

klnb

WOODIES BUILDING

1025 F STREET NW

11 STREET

F STREET

Michael Pratt
202.420.7765 | mpratt@klnb.com

Joe Fleischmann
703.268.2708 | joef@klnb.com

klnb

THE DETAILS

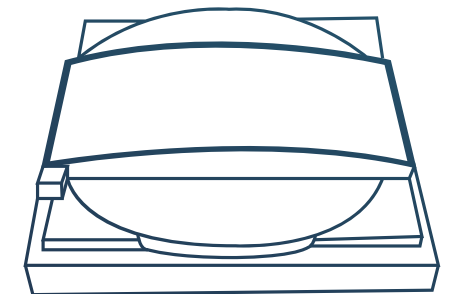
This flagship opportunity boasts up to 76,481 SF of total retail space in an unparalleled location for large format retail. The site is on top of Metro Center, with four lines out of the system's six, providing direct access to the greater DC MSA. Metro Center has an average of 11,071 weekly riders. It is also a hub for the 25 million annual tourists and people from throughout the DC metro area who attend events at Capital One Arena.



carnegie library .4 MILES
apple flagship



the white house
.5 MILES



capital one arena
.3 MILES
220 events annually



natural history museum .4 MILES - 5.2M visitors annually

THE NEIGHBORHOOD

klnb

.25 miles

CITY CENTER

DEMOGRAPHICS

	.25 MILE	.50 MILE	1 MILE
 POPULATION	1,621	9,242	42,463
 AVERAGE HH INCOME	\$252,177	\$194,956	\$170,916
 DAYTIME POPULATION	49,048	154,545	375,913
 F STREET 9,167 ADT	 METRO CENTER RED ORANGE SILVER BLUE LINES 11,071 ADR		

RETAILERS

H&M ZARA SEPHORA

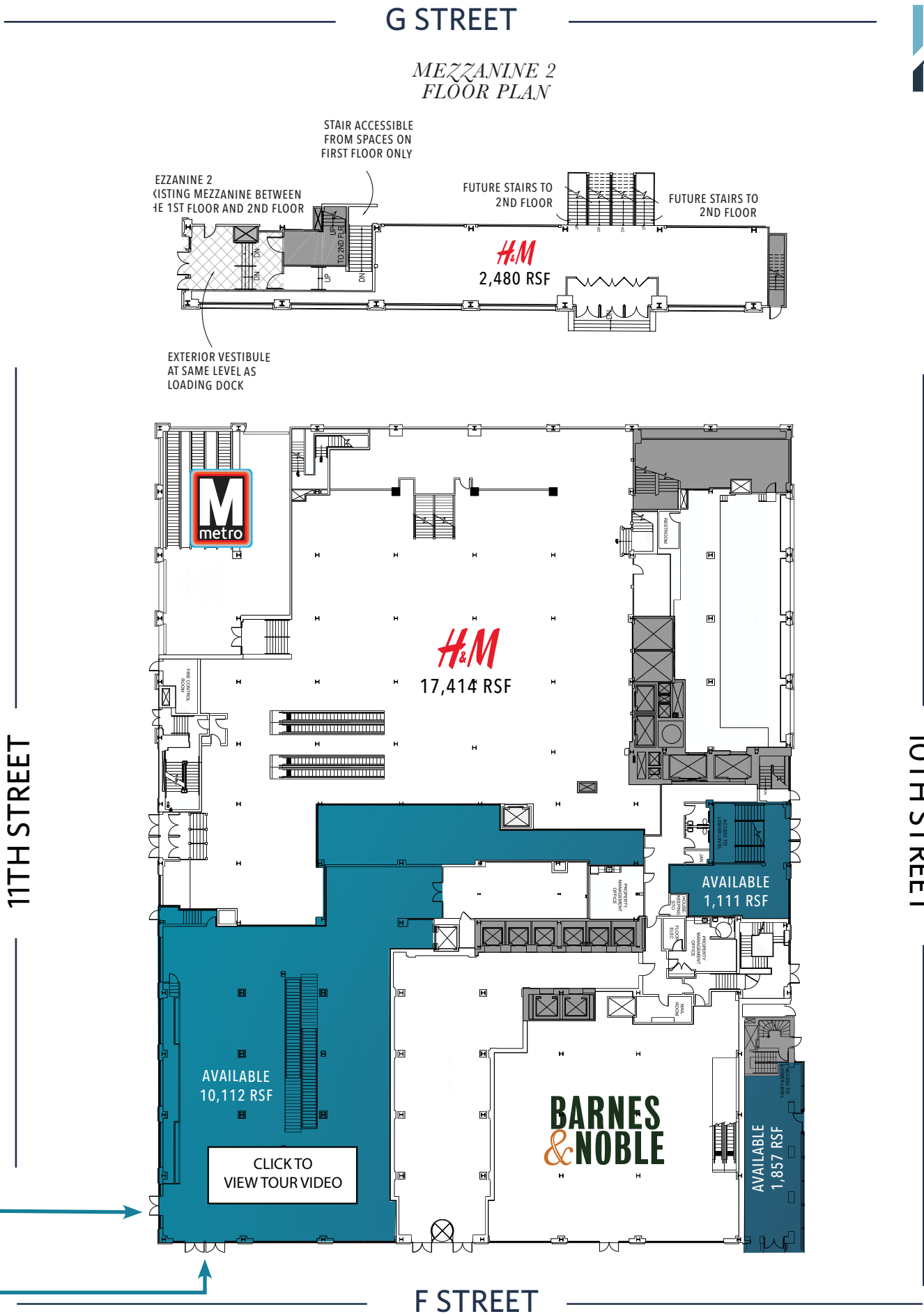
★ macy's SHAKE SHACK NORDSTROM

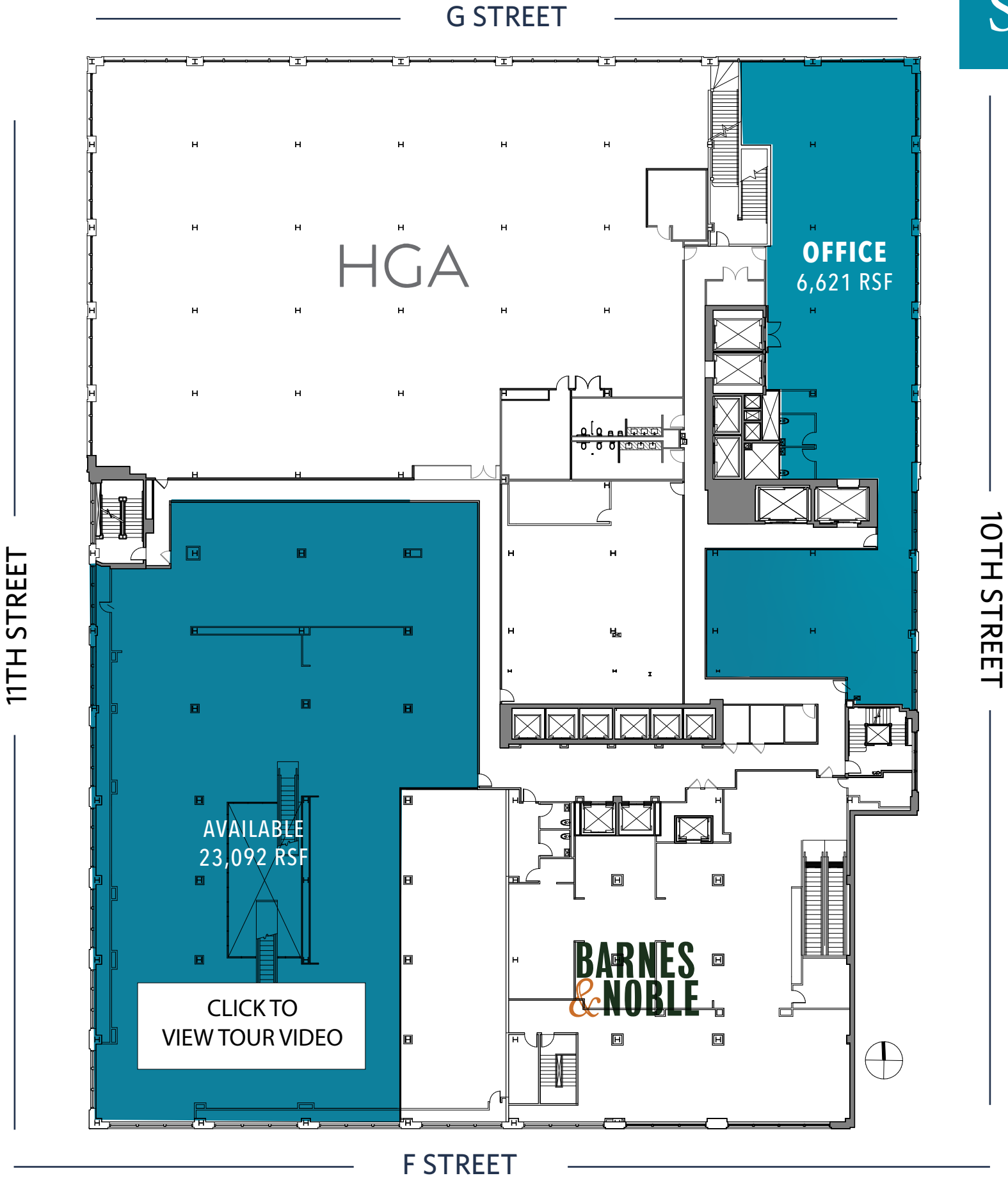
rack

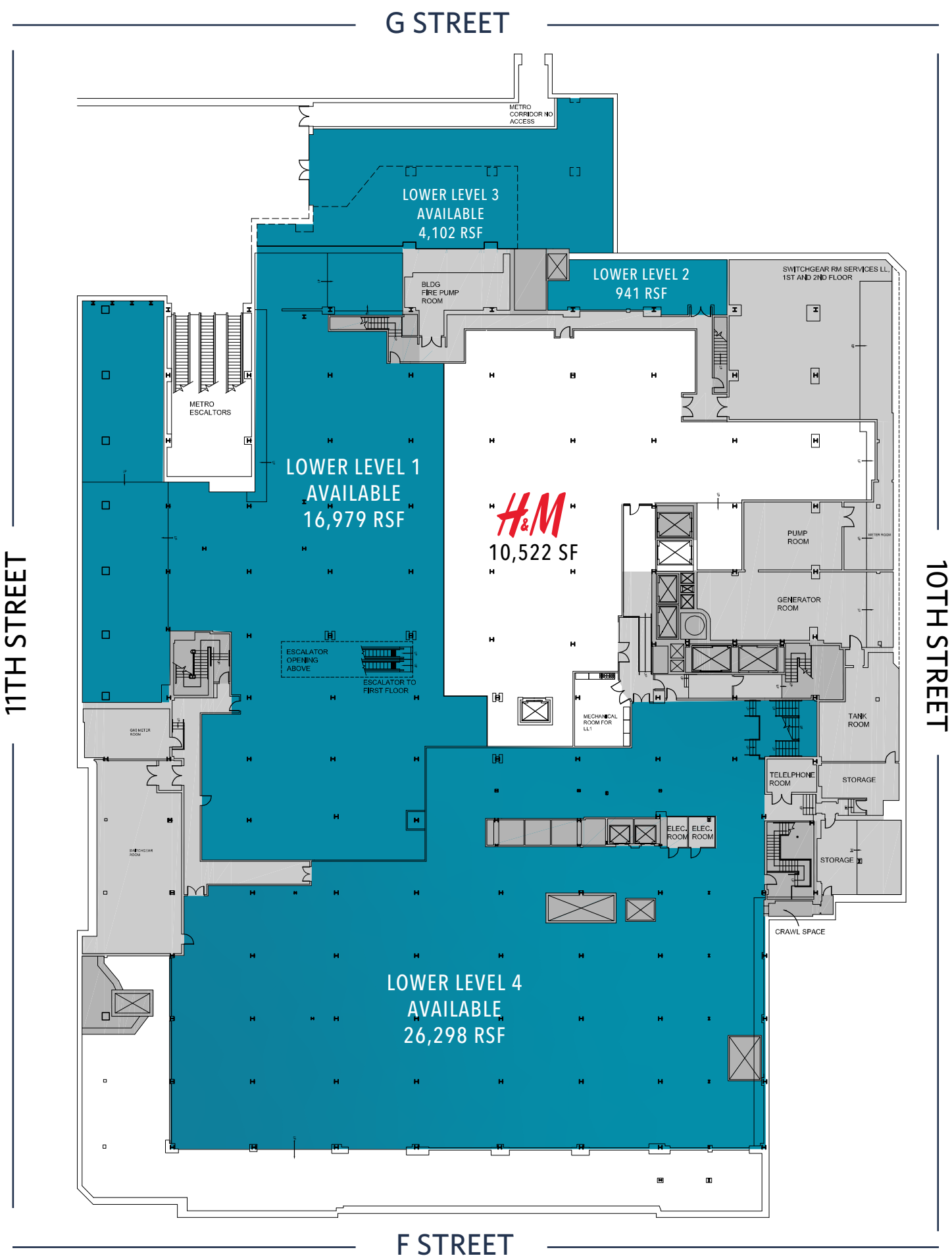
puttery lululemon SUCCOTASH

Saks Fifth Avenue THE SMITH Leica TJ-maxx

FIRST FLOOR







LOWER LEVEL

UP TO 43,277 SF AVAILABLE

klnb

WOODIES BUILDING
1025 F STREET NW

[click to
view website](#)

Michael Pratt
202.420.7765 | mpratt@klnb.com

Joe Fleischmann
703.268.2708 | joef@klnb.com

