

# 2055 L STREET NW

 2055 L STREET NW  
WASHINGTON, DC 20036

 WEST END / CBD

 2,821 TOTAL RETAIL SF

PRIME CORNER IN GOLDEN TRIANGLE BUSINESS DISTRICT



**DELIVERY:** Immediate

**SPACE AVAILABLE**

**2,821 SF**

**DETAILS**

- Four Metro stations within a 10-minute walk
- Over 20 fine dining and casual restaurants within a five-minute walk
- 10 luxury hotels within 0.5 miles
- Whole Foods, Equinox, and SoulCycle less than 0.3 miles away
- Part of the Golden Triangle's 43 blocks of neighborhood events and public art

## DEMOGRAPHIC SNAPSHOT



**POPULATION**  
1/4 mi — 2,866  
1/2 mi — 18,922



**EMPLOYEES**  
1/4 mi — 40,745  
1/2 mi — 134,706



**MEDIAN HHI**  
1/4 mi — \$85,447  
1/2 mi — \$83,737



**WALK SCORE (95) Walker's Paradise**  
Daily errands do not require a car



**EDUCATION (Bachelor's Degree+)**  
1/2 mi — 89.3%  
1 mi — 86.8%



**MEDIAN AGE**  
1/4 mi — 29.7  
1/2 mi — 28.5



**RIDERSHIP (AWPB)**  
Farragut West — 20,348  
Dupont — 16,542

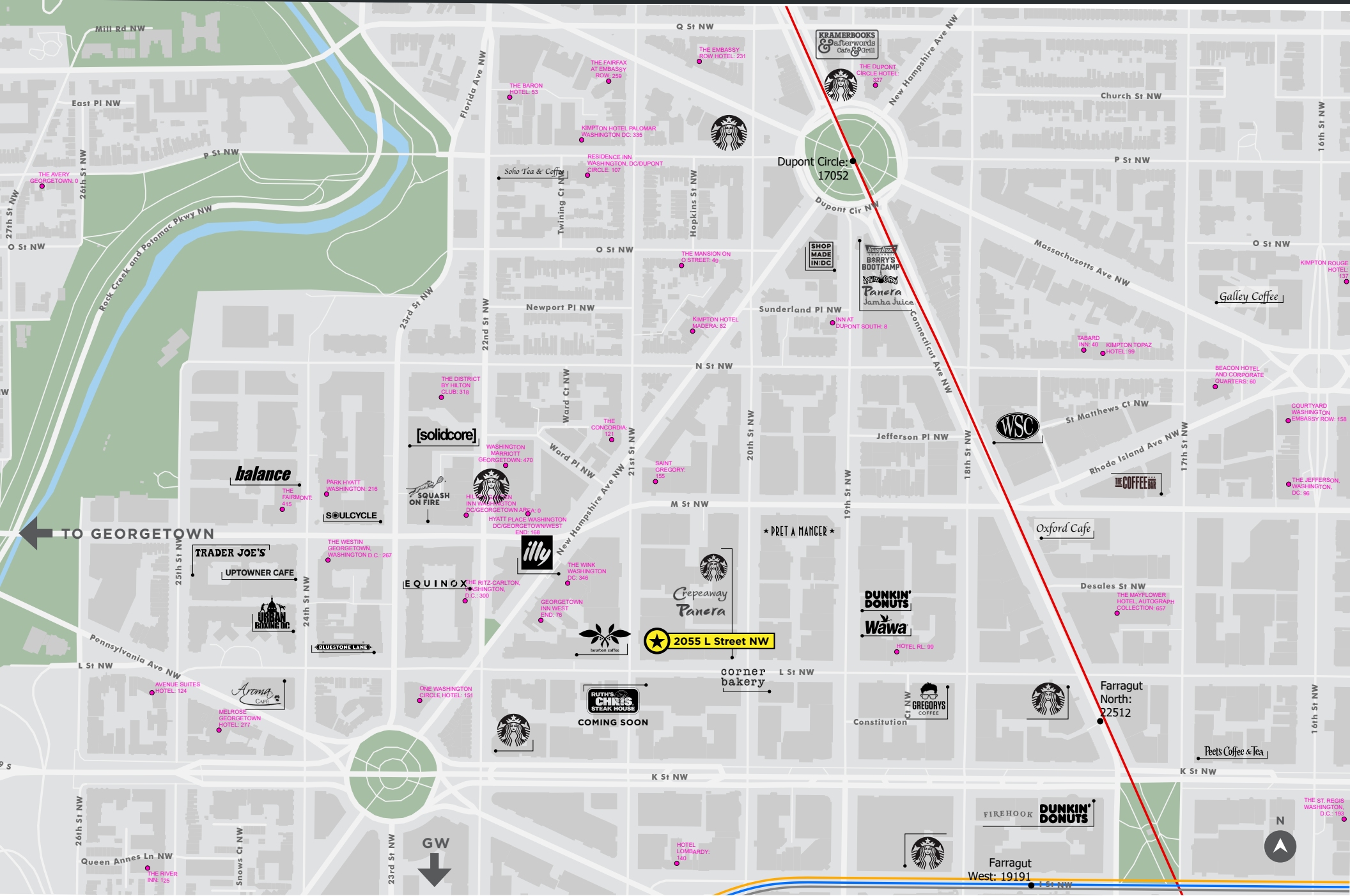
## CONTACT

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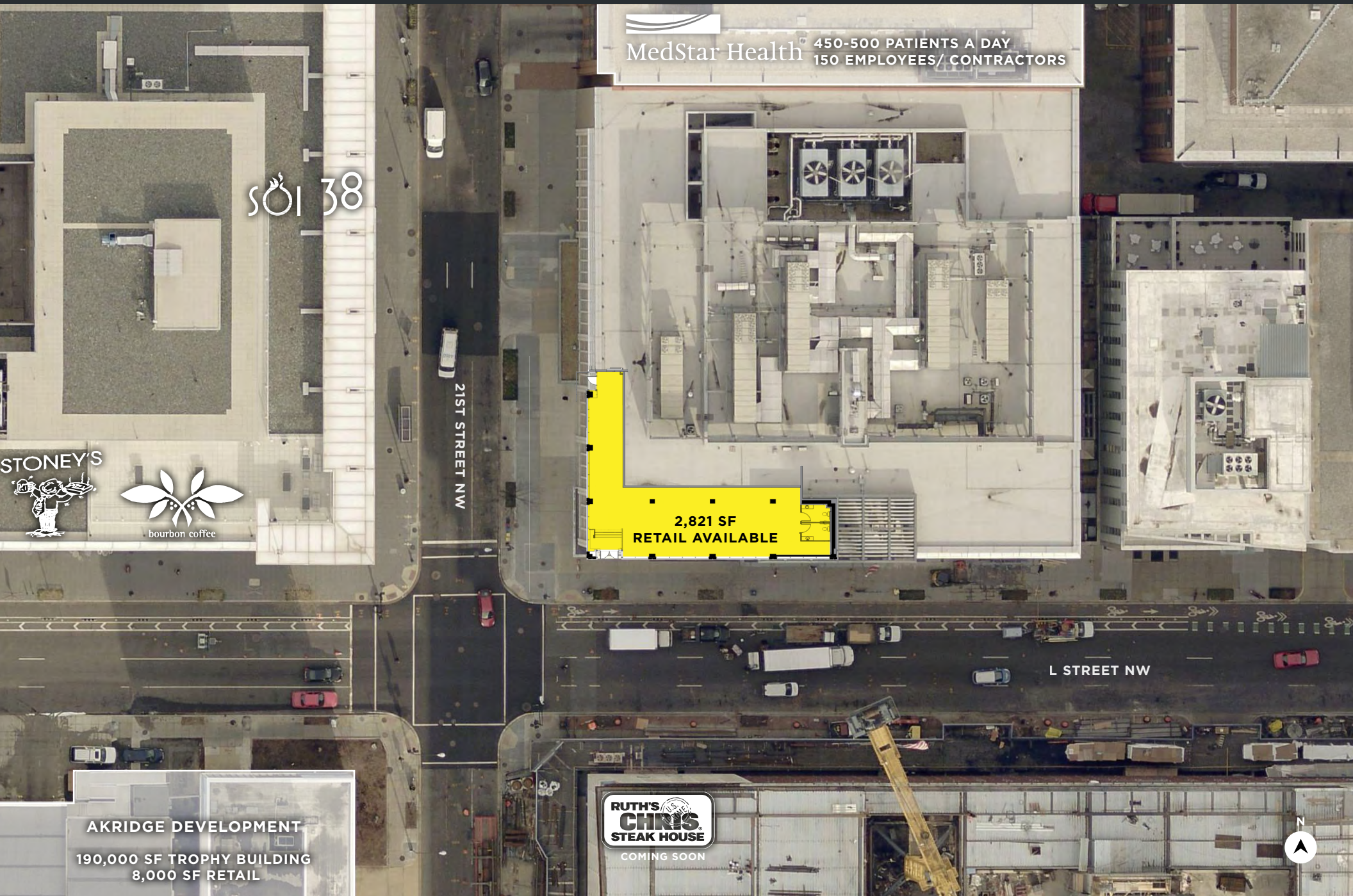
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# NEIGHBORHOOD MAP

 2055 L STREET NW  
WASHINGTON, DC 20036







MedStar Health 450-500 PATIENTS A DAY  
150 EMPLOYEES/ CONTRACTORS

SOI 38

STONEYS



bourbon coffee

21ST STREET NW

2,821 SF  
RETAIL AVAILABLE

L STREET NW

AKRIDGE DEVELOPMENT

190,000 SF TROPHY BUILDING  
8,000 SF RETAIL



COMING SOON



