



DOCHTER & ALEXANDER
RETAIL ADVISORS

AC HOTEL

WASHINGTON, DC | EAST END

Square Footage | +/- 1,956 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

CONTACT

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HIGHLIGHTS

- Brand new **boutique, design-centered** hotel with patio space
- Shaw, Mt Vernon Triangle, and Chinatown**, the 3 neighborhoods that intersect the property, bring a 24-hour **live, work, play** energy to the corner
- Flanked by **Apple's DC Flagship**, several prominent restaurants and blocks from both **Capital One Arena** and **Walter E Washington Convention Center**

NEARBY TENANTS



EQUINOX



GEORGETOWN
UNIVERSITY



THE NEIGHBORHOOD

Fast Casual Dining

- 1 A Baked Joint
- 2 Chipotle Mexican Grill
- 3 Chinatown Market
- 4 Deli Zique
- 5 Hip City Veg
- 6 El Rinconcito Café
- 7 Full Kee Restaurant
- 8 Jackey Café
- 9 La Colombe
- 10 Nando's Peri-Peri
- 11 Chop't
- 12 Potbelly Sandwich
- 13 & Pizza
- 14 Reren Lamen & Bar
- 15 Shouk
- 16 Sweetgreen
- 17 Compass Coffee

Fine Dining

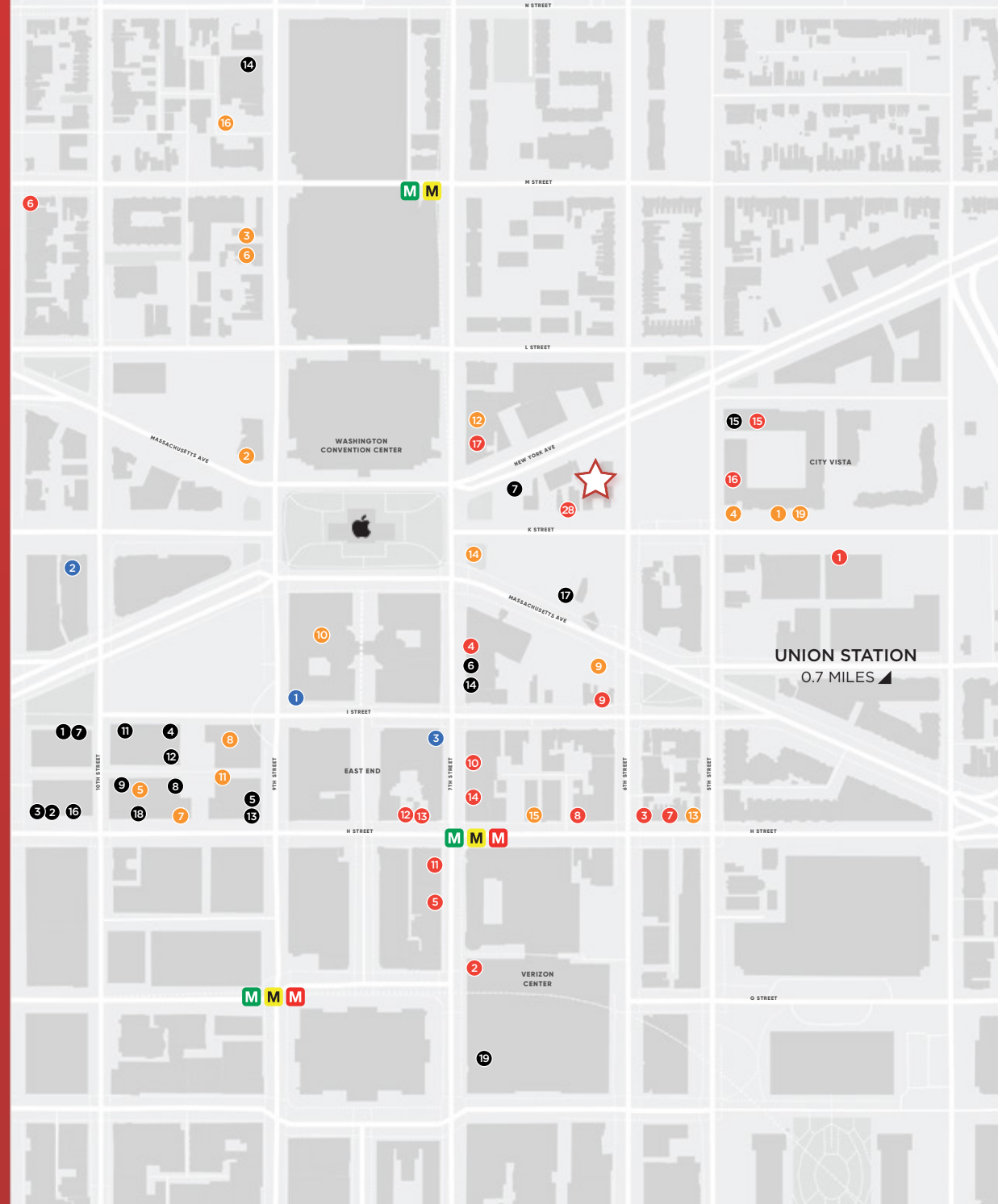
- 1 Alta Strada
- 2 Anthem
- 3 Baby Wale
- 4 Busboys and Poets
- 5 Centrolina
- 6 Corduroy
- 7 DBGB
- 8 Del Frisco's Steakhouse
- 9 Farmers & Distillers
- 10 Fifteen Squares Restaurant
- 11 Fig & Olive
- 12 Kinship & Metier
- 13 Mandu
- 14 RPM Italian
- 15 Tony Cheng's
- 16 The Dabney

Full Service Dining

- 1 City Tap House
- 2 Finn & Porter Restaurant
- 3 YardHouse

Retail

- 1 Christofle
- 2 Allen Edmonds
- 3 Arc'teryx
- 4 Burberry
- 5 CorePower
- 6 FedEx Office Print & Ship
- 7 Gucci
- 8 Hermes
- 9 Kate Spade
- 10 Longchamp
- 11 Louis Vuitton
- 12 Loro Piana
- 13 MyEyeDr
- 14 Reformation Fitness
- 15 Safeway
- 16 Salvatore Ferragamo
- 17 SoulCycle
- 18 Tesla Motors
- 19 VIDA Fitness





MARRIOTT MARQUIS
WASHINGTON, DC

ANTHEM
THE DIGNITARY
STARBUCKS

WALTER E. WASHINGTON
CONVENTION CENTER

APPLE
GLOBAL FLAGSHIP

COMPASS COFFEE

PEARL'S BAGELS

KINSHIP
THE CAPITAL BURGER

CVS

SHOUK

FUTURE MIXED-USE DEVELOPMENT

SAFEWAY
STARBUCKS
SWEETGREEN
CHIPOTLE
ALTA STRADA
NAMA SUSHI BAR
MANDU
VIDA FITNESS

RPM ITALIAN

SOULCYCLE

HAMPTON INN

BUSBOYS & POETS
FOXTROT

A BAKED JOINT
JOE & THE JUICE

ORANGE THEORY FITNESS

HAMPTON INN

NEW YORK AVE

THE CONRAD
ESTUARY
TIFFANY & CO
BRUNELLO CUCINELLI

STARBUCKS

TRULUCKS STEAK &
SEAFOOD

RENAISSANCE
DOWNTOWN HOTEL

EQUINOX FITNESS

CITY TAP HOUSE

GEORGETOWN LAW
FARMERS & DISTILLERS
LA COLOMBE
COVE

FEDEX
DELIZIQUE
MY EYE DR
TD BANK

YARDHOUSE
BREWERY

FADO IRISH PUB
& PIZZA
CAVA

CUBA LIBRE

PNC BANK
NANDOS PERI PERI
REREN RAMEN BAR
WALGREENS
CRIMSON
AT THE POD

CITY CENTER DC

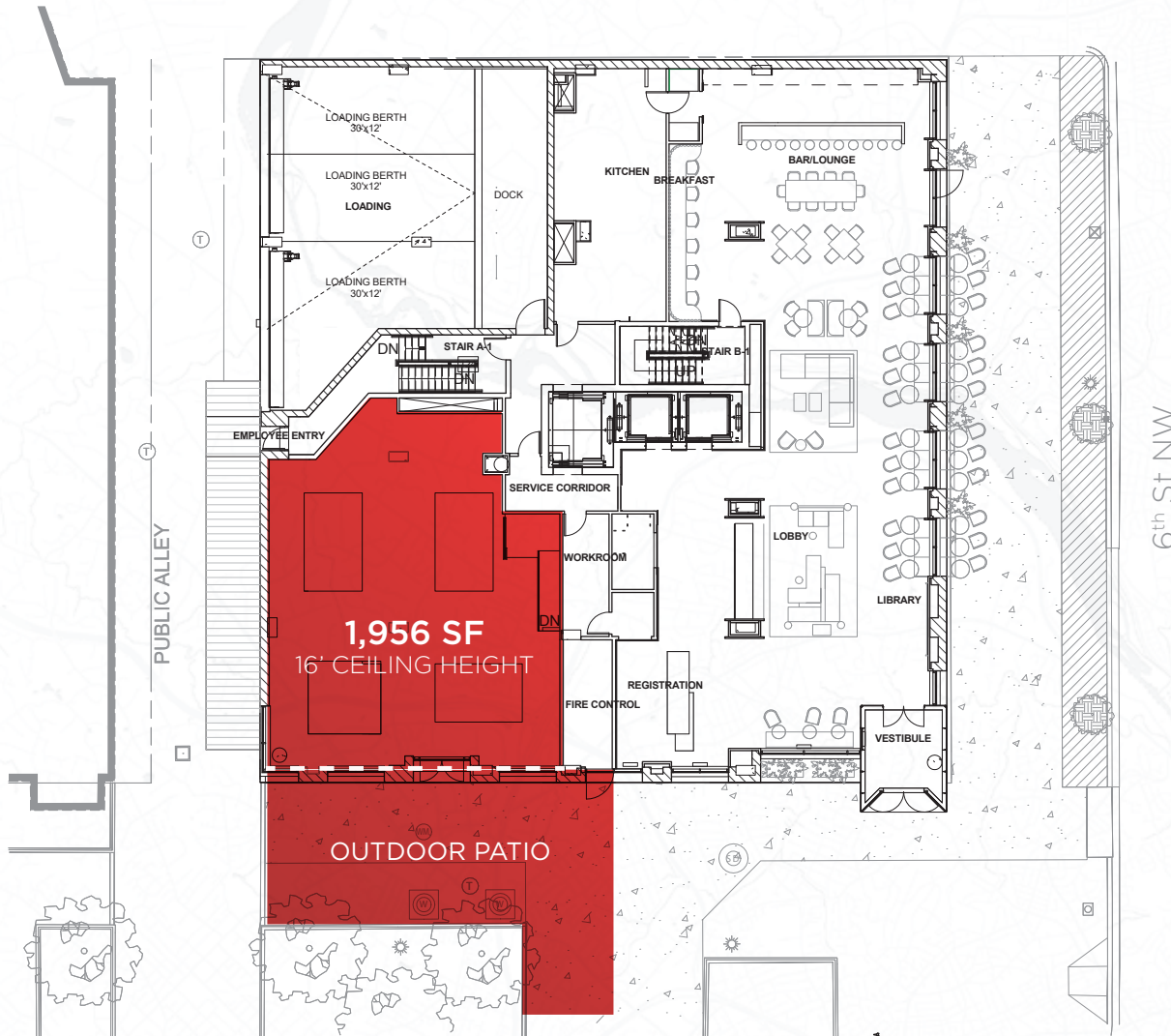
ALLEN EDMONDS
ARCTERYX
BOSS
BVLGARI
BURBERRY
CENTROLINA
CH CAROLINA HERRERA
CHRISTOPLE
COREPOWER YOGA
DAVID YURMAN
DBGB KITCHEN AND BAR
DEL FRISCO'S
DIOR
DOLCEZZA
FIG & OLIVE
FRUITIVE
GUCCI
HERMES
JO MALONE LONDON
KATE SPADE NY
LONG CHAMP
LORO PIANA
LOUIS VUITTON
MILK BAR
MONCLER
MOMOKU
MORGENTHAU FREDERICKS
PAUL STUART
SALVATORE FERRAGAMO
SKY VALET CHOES
TESLA
VINCE

H STREET NW

7TH STREET NW

MASSACHUSETTS AVE

GROUND FLOOR



SPECS

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[EXPLORE GROUND FLOOR](#)

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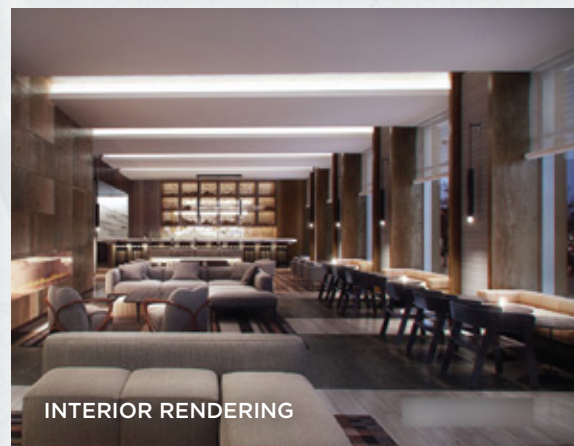
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[DOCHALEX.COM](https://dochalex.com)

CONTEMPORARY STYLE





CO-TENANCY WITHIN A BLOCK



HOTEL KEYS WITHIN A HALF MILE

6,867

CAPITAL ONE ARENA TICKETS SOLD ANNUALLY

2.7M

CONVENTION CENTER ATTENDEES ANNUALLY

1.2M

DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
POPULATION	9,042	23,069	65,398
AVG HOUSEHOLD INCOME	\$136,971	\$162,302	\$175,751
TOTAL HOUSING UNITS	6,255	15,133	42,086
EMPLOYEES	10,866	47,694	234,573
BACHELOR'S DEGREE+	67%	71%	76%