DOCHTER & ALEXANDER
RETAIL ADVISORS

FLEXIBLE DEMISING OPTIONS AVAILABLE



800 F STREET NW

WASHINGTON, DC | EAST END

VIDEO WALKTHROUGH

Square Footage | +/- 2,698 - 13,474 SF

Ceiling Heights | Up to 12' 4"

Timing | Immediate

F STREET RETAIL SPACE

CONTACT

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410.258.3627 | david@dochalex.com

Matthew Alexander
202.489.3830 | matthew@dochalex.com

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301.300.7690 | elena@dochalex.com

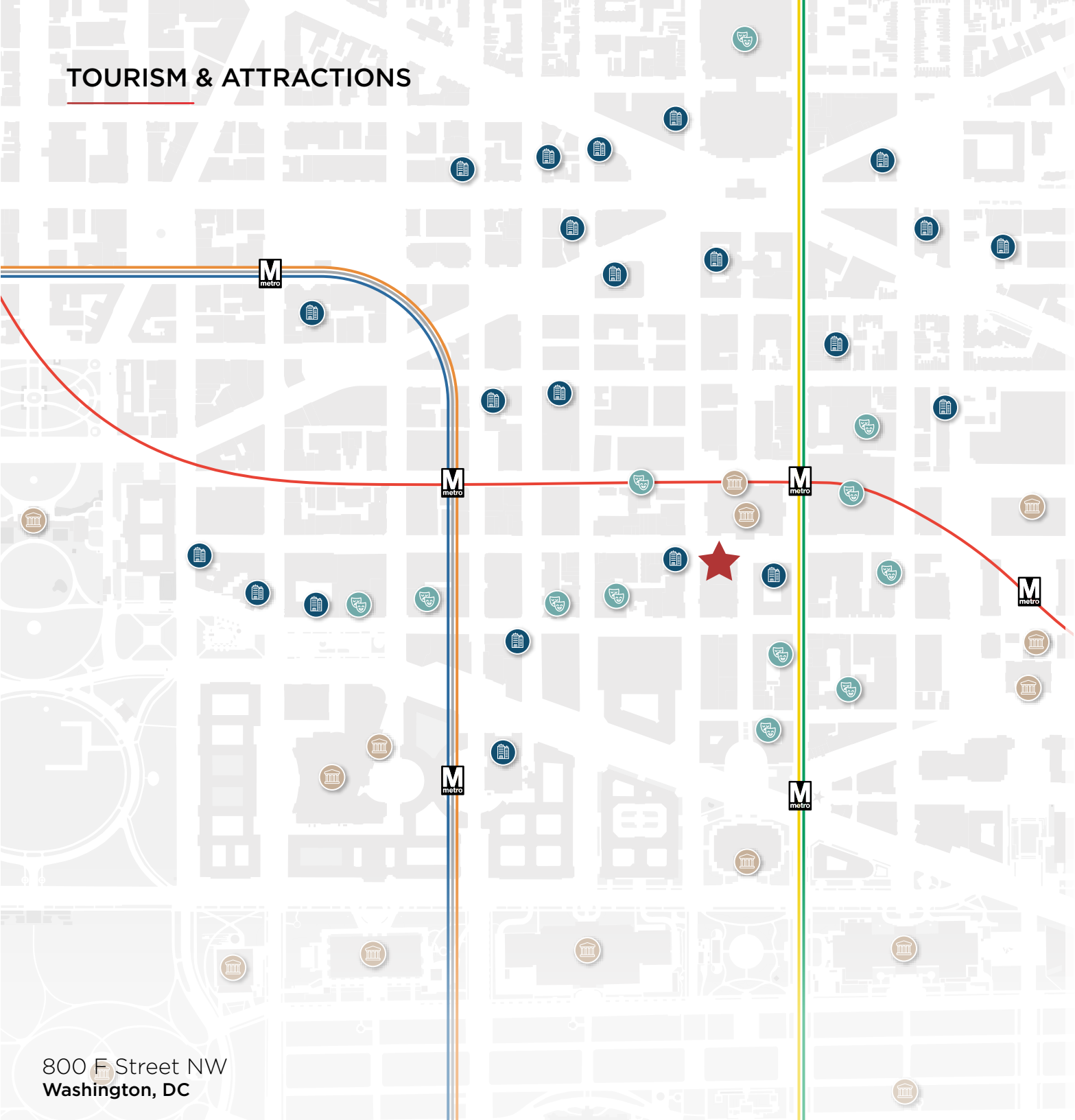
HIGHLIGHTS

- **Flexible demising** for quick service user in **Historic Row**, located directly across the **National Portrait Gallery** and **Capitol One Arena**
- Strong retail co-tenancy with **Shake Shack, Nando's, Mango,** and **Puttery** nearby
- **One block west** of **Gallery Place Metro Station**, one of the **top 5 busiest stations** in the entire metro rail system

NEARBY TENANTS

SHAKE SHACK · FORD'S THEATRE · puttery · National Portrait Gallery · Nando's · MANGO · MOON RABBIT · Capital One Arena

TOURISM & ATTRACTIONS



HOTELS | TOTAL ROOMS | 8,298

SLS Lux Hotel & Residences	198
Hampton by Hilton	228
Renaissance Hotel	807
Embassy Suites by Hilton	384
Harrington Hotel	242
Marriott Washington	459
Hilton Garden Inn	300
Hotel Washington	326
Kimpton Hotel Monaco	184
Riggs DC	181
Fairfield Inn & Suites	198
Motto by Hilton	245
Grand Hyatt Washington	897
AC Hotels	234
MOXY	200
Eaton	209
Marriott Marquis	1175
The Henley Park Hotel	96
Conrad	360
Trump International Hotel	263
JW Marriott Hotel	777
InterContinental Willard	335

ENTERTAINMENT | TOTAL CAPACITY | 72,915

Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

MUSEUMS & LANDMARKS | TOTAL VISITORS | 18.95M

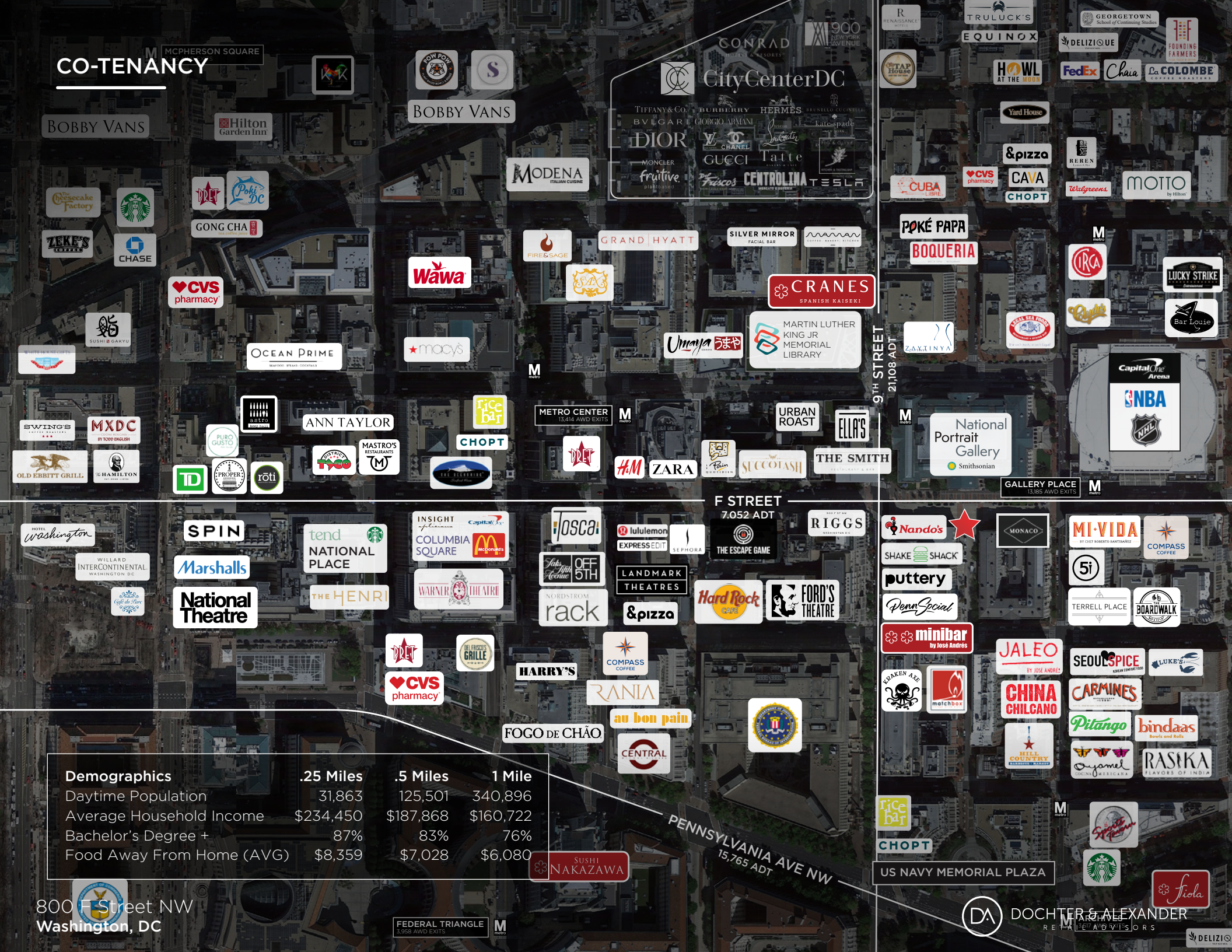
The White House	1.25M
Ronald Reagan Building	1M
National Portrait Gallery	1.7M
American Art Museum (Smithsonian)	2M
National Archives	1M
National Air and Space Museum (Smithsonian)	3.2M
National Museum of African American History	2M
National Museum of American History	2.8M
National Gallery of Art	4M

Visitor stats from 2019

800 F Street NW
Washington, DC

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CO-TENANCY

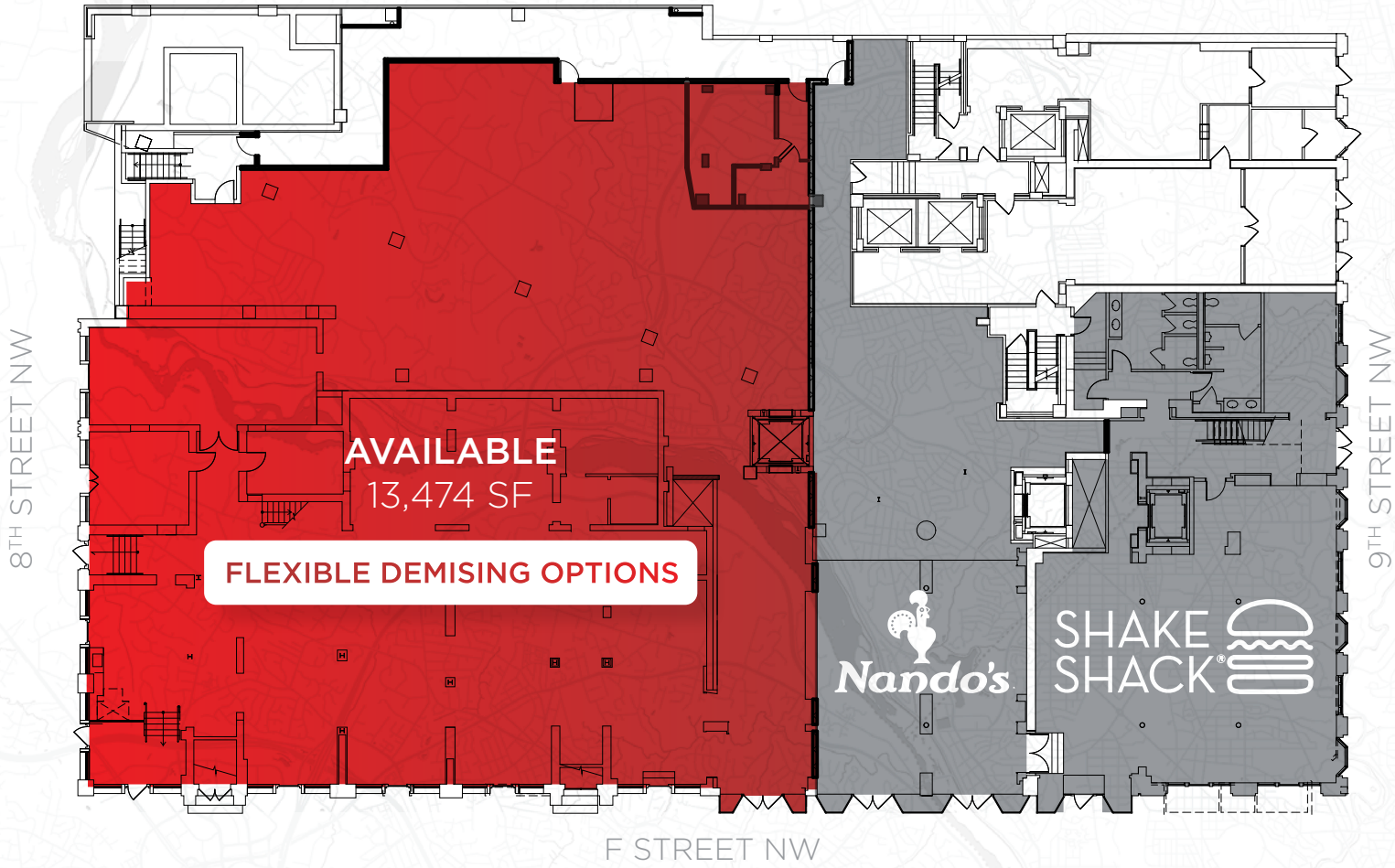


Demographics	.25 Miles	.5 Miles	1 Mile
Daytime Population	31,863	125,501	340,896
Average Household Income	$234,450	$187,868	$160,722
Bachelor's Degree +	87%	83%	76%
Food Away From Home (AVG)	$8,359	$7,028	$6,080

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Washington, DC

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REAL ESTATE ADVISORS

FULL FLOORPLAN



SPECS

Square Footage | 13,474 SF
**Flexible demising options*

Ceiling Heights | Up to 12' 4"

Timing | Immediate

Rent/Nets | Available Upon Request

VIDEO WALKTHROUGH

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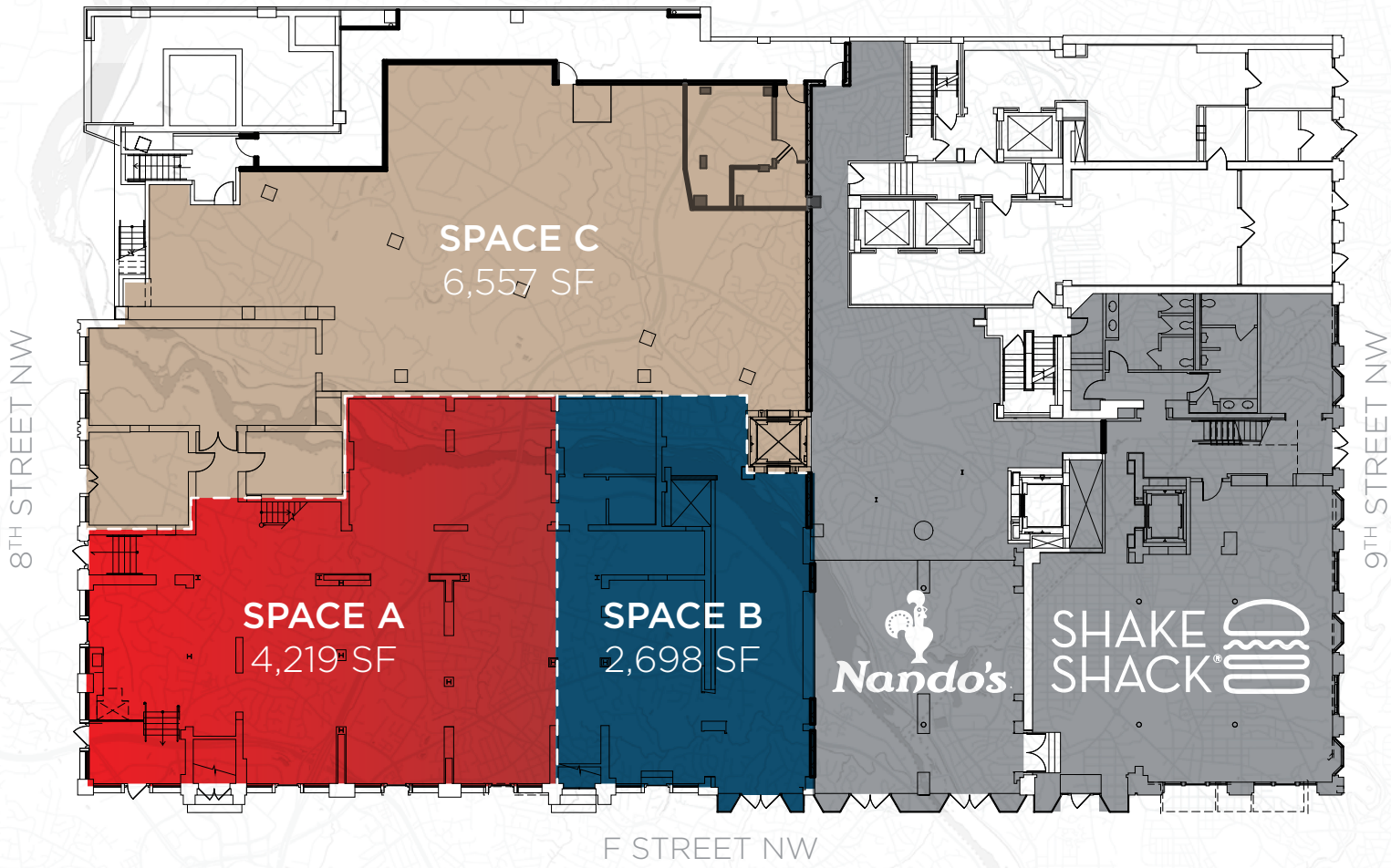
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DOCHALEX.COM

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Washington, DC

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DEMISING OPTIONS



SPECS

SPACE A

Square Footage | 4,219 SF
Ceiling Heights | Up to 12' 4"
Timing | Immediate
Rent/Nets | Available Upon Request

SPACE B

Square Footage | 2,698 SF
Ceiling Heights | Up to 12' 4"
Timing | Immediate
Rent/Nets | Available Upon Request

SPACE C

Square Footage | 6,557 SF
Ceiling Heights | Up to 12' 4"
Timing | Immediate
Rent/Nets | Available Upon Request









OFFICE SQUARE FOOTAGE
WITHIN A HALF MILE RADIUS

42.4M SF

TOTAL HOTEL ROOMS
WITHIN A MILE

18,655

ANNUAL THEATER PATRONS
AT 7 VENUES WITHIN DOWNTOWN DC

725,000

AVERAGE DAILY METRO RIDERS
ON WEEKDAYS IN 2024

13,412 METRO CENTER

13,224 GALLERY PLACE

DEMOGRAPHICS*	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	31,863	125,501	340,896
AVERAGE HOUSEHOLD INCOME	$234,450	$187,868	$160,722
BACHELOR'S DEGREE+	87%	83%	76%
FOOD AWAY FROM HOME (AVG)	$8,359	$7,028	$6,080

**2023 Data*

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