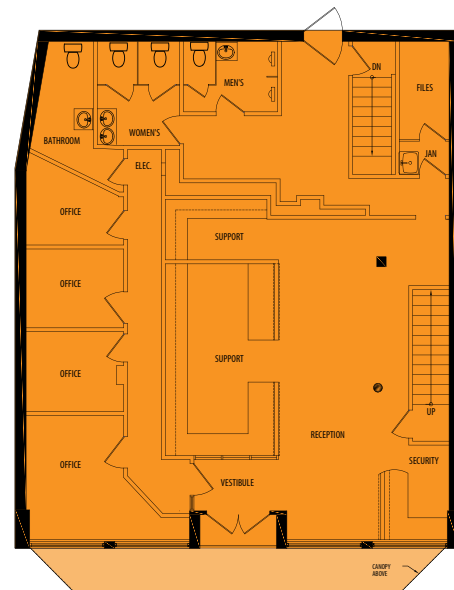
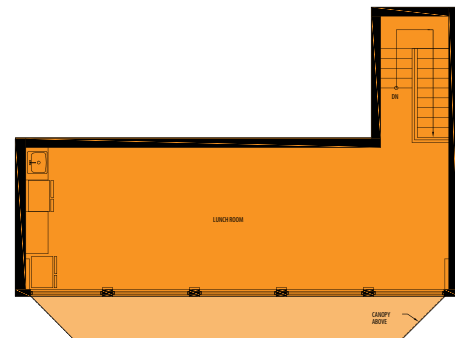


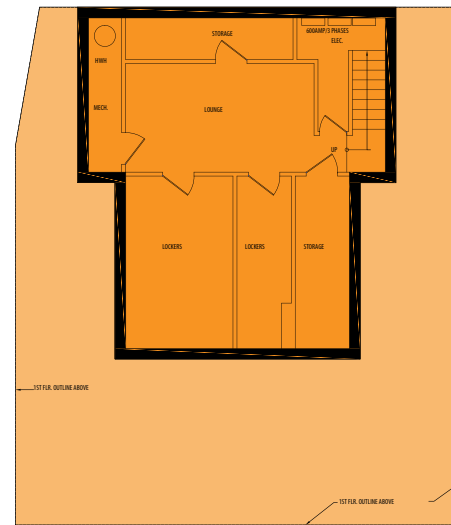
1229 NEW YORK AVENUE, NW ■ WASHINGTON, DC



1 FIRST FLOOR 2,041 SF



2 SECOND FLOOR PLAN 735 SF



3 LOWER LEVEL PLAN 895 SF

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

1229 New York Avenue, NW

WASHINGTON, DC 20005

3-Level 3,000+ SF Building Available



Property Highlights

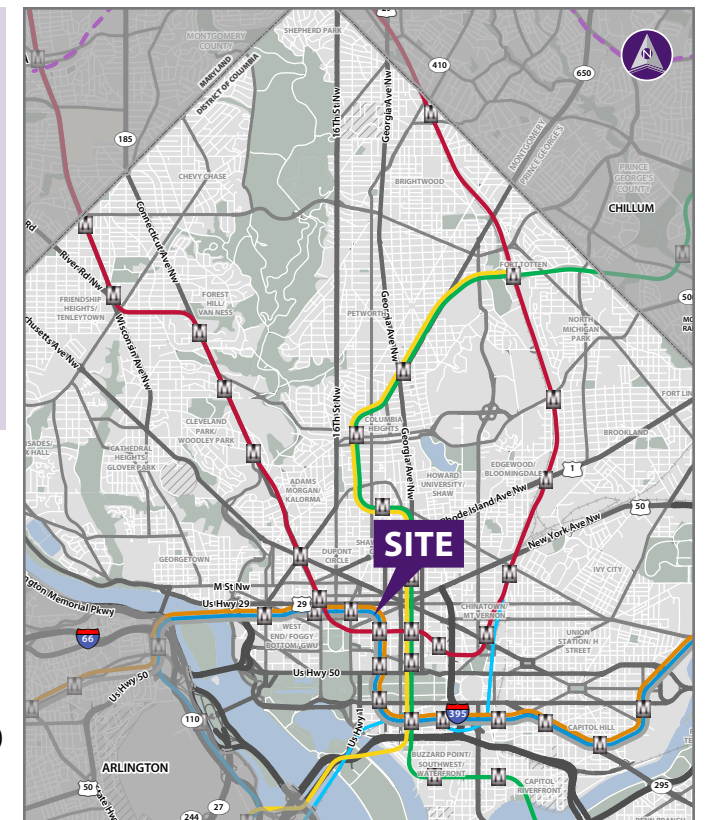
- 5-minute walk from Metro Center Metro Station (24,532 Riders per day)
- Proximity to major office density including 539,000 sf of office at City Center.
- Excellent visibility from high traffic intersection of New York Avenue and 13th Street (28,400 AADV)
- Seeking: fitness, dry cleaners, small format grocers, hair salons, and financial services

Demographics (2018 Estimated)

	8-Minute Walk Time
Daytime Population	102,687
Total Employees	78,966

Please Contact

Ray R. Schupp	Bryan C. Davis	Spencer B. Ward
240.482.3611 (direct)	202.438.7951 (cell)	240.482.3614 (direct)
301.656.3030 (office)	240.482.3612 (direct)	301.656.3030 (office)
rschupp@hrretail.com	bdavis@hrretail.com	sward@hrretail.com



1229 NEW YORK AVENUE, NW ■ WASHINGTON, DC

