



DOCHTER & ALEXANDER
RETAIL ADVISORS

CRISTOPHE
Beverly Hills

FedEx Office Ship Center

1130 CONN. PARKING

1130 CONNECTICUT AVE NW
WASHINGTON, DC | CBD

Square Footage | 1,410 SF

Timing | Immediate

Rent | \$70 NNN

A CBD PROPERTY

CONTACT

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HIGHLIGHTS

- Excellent metro rail exposure. **Farragut North** (Red), **Farragut West** (Orange, Blue, Silver) **50,714 riders per day**
- Located in the heart of the Golden Triangle with a **walk score of 98 out of 100**
- 54,699 Employees** within .25 miles
- \$89,600** average Golden Triangle employee salary

NEARBY TENANTS



NORDSTROM RACK

VAPIANO®
PASTA | PIZZA | BAR



ANN TAYLOR



PRET A MANGER

M DUPONT SOUTH

Demographics

	5 Mile Radius	1 Mile Radius		Golden Triangle Trade Area
Population	14,522	67,474	Square Blocks	43
Median Household Income	\$73,400	\$86,607	Daytime Population	85,000
Households	9,455	37,665	Average Salary	\$89,600
Employees	135,969	276,870	Hotels	2,815
Businesses	9,423	14,558	Businesses	5,570

TROPHY OFFICE DELIVERING 2019

TEDDY TAYLOR
A THE BULLY BAR

TROPHY OFFICE DELIVERING 2019

Panera

Denburi
 FIVE GUYS
 grk
 sweetgreen

19TH STREET

CAVA
 SHAKE SHACK
 yōfa
 BOQUERIA **DAILY GRILL**

7-ELEVEN **VAPIANO**
 Wawa **NAVA**
 DUNKIN' DONUTS **CHOPT**

corepower YOGA
 ANN TAYLOR
 GAP

L STREET

TROPHY OFFICE DELIVERING 2018

abuhai **Polbelly**
 GREGORYS
 CHEF BRIAN'S COMFORT KITCHEN
 BB&T

corner bakery **rack**
 Naf Naf Grill **Bank of America**
 wework

M FARRAGUT NORTH

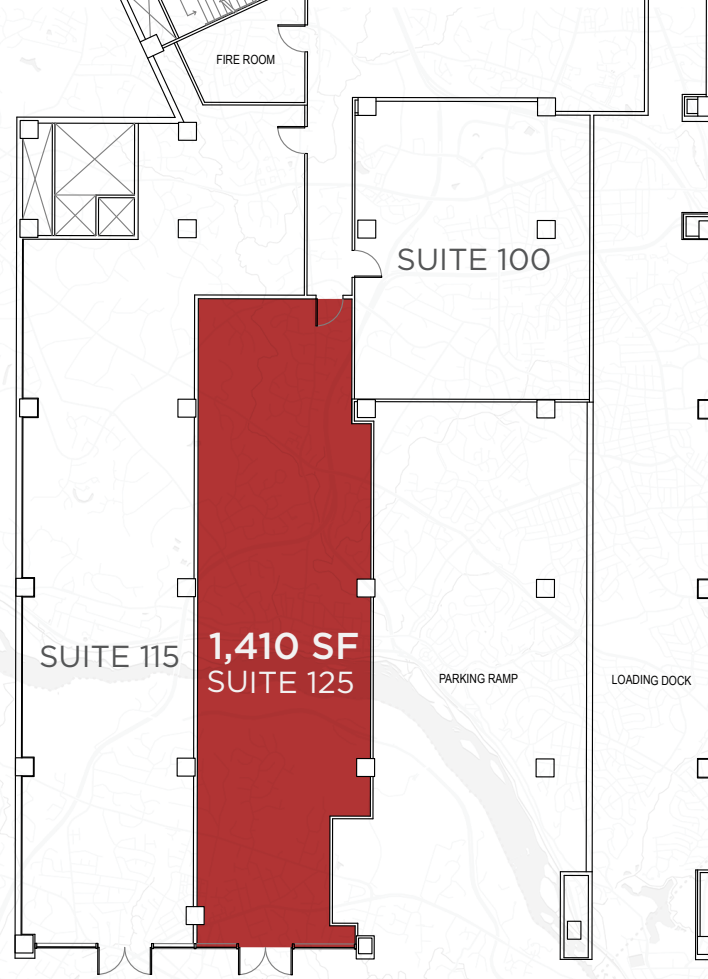
VICTORIA'S SECRET

Fidelity Investments

RASOI

KELLARI **DUNKIN' DONUTS**

M FARRAGUT WEST



18TH STREET, NW

SPECS

Square Footage | 1,410 SF

Ceiling Heights | 11'9"

Timing | Immediately

Rent/Nets | \$70 NNN

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