



DOCHTER & ALEXANDER
RETAIL ADVISORS

RETAIL A

RETAIL B

1,814 SF

1,945 SF

3,759 SF

1,536 SF

1,536 SF

1401 EYE ST NW

WASHINGTON, DC | MCPHERSON

Square Footage | 1,536 - 3,759 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

PREMIER RETAIL SPACE

CONTACT

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HIGHLIGHTS

- High profile space directly across from the McPherson Metro station in the East End
- Exceptional **office and hotel density** drive foot traffic to the corner where 1401 Eye, Franklin Park and McPherson metro meet
- Neighboring: **Booz Allen Hamilton, The Washington Post, Reed Smith, CoStar Group, Wells Fargo, Morris Manning and Martin LLP**

NEARBY TENANTS



MID-CITY MCPHERSON

Demos .25 Miles

- 🏢 Office Inventory
17.5 Million SF,
10% Vacancy
- 🚶 Metro Exits McPherson Square
16,435 avg exits per weekday, 3,582 avg exits per weekend day (#9)
- 👤 Total Employees
51,712
- 🚗 Traffic Counts
30,657 VPD – 14th Street, 16,688 VPD – Eye Street
- 🏠 Hotel Rooms
2,123 keys
- 💰 Average HH Income
\$102,433
- 🏪 Retail
674,594 SF of Retail, 53 QSRs within walking trade area

FannieMae
New Construction
850K SF

WESTIN
HOTELS & RESORTS

LOEWS
HOTELS & RESORTS

Residence Inn
Marriott

CoStar Group

NYU

MODERN market
14th Street Eatery

CRIPPO
BARBERS COFFEE

PARSONS BRINCKERHOFF

Hamilton
A LIMITED PLAZA HOTEL
WASHINGTON, D.C.

ReedSmith
The Washington Post

PAUL

FRANKLIN PARK

WALTER E. WASHINGTON CONVENTION CENTER

MARRIOTT MARQUIS WASHINGTON DC

1.2 Million Annual Visitors
1,175 Room Marriott Marquis

VA
U.S. Department of Veterans Affairs

&pizza
SKWR

1401 EYE

Booz | Allen | Hamilton

Franklin Park

PBGC
DEVON BLAREY
Economic Policy Institute

VA
U.S. Department of Veterans Affairs

UNIVERSITY OF THE DISTRICT OF COLUMBIA

M metro

buredo

Hilton Garden Inn

56

FRANKLIN PARK

CONRAD
HOTELS & RESORTS™
UNDER CONSTRUCTION

momofuku

CityCenterDC
UNDER CONSTRUCTION

De Fisco's
COCKTAIL SALON STEAK HOUSE

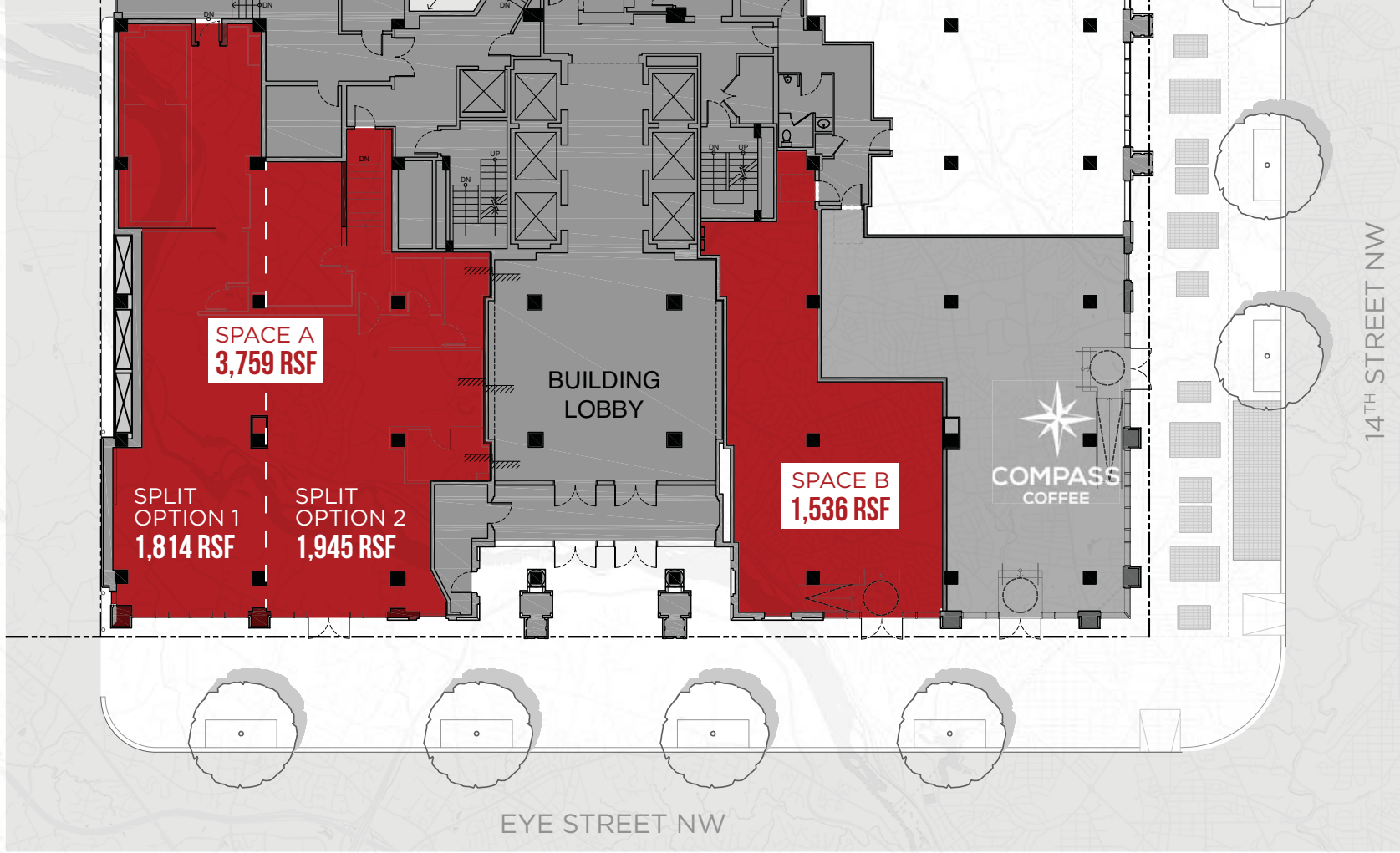
CENTOLINA

QBGB
ESTABLISHED 1978

TIG & OLIVE
RESTAURANT & BAKERY

THE WHITE HOUSE
WASHINGTON

1.3 Million Visitors



SPECS

SPACE A Venting Available*

Square Footage | 3,759 SF

Frontage | 49' 10"

Ceiling Heights | 14'

Timing | Immediate

Rent/Nets | Pricing Upon Request

SPACE B

Square Footage | 1,536 SF

Frontage | 30' 6"

Ceiling Heights | 14'

Timing | Immediate

Rent/Nets | Pricing Upon Request

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