



DOCHTER & ALEXANDER  
RETAIL ADVISORS

901 15<sup>TH</sup> STREET NW  
WASHINGTON, DC | MIDTOWN

EYE Street NW

Square Footage | 1,506 RSF

Timing | Immediate

Rent/Nets | Pricing Upon Request

MIDTOWN PROPERTY

## CONTACT

### Laura Bellantoni

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### David Dochter

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### Matthew Alexander

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## HIGHLIGHTS

- Located at **McPherson Square** near the White House.
- Coffee or non-vented QSR space with **outdoor seating**, surrounded by office and hotels.
- 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



corner  
bakery

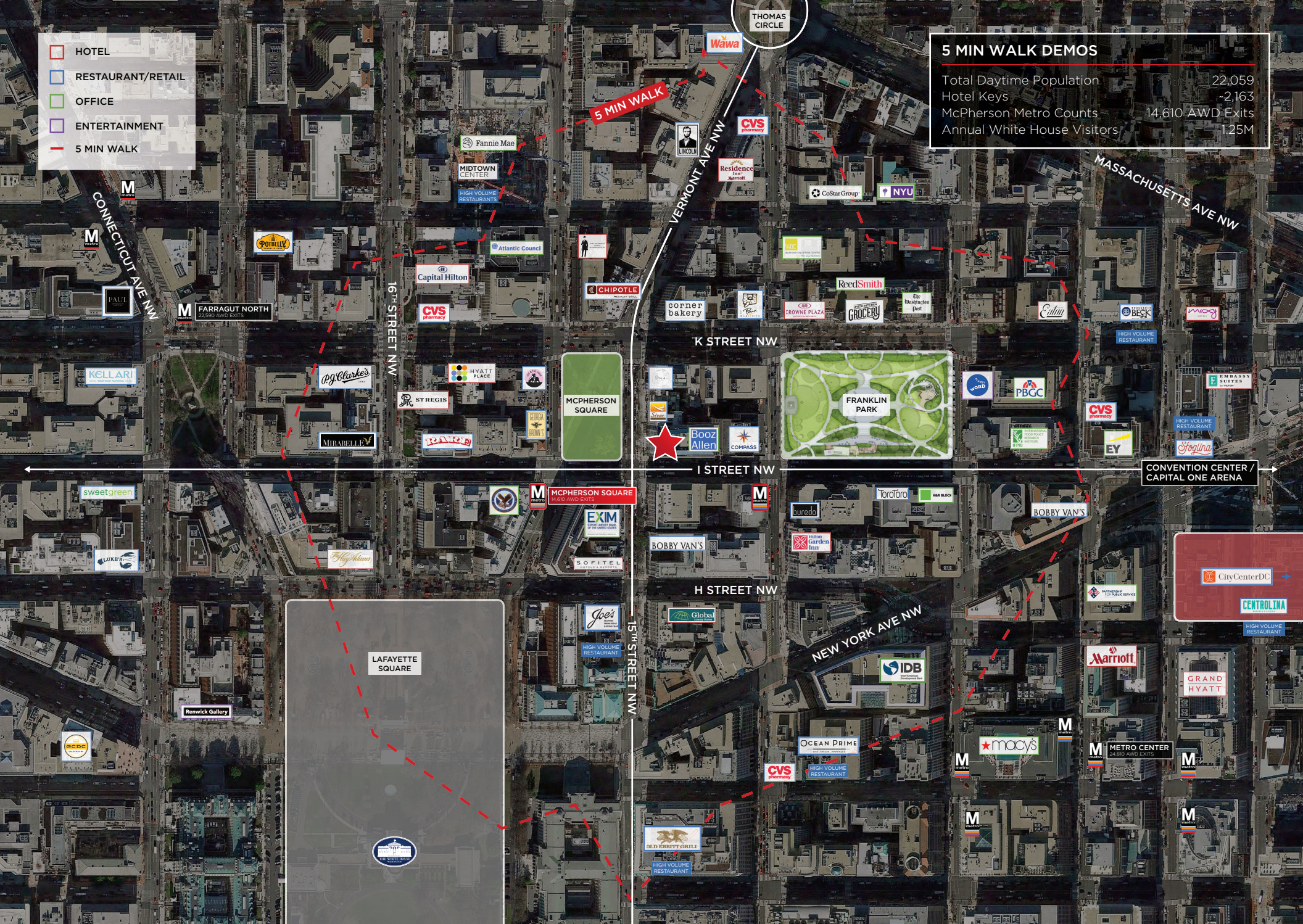




- HOTEL
- RESTAURANT/RETAIL
- OFFICE
- ENTERTAINMENT
- 5 MIN WALK

### 5 MIN WALK DEMOS

Total Daytime Population	22,059
Hotel Keys	~2,163
McPherson Metro Counts	14,610 AWD Exits
Annual White House Visitors	1.25M





## SPECS

**Square Footage** | 1,506 RSF

**Ceiling Heights** | 11'8"

**Timing** | Immediate

**Rent/Nets** | Pricing Upon  
Request

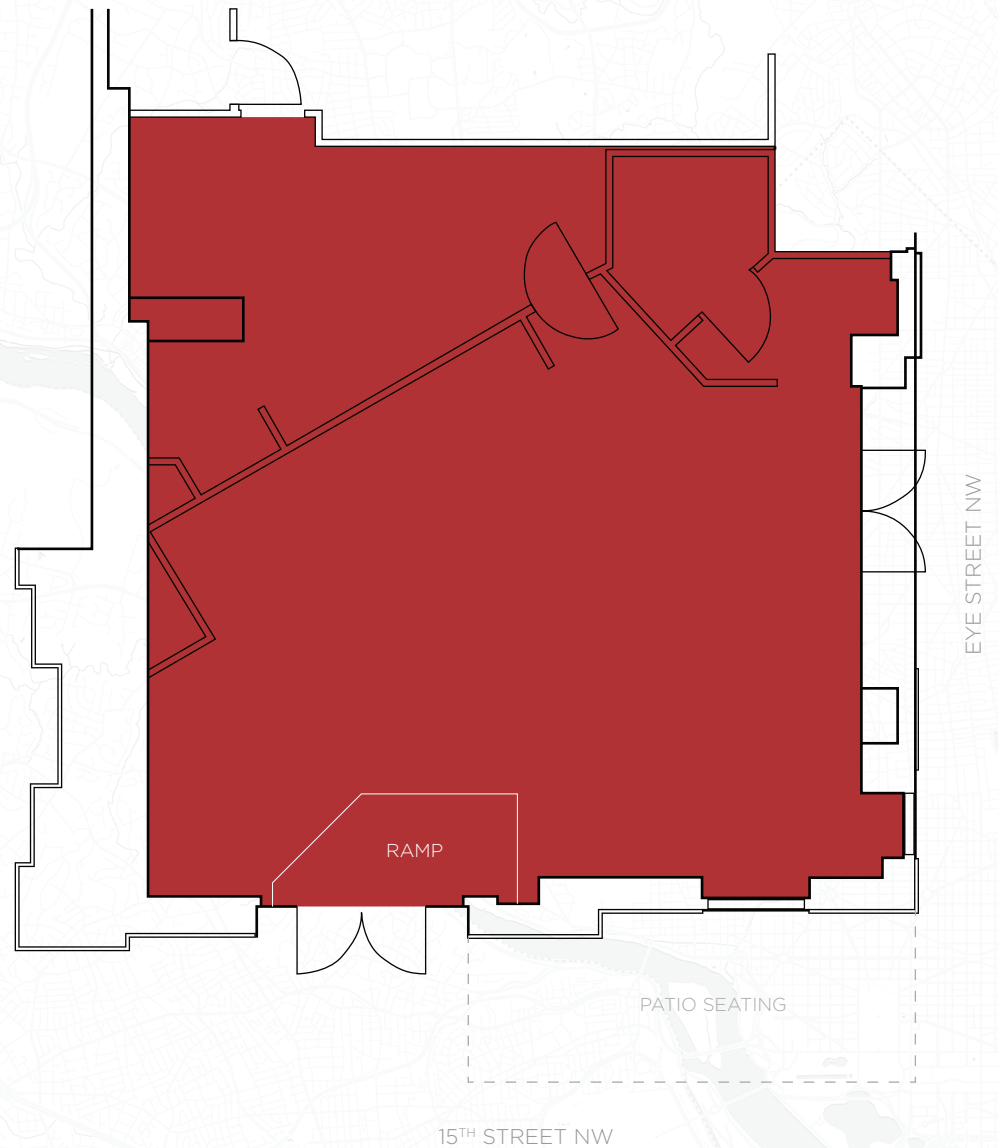
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**DOCHALEX.COM**







## OFFICE MARKET

WITHIN .25 MILE

**19.7M SF**

## HOTEL ROOMS

WITHIN .25 MILE

**2,171 KEYS**

## AVERAGE METRO EXITS

MCPHESON EXIT WEEKLY

**14,610**

A TOP TEN BUSIEST

## NEARBY OFFICE TENANTS

MCPHESON RETAIL NODE



## DEMOGRAPHICS

	1/4 Mile	1/2 Mile	1 Mile
DAYTIME POPULATION	24,482	79,715	229,415
BUSINESSES	2,362	7,344	14,620
POPULATION	1,052	14,345	68,188
AVG HOUSEHOLD INCOME	\$134,308	\$140,071	\$145,548

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