



DOCHTER & ALEXANDER  
RETAIL ADVISORS



## THE BOWEN BUILDING

WASHINGTON, DC | EAST END

Square Footage | +/- 3,842 SF

Timing | Immediate

Rent | \$65.00 PSF NNN

PREMIER RESTAURANT SPACE

### CONTACT

**Matthew Alexander**

202.971.8788 | matthew@dochalex.com

**David Dochter**

202.971.8989 | david@dochalex.com

**Elena Kozak**

301.300.7690 | elena@dochalex.com

### HIGHLIGHTS

- Corner restaurant space with notable **ceiling heights of 20'** in the **newly renovated** historic Bowen Building - home to JPMorgan Chase's regional HQ
- A McPherson Square property, neighboring the **White House**, **Department of Veterans Affairs**, and the **Treasury Department**
- Centered between both high **office density** and **tourist activity** and in close proximity to **three Metro stations**

### NEARBY TENANTS



- HOTEL
- RESTAURANT/RETAIL
- OFFICE

- ▶ New shops and restaurants continue to open around the Central Business District and Midtown. New spots in 2022 include **Moi Moi**, **Henri**, **Shōtō**, and **Philotimo**, with more concepts preparing to debut.
- ▶ Strong apartment demand prompts multiple nearby office-to-residential conversions: 222 units at **1313 L Street NW**, 264 units at **1125 15th Street NW**, and 255 units at **1425 New York Avenue NW**, just two blocks from the White House.
- ▶ Within a quarter-mile radius, office tenants occupying over 100,000 square feet include law firms **Sidley and Skadden**, **Fannie Mae**, **The Washington Post**, **J.P. Morgan Chase**, the **Department of Justice**, the **Inter-American Development Bank**, and **CoStar Group**.
- ▶ Office occupancy levels jumped post-Omicron and are now the highest since the pandemic's outbreak, across DC overall and within the East End in particular, per Kastle Systems data. STR hotel data also illustrates the **continued return of tourists, convention-goers, and business travelers**.



EYE STREET NW



15<sup>TH</sup> ST NW

ALLEY

ALLEY

## SPECS

**Square Footage** | 3,842 SF

**Timing** | Immediate

**Rent** | \$65.00 PSF NNN

**Frontage** | 32' 6"

**Ceiling Heights** | 20'

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**DOCHALEX.COM**



## OFFICE MARKET

WITHIN .25 MILE

**18.3M SF**  
80% OCCUPANCY

## HOTEL ROOMS

WITHIN .25 MILE

**2,171 KEYS**

## AVERAGE METRO EXITS

MCPHERSON WEEKDAY ENTRIES

**14,090**  
PRE-COVID

## RETAIL CO-TENANCY

MCPHERSON RETAIL NODE

**677,000 SF**  
ALMOST 200 RESTAURANTS & SHOPS

## DEMOGRAPHICS

	.5 Miles	1 Miles	3 Mile
EMPLOYEES	155,700	319,709	674,205
BUSINESSES	7,417	14,337	29,293
POPULATION	12,283	65,288	403,864
AVG HOUSEHOLD INCOME	\$140,530	\$149,093	\$157,213