

1701 PENNSYLVANIA AVENUE NW

S | CBRE

 1701 PENNSYLVANIA AVE NW
WASHINGTON, DC 20006

 CENTRAL BUSINESS DISTRICT

 1,858 TOTAL RETAIL SF

EXISTING RETAIL SPACE NEAR THE WHITE HOUSE



DELIVERY: Immediate

SPACE AVAILABLE

1,858 TOTAL SF — Brewood Engravers:
1,289 SF (ground floor) + 569 SF
(mezzanine)

DETAILS

- Current Brewood Engravers retail space available immediately.
- Prime Pennsylvania Ave location, adjacent to the White House, Renwick Gallery, Eisenhower Executive Building, and the World Bank.
- Space includes mezzanine level and opportunity for significant outdoor seating.

DEMOGRAPHIC SNAPSHOT



EMPLOYEES
1/4 mi — 35,206
1/2 mi — 142,780



AVERAGE HHI
1/4 mi — \$108,100
1/2 mi — \$120,212



MEDIAN AGE
1/4 mi — 23.7
1/2 mi — 20.9



EDUCATION
(Bachelor's Degree+)
1/4 mi — 88.6%
1/2 mi — 84.5%



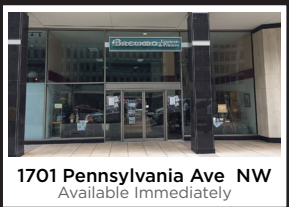
WALKER'S PARADISE
(99) Very Walkable
Daily errands do not
require a car.



RIDERSHIP
(Farragut West)
18,451 AWPB

JARED MEIER
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ANDREW PONCHER
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1701 Pennsylvania Ave NW
Available Immediately



M ^ FARRAGUT WEST STATION



La COLOMBE
sweetgreen



BLACKFINN

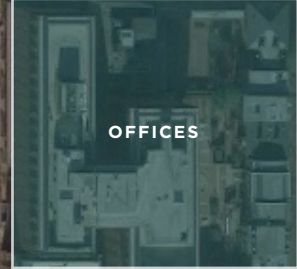


TD Bank



The Hay Adams

H STREET NW



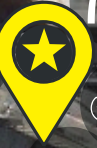
LAFAYETTE
SQUARE



OFFICES



RENWICK
GALLERY



Peets Coffee

PENNSYLVANIA AVE NW

PENNSYLVANIA AVE NW

CHOPT



G STREET NW

17TH STREET NW



EISENHOWER
EXECUTIVE
OFFICE
BUILDING



THE WHITE HOUSE
WASHINGTON

F STREET NW

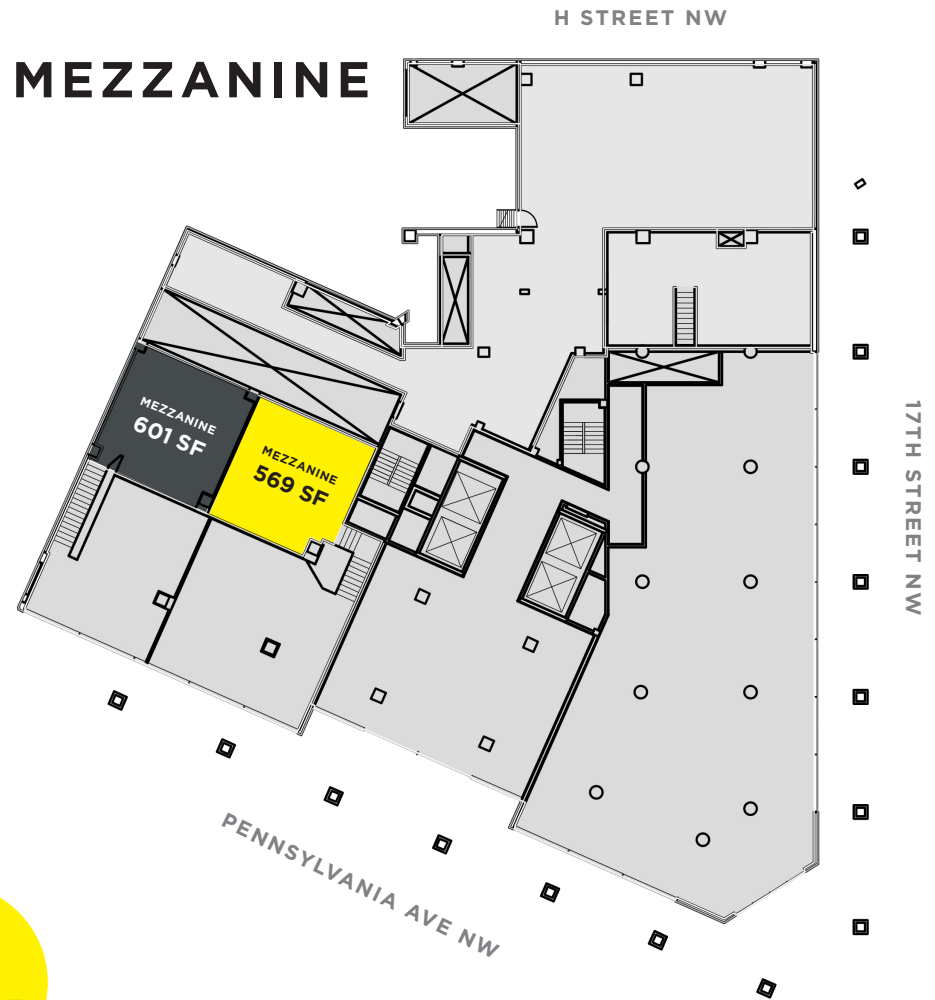


WORLD BANK

GROUND FLOOR



MEZZANINE



1,858
TOTAL
RETAIL SF

PROUDLY
REPRESENTED BY

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