

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



 Douglas
Development
CORPORATION

klnb

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 703-420-7765

klnb.com

OVERVIEW

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004

RETAIL FOR LEASE OR SALE

- Rare 1,322 SF availability in Penn Quarter currently occupied by Body Bronze
- Two blocks South of Capital One Arena (1 M+ visitors annually) and first class restaurants along 7th St NW
- Ground level retail below The Lafayette: a luxury condo building. The 12-story complex offers 179 units and a number of building amenities
- In close vicinity to Archives (7,394/2,983 weekday/weekend ADR) and Gallery Place (22,773/11,453 Weekday/Weekend ADR) metro stations with a Walk Score of 96 (Walker's Paradise)

NEARBY RETAILERS

JALEO
tapas - bar

CHASE

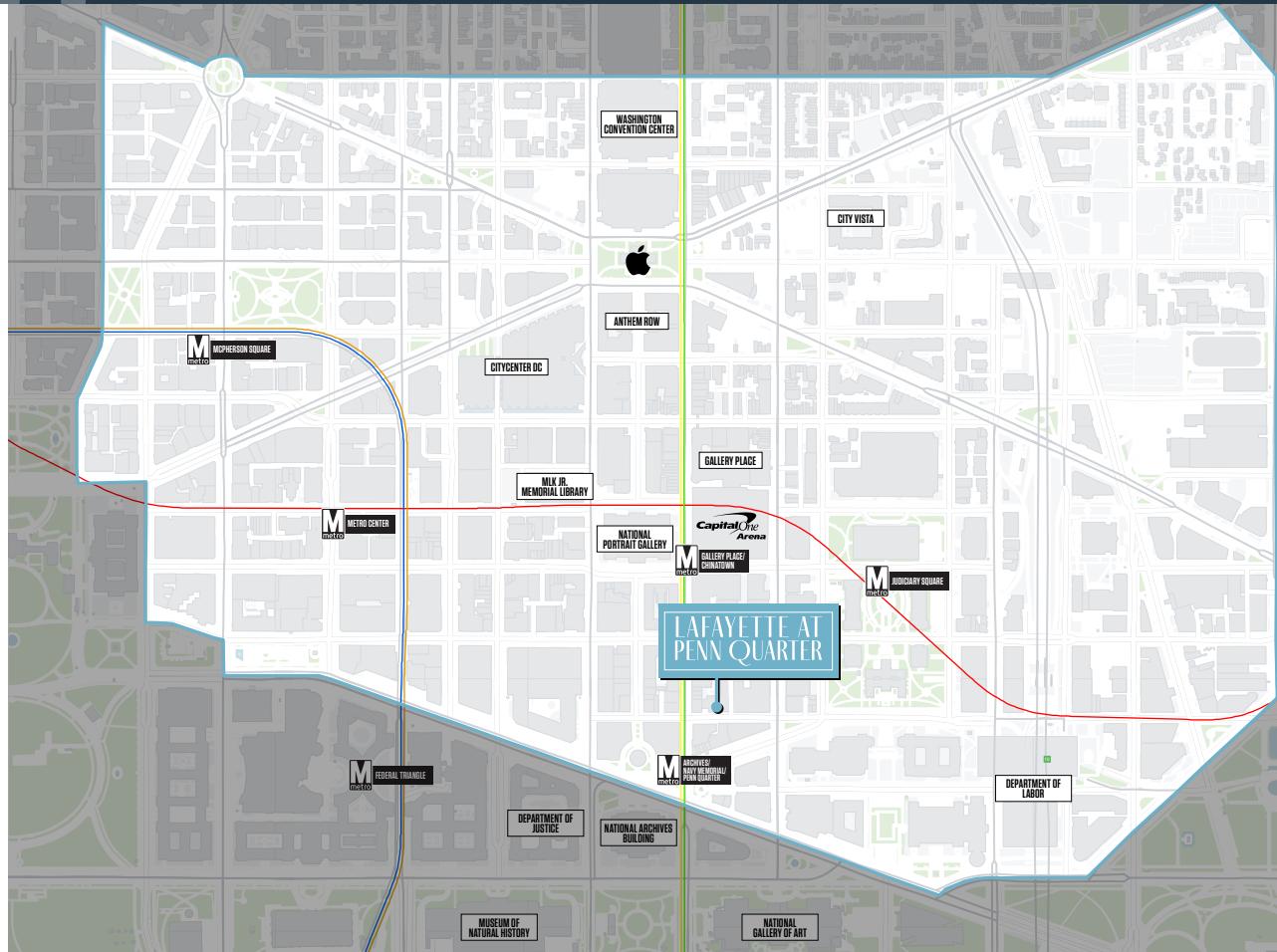


MI-VIDA
RESTAURANTE

RASIKA
FLAVORS OF INDIA
MODERN INDIAN CUISINE



GREGORYS
COFFEE



PENN QUARTER | 2023 STATS



OFFICE
57.3M SF



HOTEL
10.5M SF
14,425 KEYS



RETAIL
1.6M SF



DAYTIME
POPULATION
62,735



METRO RIDERS
35K



HOUSING
1,470

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 703-420-7765

klnb

LOCATION

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



DEMOGRAPHICS | 2023:

WALK TIME

10-MIN	15-MIN	.5-MILE	1-MILE
Daytime Population			
73,874	145,324	99,604	291,609
Population			
4,090	12,754	8,050	35,326
Households			
2,333	7,815	4,942	20,559
Average HH Income			
\$197,380	\$171,808	\$186,084	\$163,326

TRAFFIC COUNTS | 2022:

D ST NW	3,448 ADT
7TH ST NW	14,788 ADT
 GALLERY PLACE CHINATOWN	10,243/8,106 Weekday/Weekend ADT
 WALK SCORE	96 Walkers Paradise
 BIKE SHARE MONTHLY RIDERS	6,222 Arrivals
	2 Million+ Annual Visitors

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

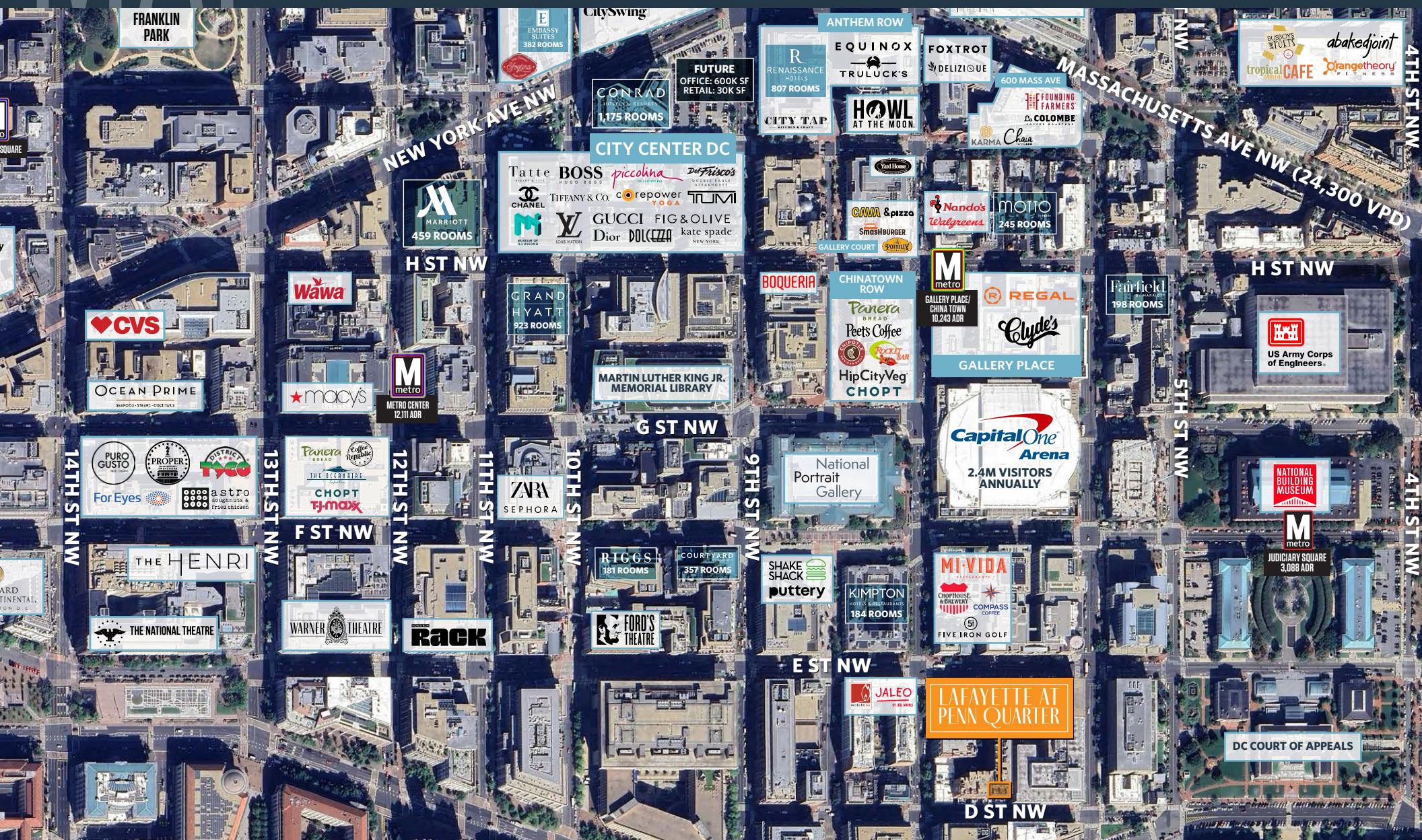
mpratt@klnb.com | 703-420-7765

klnb

MAP

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

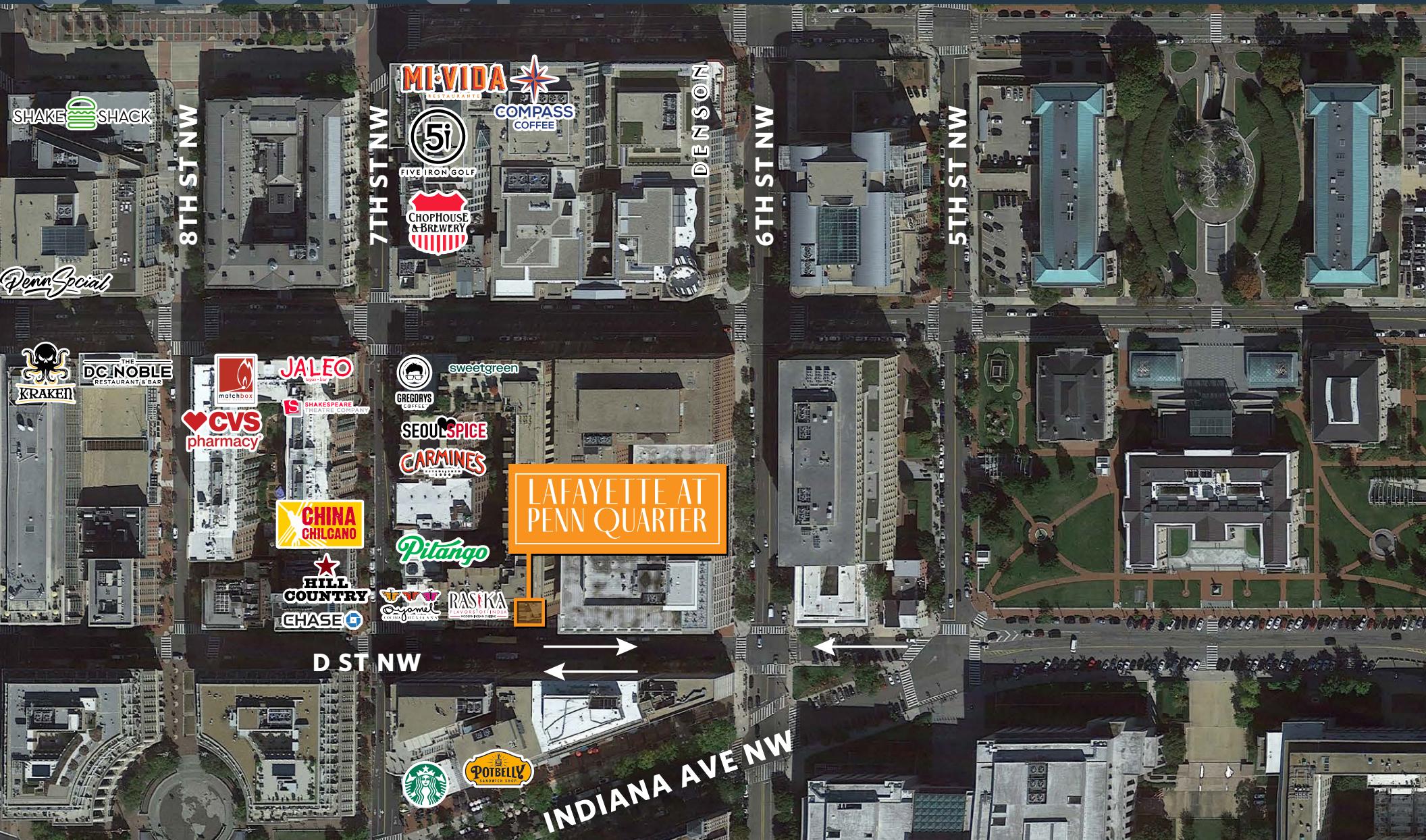
mpratt@klnb.com | 703-420-7765

klnb

CLOSE UP

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

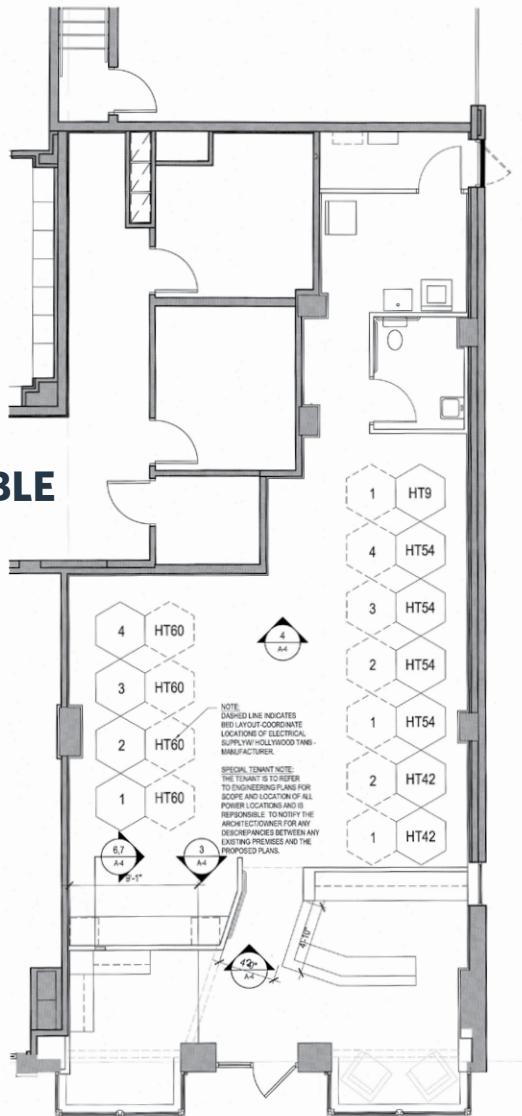
mpratt@klnb.com | 703-420-7765

klnb

LOD

LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004



1,322 SF AVAILABLE

CLICK FOR PLANS

D STREET STREET (3,448 ADT)

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 703-420-7765

klnb



LAFAYETTE AT PENN QUARTER

625 D STREET NW, WASHINGTON, DC 20004

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

vsalcido@klnb.com
240-755-2704

JOE FLEISCHMANN

joef@klnb.com
703-268-2708

MIKE PRATT

mpratt@klnb.com
703-420-7765

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



[instagram.com/klnbcrc](https://www.instagram.com/klnbcrc)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.