



**DOCHTER & ALEXANDER**  
RETAIL ADVISORS

**\*CONCEPTUAL RENDERING**

◀ 86' FRONTAGE ON EYE ▶

**1250 EYE STREET NW**  
WASHINGTON, DC | MCPHERSON

**Square Footage** | 1,604 - 2,558 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

**PREMIER RESTAURANT SPACE**

## CONTACT

**David Dochter**  
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## HIGHLIGHTS

- ▶ One block from **McPherson Square Metro**, one of DC's top 10 most travelled stations
- ▶ Adjacent to **Franklin Park**, the largest downtown urban greenspace, which has received significant funding for a **complete renovation**
- ▶ Centered between outstanding **hotel and office density**

## NEARBY TENANTS



buredo



&pizza





25 MILE

FRANKLIN PARK

I STREET NW

13<sup>TH</sup> STREET NW



BOBBY VAN'S

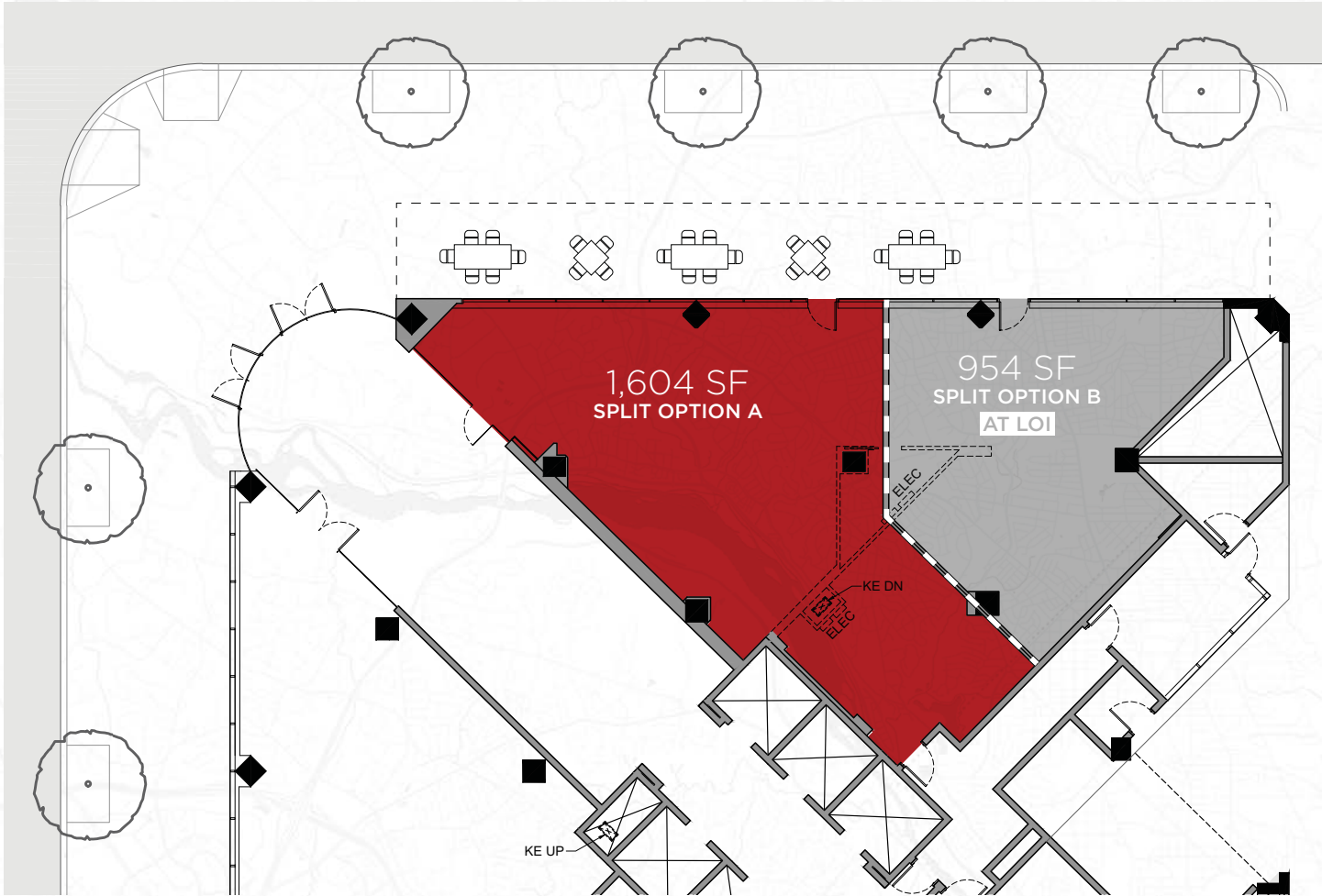
1250 Eye Street NW  
Washington, DC

**SPLIT OPTION**

**FRANKLIN PARK**

I Street NW

13<sup>th</sup> Street NW



**SPECS**

**Square Footage** | 1,604 - 2,558 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

**Ceiling Height** | 11'7"

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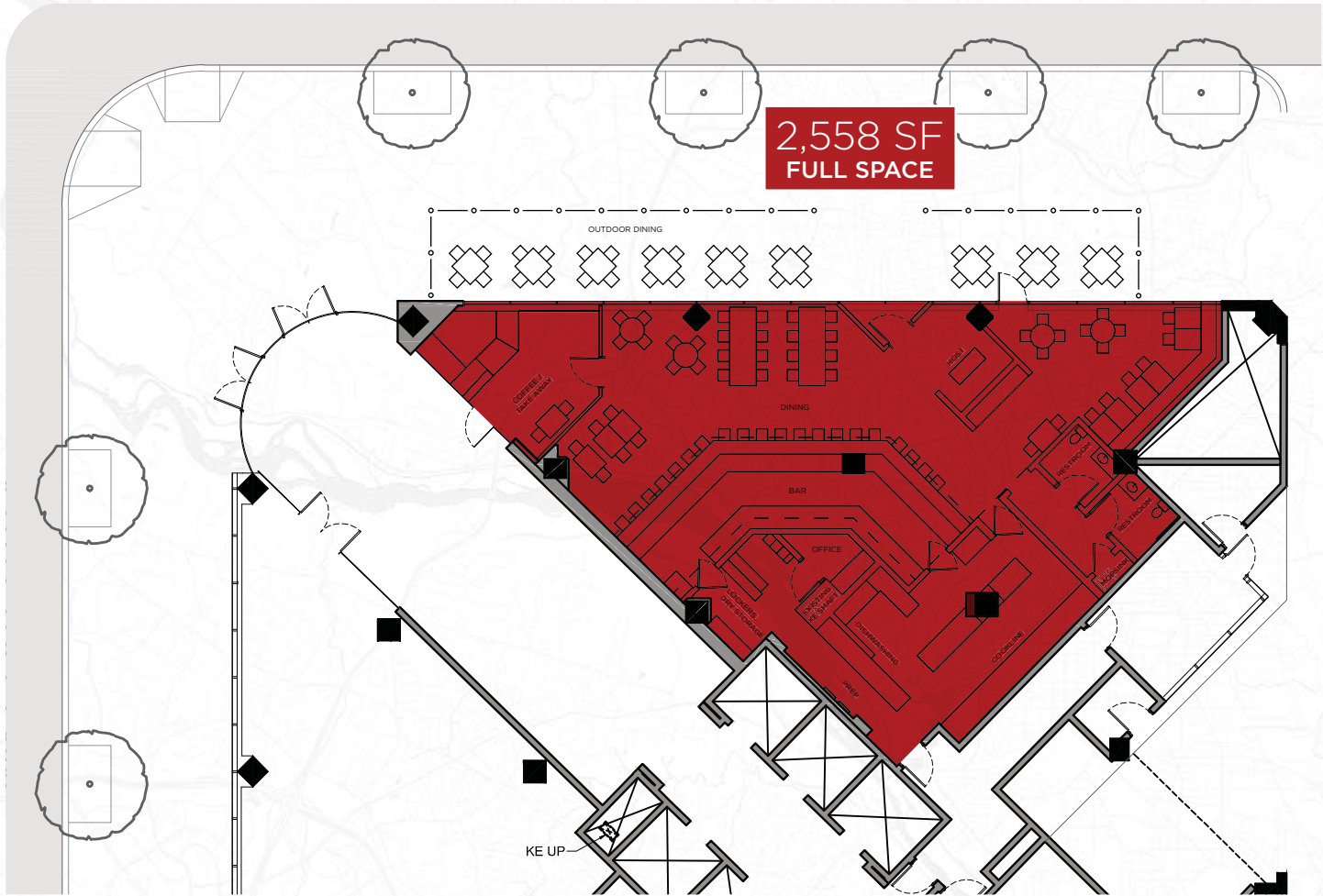
1250 Eye Street NW  
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**FULL OPTION**

**FRANKLIN PARK**

I Street NW

13<sup>th</sup> Street NW



**2,558 SF  
FULL SPACE**

**SPECS**

- Square Footage** | 2,558 SF
- Timing** | Immediate
- Rent/Nets** | Pricing Upon Request
- Ceiling Height** | 11'7"

**SEATING**

- Indoor Dining** | ~60 Seats
- Bar** | ~20 Seats
- Sidewalk Cafe** | ~36 Seats

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**OFFICE MARKET**  
WITHIN .25 MILE

**20.3M SF**  
90% OCCUPANCY

**HOTEL ROOMS**  
WITHIN .25 MILE

**3,200 KEYS**

**AVERAGE METRO EXITS**  
MCPHESON EXIT WEEKDAYS

**13,950**  
A TOP TEN BUSIEST

**RETAIL CO-TENANCY**  
MCPHERSON RETAIL NODE

**650,000 SF**  
ALMOST 200 RESTAURANTS & SHOPS

**DEMOGRAPHICS**

	.5 Miles	1 Miles	3 Mile
EMPLOYEES	110,381	276,745	602,181
BUSINESSES	5,480	14,262	30,161
POPULATION	13,538	58,123	385,230
AVG HOUSEHOLD INCOME	\$140,397	\$134,740	\$130,039