



655
NEW YORK AVE

Square Footage | 3,650 SF Ground Level & 2,399 SF Lower Level Frontage | 42' 10" Ceiling Height | 9' - 12' 4" Timing | Immediate

CONTACT

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HIGHLIGHTS

- Future restaurant space at an around the clock destination adjacent to the **Walter E. Washington Convention Center, Apple Carnegie Library, Capital One Arena and Blagden Alley**
- 655 NY co-tenancy includes strong line up of local and national restaurant and retail including **Compass Coffee, Petite Cerise, Pearl's Bagels, Rumi's Kitchen, and Solidcore**
- Ability to capture both residential and office traffic from surrounding tenants such as **Google, PWC, and Advisory Board**

NEARBY TENANTS





BLAGDEN ALLEY
 SEYLOU GHOSTBURGER the dabney
 P. COLOMBE ALL-PURPOSE Calico
 CALUSA TIGER FORK INCONVENTIONAL DINER LOST & FOUND

655 NEW YORK AVENUE
 PETITE GERISE Bagels Baked's COMPASS COFFEE
 THE CAPITAL BAMBINI [solidcore] Sandy Spring Bank

NEIGHBORHOOD CO-TENANCY

655 New York Ave
 Washington, DC

Brookfield
 Properties

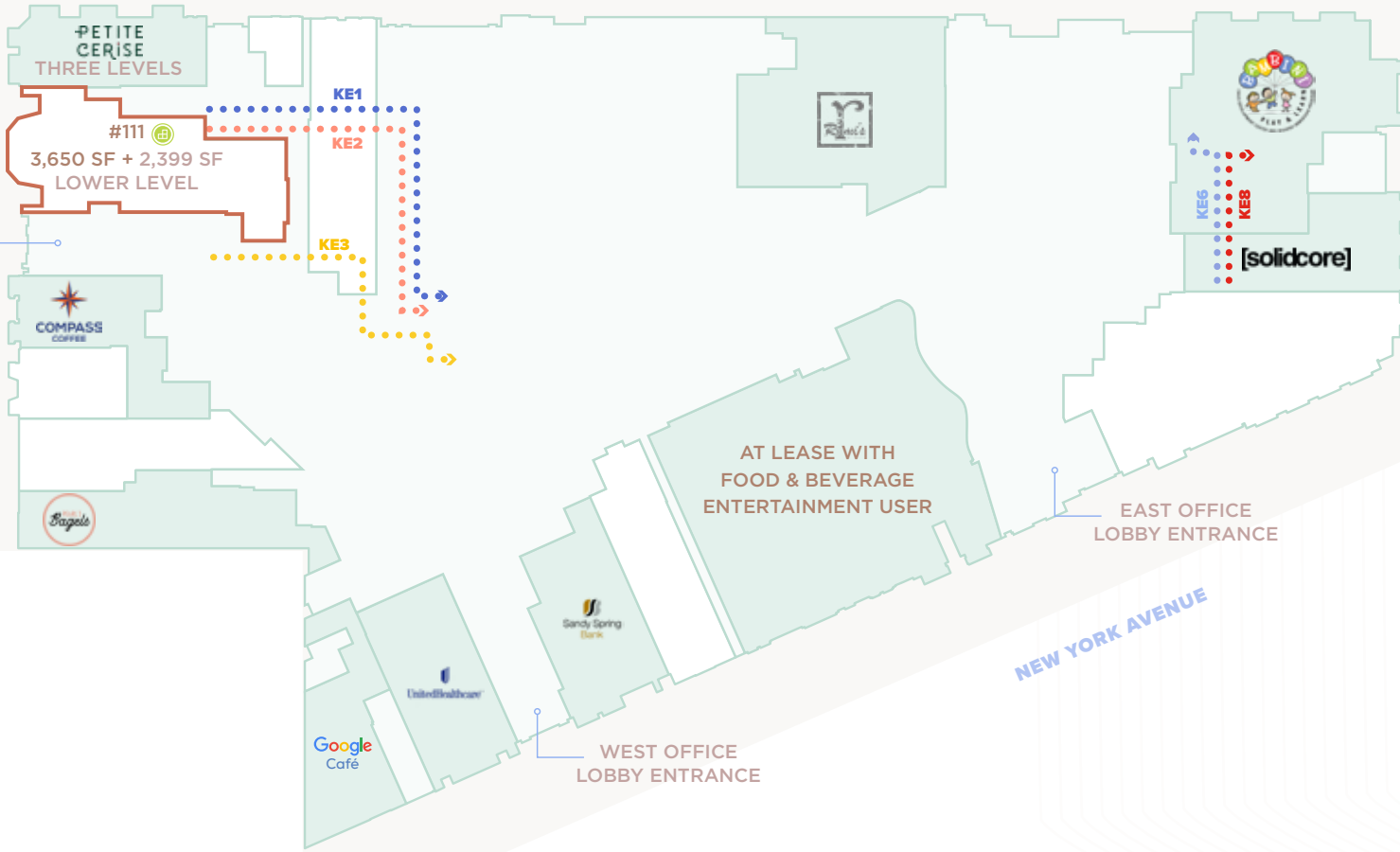
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 RETAIL ADVISORS

L STREET

6TH STREET

7TH STREET

NEW YORK AVENUE



7TH STREET OFFICE LOBBY ENTRANCE

EAST OFFICE LOBBY ENTRANCE

WEST OFFICE LOBBY ENTRANCE

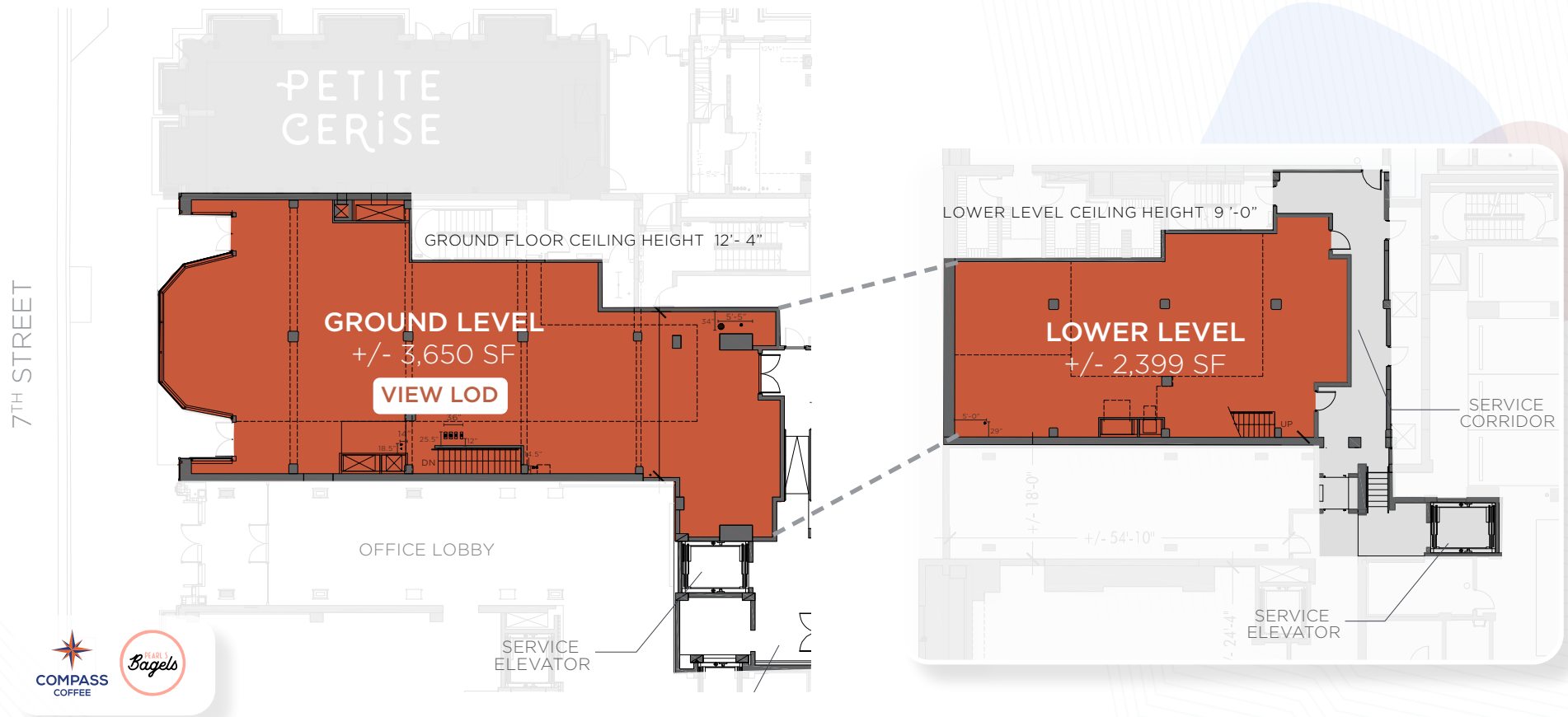
●●● KITCHEN EXHAUST

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FLOORPLAN



SPECS

- Square Footage | 6,049 SF
 - GROUND FLOOR | 3,650 SF
 - LOWER LEVEL | 2,399 SF
- Frontage | 42' 10"
- Ceiling Heights | 9' - 12' 4"
- Timing | Immediate
- Rent/Nets | Available Upon Request

[EXPLORE VIRTUAL TOUR](#)

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[DOCHALEX.COM](https://www.dochalex.com)

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CONCEPTUAL RENDERING



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OFFICE INVENTORY
WITHIN .5 MILES

22.3M SF

OFFICE TENANTS
AT 655 NEW YORK AVENUE



AVERAGE DAILY METRO RIDERS
AT METRO CENTER STATION

10,860
WEEKDAYS

CONVENTION CENTER ATTENDEES
AT WALTER E WASHINGTON CONVENTION CENTER

1.2M
PER YEAR

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$144,756	\$162,083	\$175,400
ANNUAL FOOD AWAY FROM HOME AVG	\$6,543	\$7,239	\$7,781
DAYTIME POPULATION	15,485	58,611	260,733
RESIDENTS	2,379	8,146	19,366

**2022 Data*

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