widespread acclaim. Discerning chef and owner Ali Mesghali brings razor-sharp focus to each dish, soaking rice for four to six hours in salt water before preparing and piloting thousands of ground beef blends for delectable kebabs.



Pearl's Bagels
1017 7TH STREET NW

An ode to the art of bagel preparation, Pearl's specializes in hand-rolled, brick oven-baked bagels that perfectly balance chewiness and crispiness. With sustainably sourced ingredients and a simple six-ingredient recipe, Pearl's offers **craveable breakfast sandwiches, spreads, drinks, and pantry goods**.

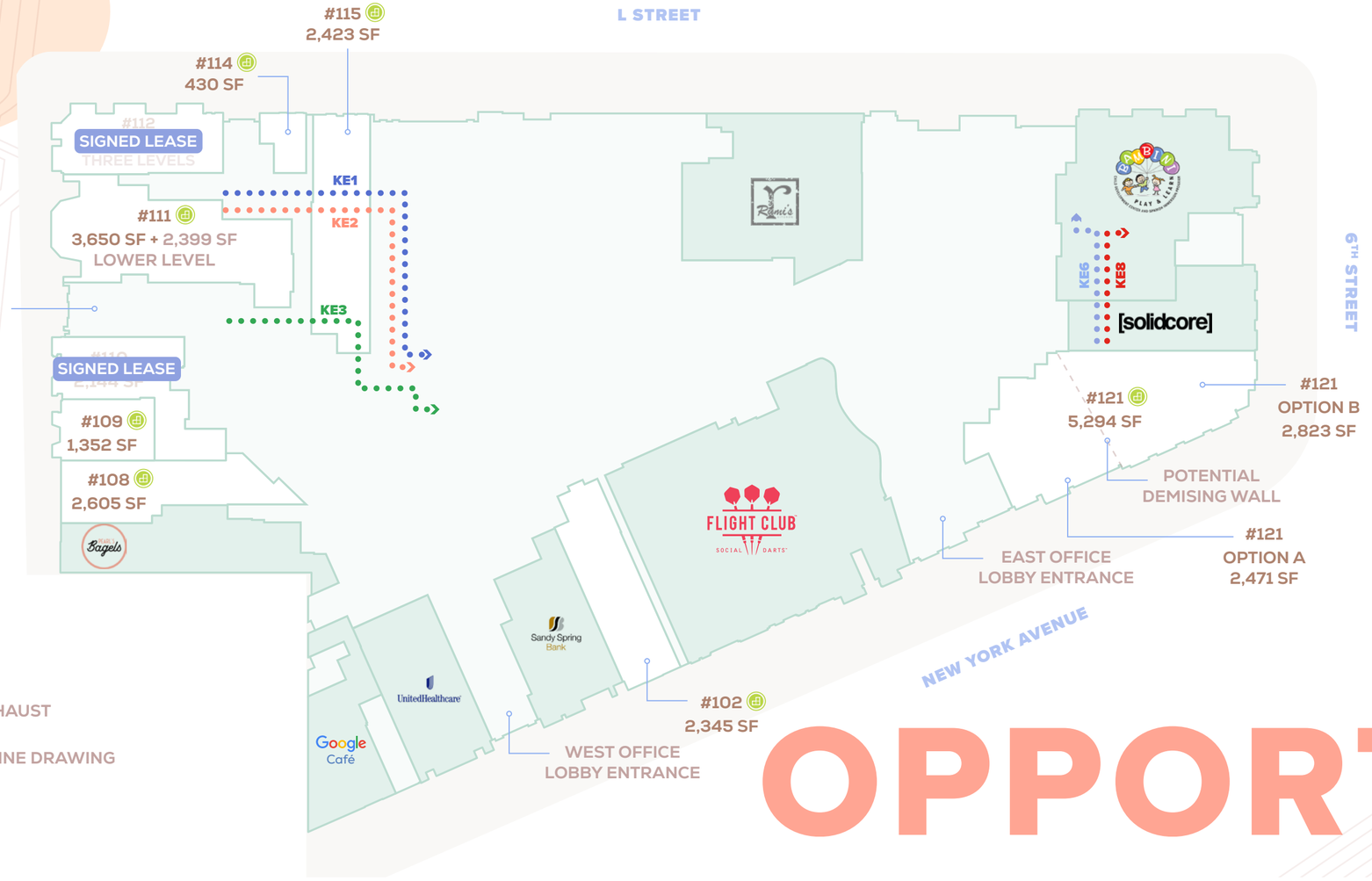




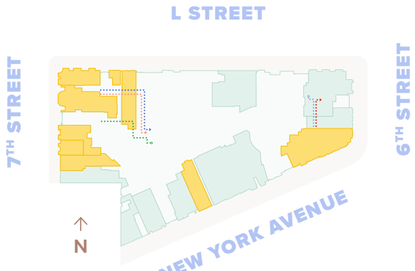
Solidcore
1024 6TH STREET NW

National fitness powerhouse Solidcore brings its **Pilates-inspired bootcamp workout** to 655 New York. Featuring full-body and targeted, muscle-specific classes, Solidcore uses its own resistance-based machine to maximize results.

YOUR AVENUE OF OPPORTUNITY



- KITCHEN EXHAUST
- LEASE OUTLINE DRAWING
- AVAILABLE
- LEASED



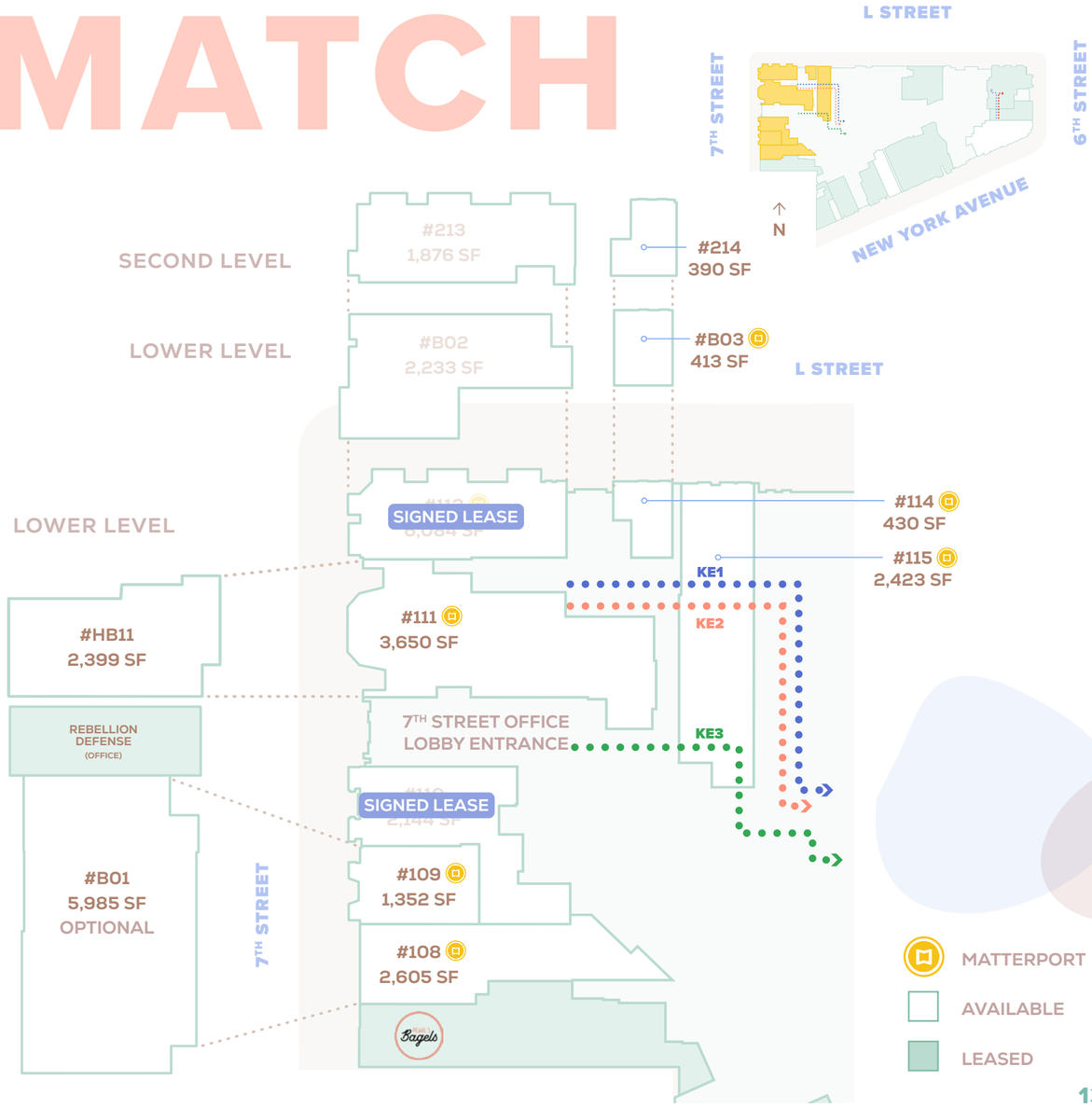
NEW YORK AVENUE LOOKING EAST TOWARD 6TH STREET



MEET YOUR MATCH



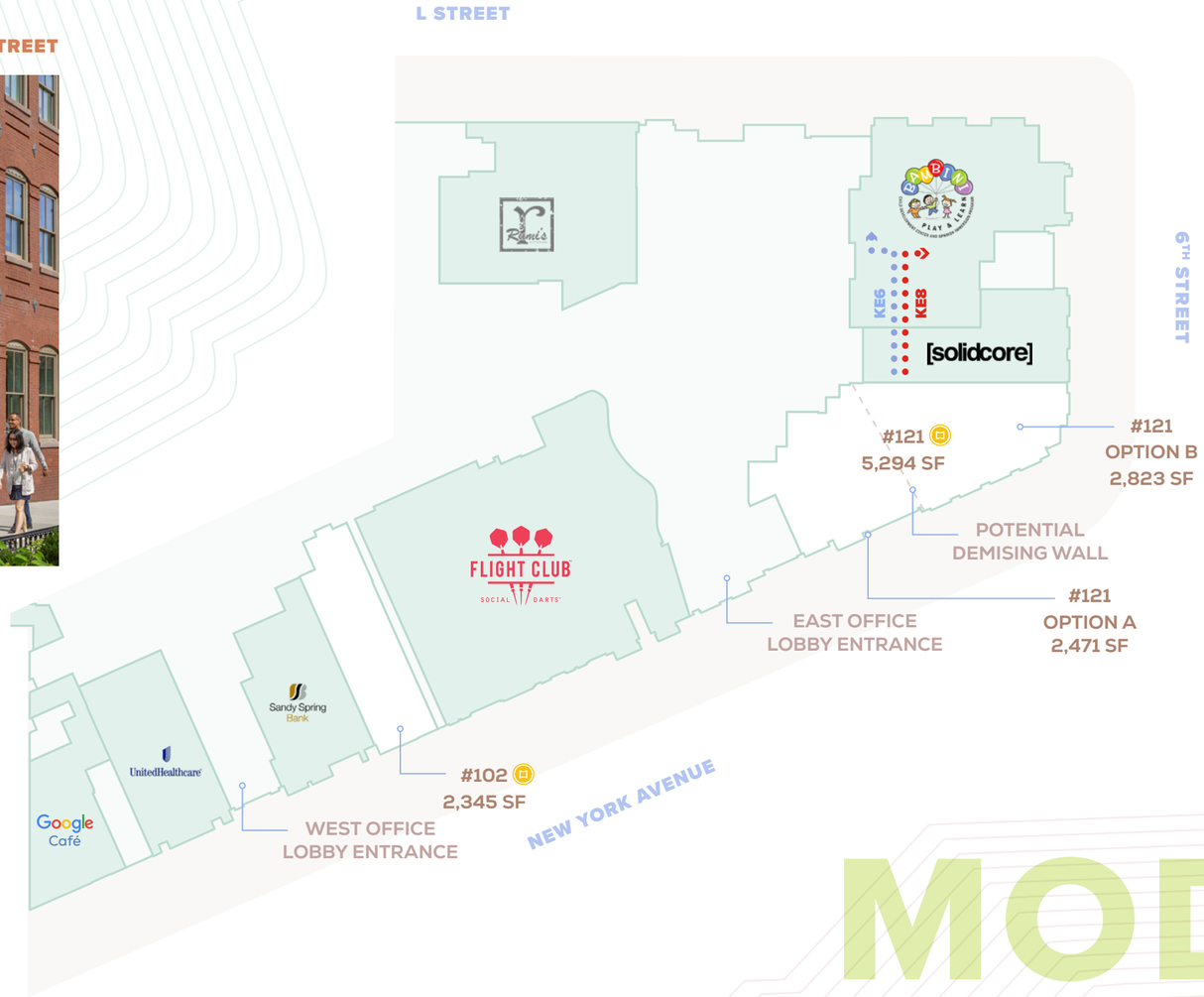


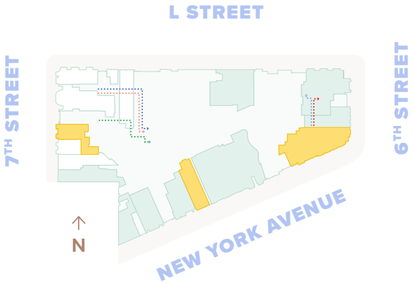


HISTORICAL MEETS MODERN

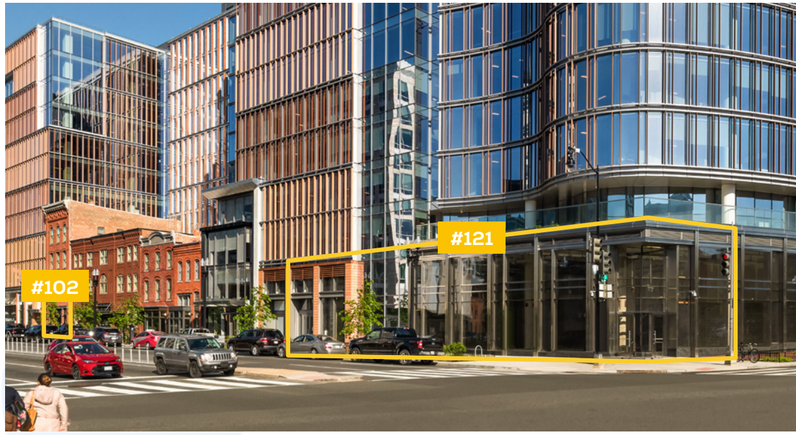
NEW YORK AVENUE LOOKING EAST TOWARD 6TH STREET







NEW YORK AVENUE AND 6TH STREET CORNER



MATTERPORT

AVAILABLE

LEASED

HAVE IT ALL

Take advantage of a rare opportunity in the heart of a work, life, and entertainment hotspot. Beckoning locals for morning fuel from **Pearl's Bagels**, drawing parents for daily drop-offs at **Bambini**, and calling the office lunch crowd, happy hour goers, and fine diners with a raved-about restaurant lineup, 655 New York brings the footsteps and fanfare at every time of day.

Get in on the action at 655 New York Avenue.

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