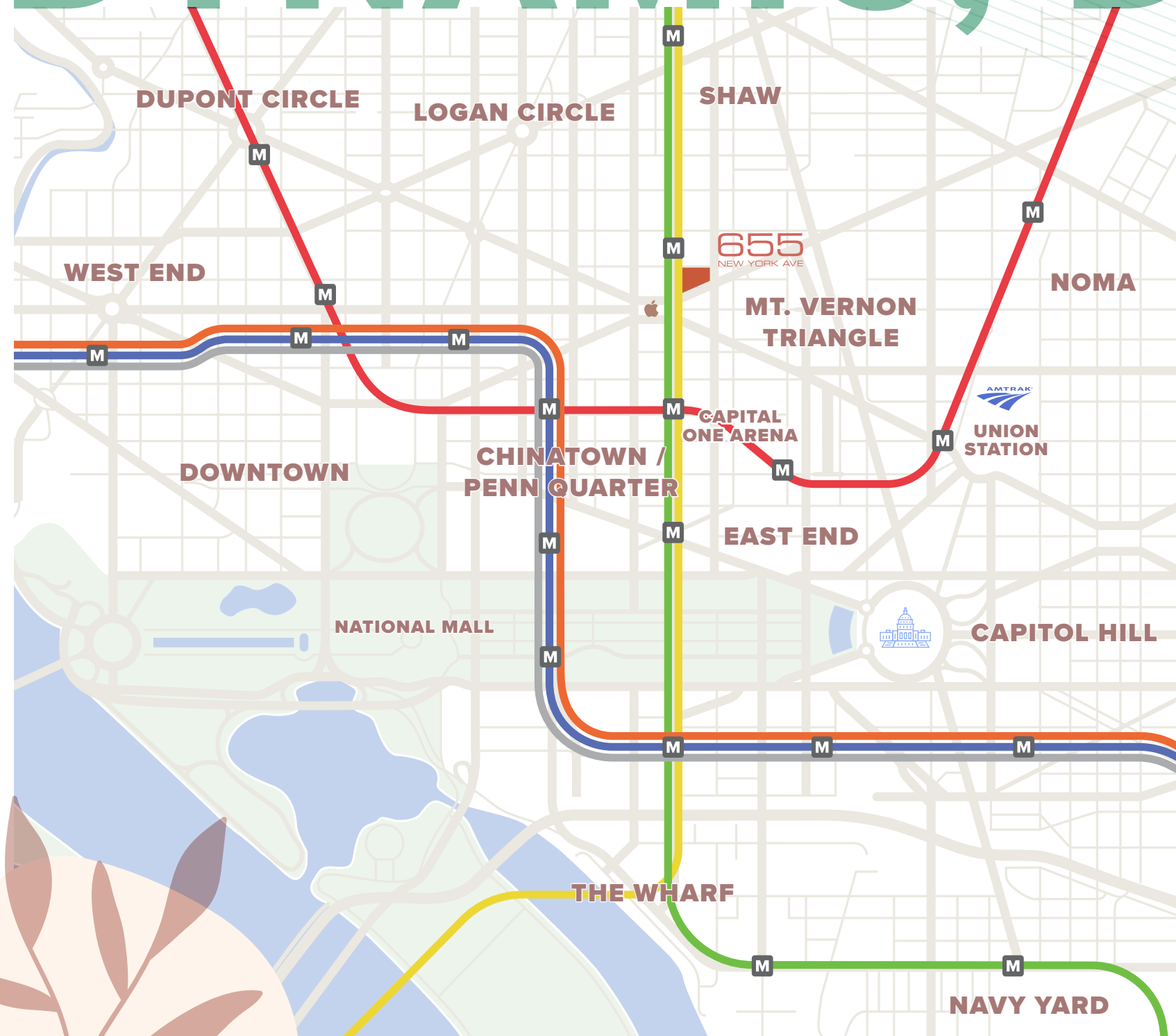




6555

NEW YORK AVE

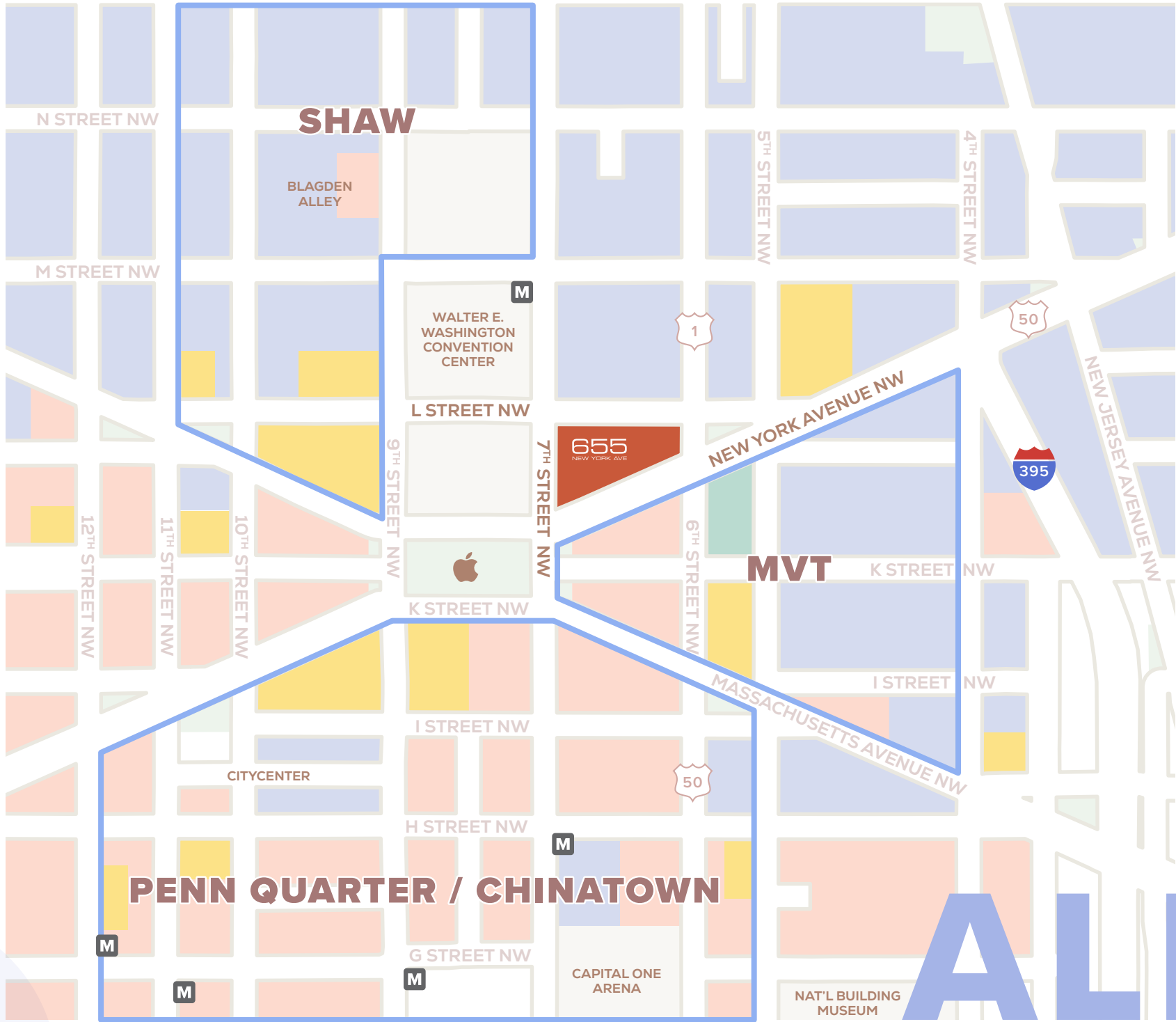
DYNAMIC, DAY TO NIGHT



DC comes alive at 655 New York Avenue, an **around-the-clock destination** for savvy city dwellers, professionals, and socialites across from the Convention Center and steps from Mt. Vernon Square and Gallery Place Metro Stations. Tucked amidst historic rowhomes moments from architectural stunner Apple Carnegie Library, 655 New York is a modern magnet with textured charm.



A DRAW FROM



POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME	BACHELOR'S DEGREE +
7,135 Within ¼ Mile	15,616 Within ¼ Mile	\$177,522 Within ¼ Mile	82.86% Within ¼ Mile
25,191 Within ½ Mile	69,396 Within ½ Mile	\$166,975 Within ½ Mile	79.61% Within ½ Mile
66,377 Within 1 Mile	294,314 Within 1 Mile	\$179,388 Within 1 Mile	80.44% Within 1 Mile

SHAW

the dabney Nina May

UNCONVENTIONAL DINER

CALICO

CHERCHER ETHIOPIAN

EL SOL

ESPITA / GHOSTBURGER

LOST + FOUND

SAN LORENZO

SEYLOU BAKERY

SUNDEVICH

SUPRA

TIGER FORK

URBAN ATHLETIC CLUB

TALLBOY

YOUR ONLY FRIEND

MVT

abakedjoint

RPM ITALIAN

ALTA STRADA

BUSBOYS & POETS

CHIPOTLE

MELANGE

LUCKY DANGER

PROST

RASA

SHOUK

SOL

SWEETGREEN

VARNISH LANE

PENN QUARTER/ CHINATOWN

EQUINOX

GUCCI

CENTROLINA

ZAYTINYA

BANTAM KING

BAR DECO

CAVA

CHAIA

CLYDE'S

CRANES

CUBA LIBRE

CURE

DAIKAYA

DEL FRISCO'S

DOLCEZZA

FARMERS + DISTILLERS

FIG + OLIVE

FLIGHT

HIP CITY VEG

JACKPOT

KATE SPADE

LA COLOMBE

LITTLE SESAME

LOUIS VUITTON

MODENA

MOMIJI

NANDO'S

TIFFANY & CO.

UMAYA

YARD HOUSE

ALL DIRECTIONS

NEW & NEW YORK



Apple Carnegie Library 801 K STREET NW

Past and present intersect in this Beaux-Arts gem, today boasting a **19,000-square-foot Apple retail store** and once home to DC's Central Public Library, originally backed by Andrew Carnegie and opened in 1903. Designed by Foster + Partners in close partnership with Apple's Chief Design Office Jony Ive, the new building was carefully constructed to preserve historic facades, align interiors with the property's original footprints, and reintroduce early 20th-century signatures. Surrounded by a **sprawling lawn appealing to urban picnickers and outdoor workout buffs**, the building welcomes local artists and creators to lead classes at Apple and is also home to the DC History Center's library and galleries.

Blagden Alley BLAGDEN ALLEY NW

Lined with colorful murals and a treasure trove of bars, restaurants and cafés bursting with personality, Blagden Alley is a **local 24/7 destination**. Daytime favorites like **La Colombe** and **Seylou Bakery** draw crowds for coffee and pastries. At night, watering holes **Calico** and **Lost & Found** intermingle with **Michelin-renowned** hotspots from **Tiger Fork** to **The Dabney**—led by chef Jeremiah Langhorne.



Walter E. Washington Convention Center 801 MOUNT VERNON PLACE NW



Situated across from 655 New York, the Convention Center spans an impressive **2.3 million square feet** with **1.2 million annual attendees**. Hosting an extensive array of **50 programs per year** from large-scale conferences and community events to music festivals and fashion shows, the Convention Center is bordered by enticing dining options including **modern comfort food standout Unconventional Diner**.

HERE & HAPPENING



Flight Club

641 NEW YORK AVENUE NW

Flight Club is an **upscale entertainment concept** combining **elevated pub fare** and **inventive cocktail menus** with **dynamic, tech-enhanced Social Darts**. The chic establishment features fast-paced multiplayer games, groundbreaking tracking technology, and instant scoring designed to invite people of all skill levels to connect, compete, and celebrate together.

Rumi's Kitchen

640 L STREET NW

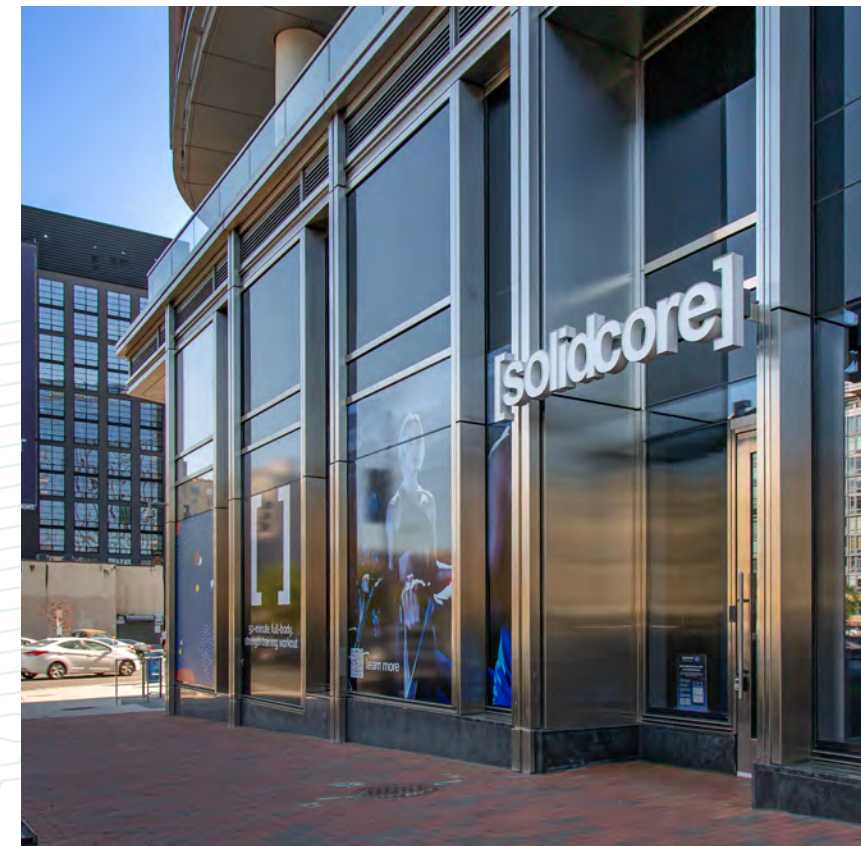
Named for 13th-century Persian poet and scholar Jalaluddin Rumi, this upscale restaurant renowned as one of Atlanta's top dining destinations recently **made its DC debut** to widespread acclaim. Discerning chef and owner Ali Mesghali brings razor-sharp focus to each dish, soaking rice for four to six hours in salt water before preparing and piloting thousands of ground beef blends for delectable kebabs.



Pearl's Bagels

1017 7TH STREET NW

An ode to the art of bagel preparation, Pearl's specializes in hand-rolled, brick oven-baked bagels that perfectly balance chewiness and crispiness. With sustainably sourced ingredients and a simple six-ingredient recipe, Pearl's offers **craveable breakfast sandwiches, spreads, drinks, and pantry goods**.

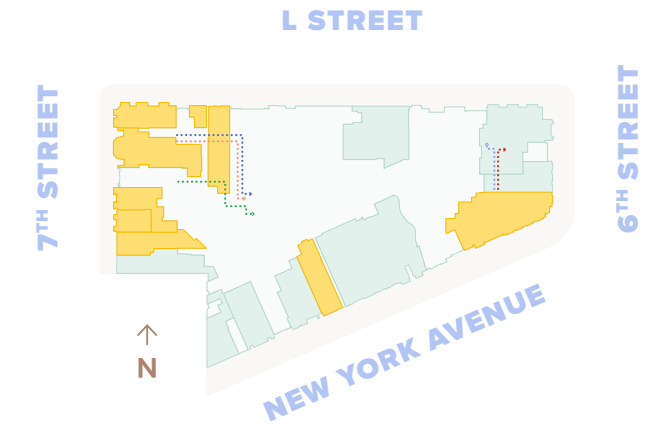
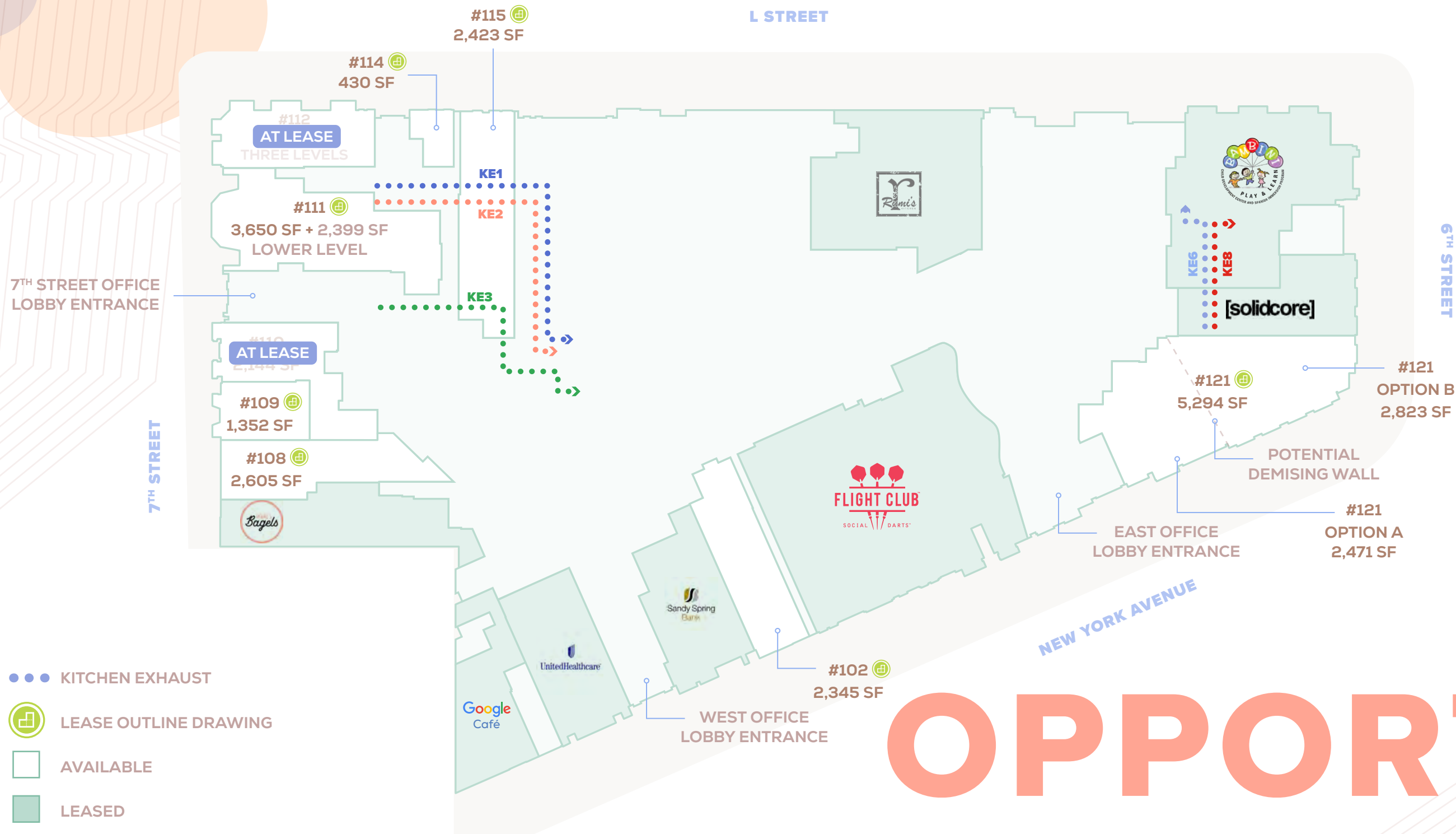


Solidcore

1024 6TH STREET NW

National fitness powerhouse Solidcore brings its **Pilates-inspired bootcamp workout** to 655 New York. Featuring full-body and targeted, muscle-specific classes, Solidcore uses its own resistance-based machine to maximize results.

YOUR AVENUE OF



NEW YORK AVENUE LOOKING EAST TOWARD 6TH STREET



OPPORTUNITY

MEET YOUR MATCH

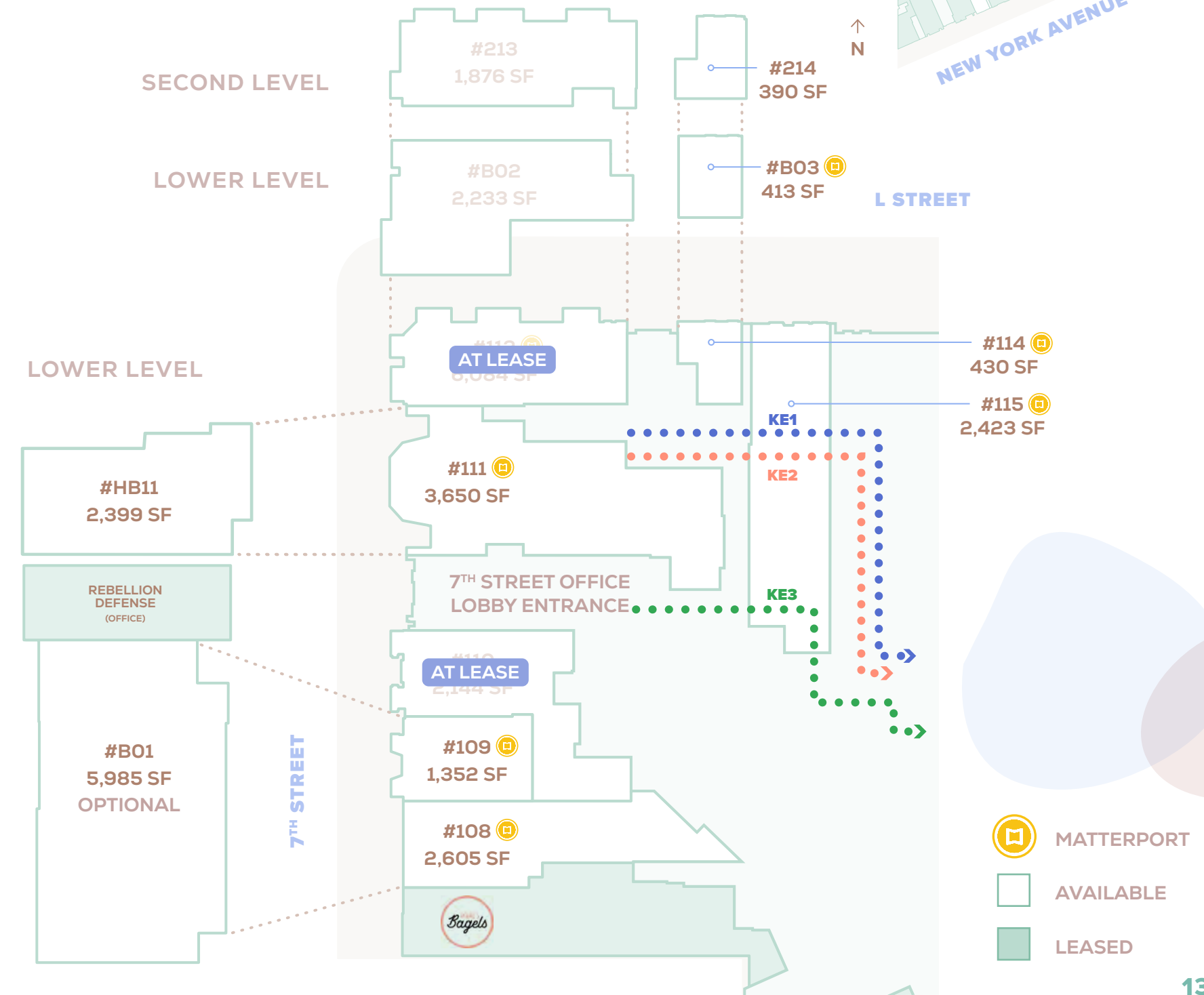


L STREET



7TH STREET

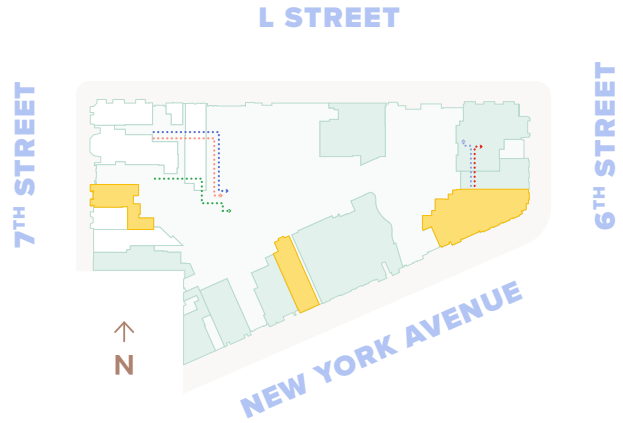
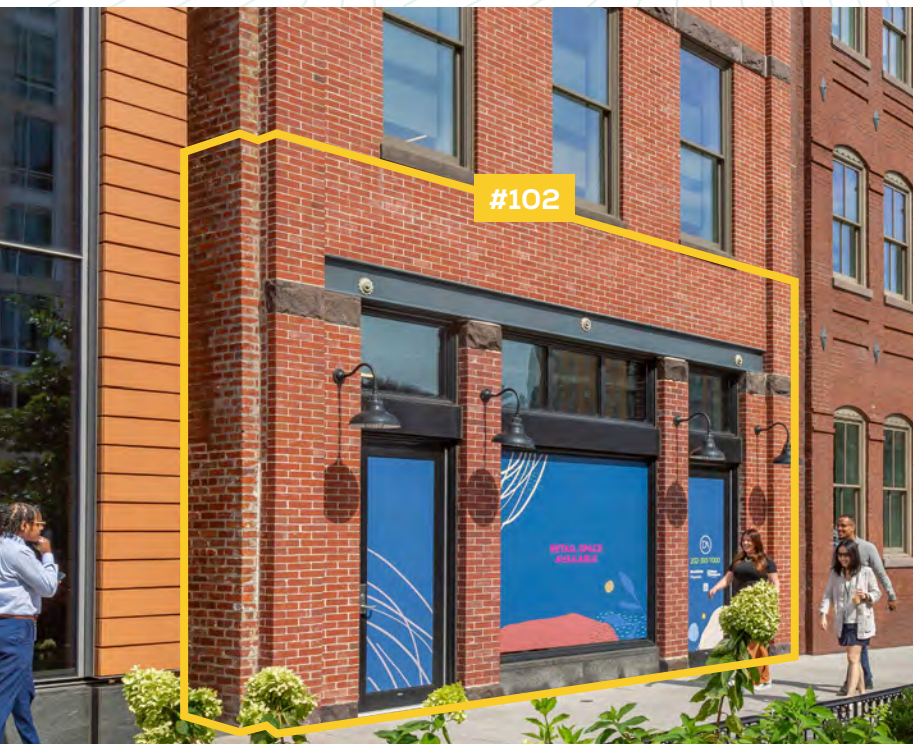
MEET YOUR MATCH



13

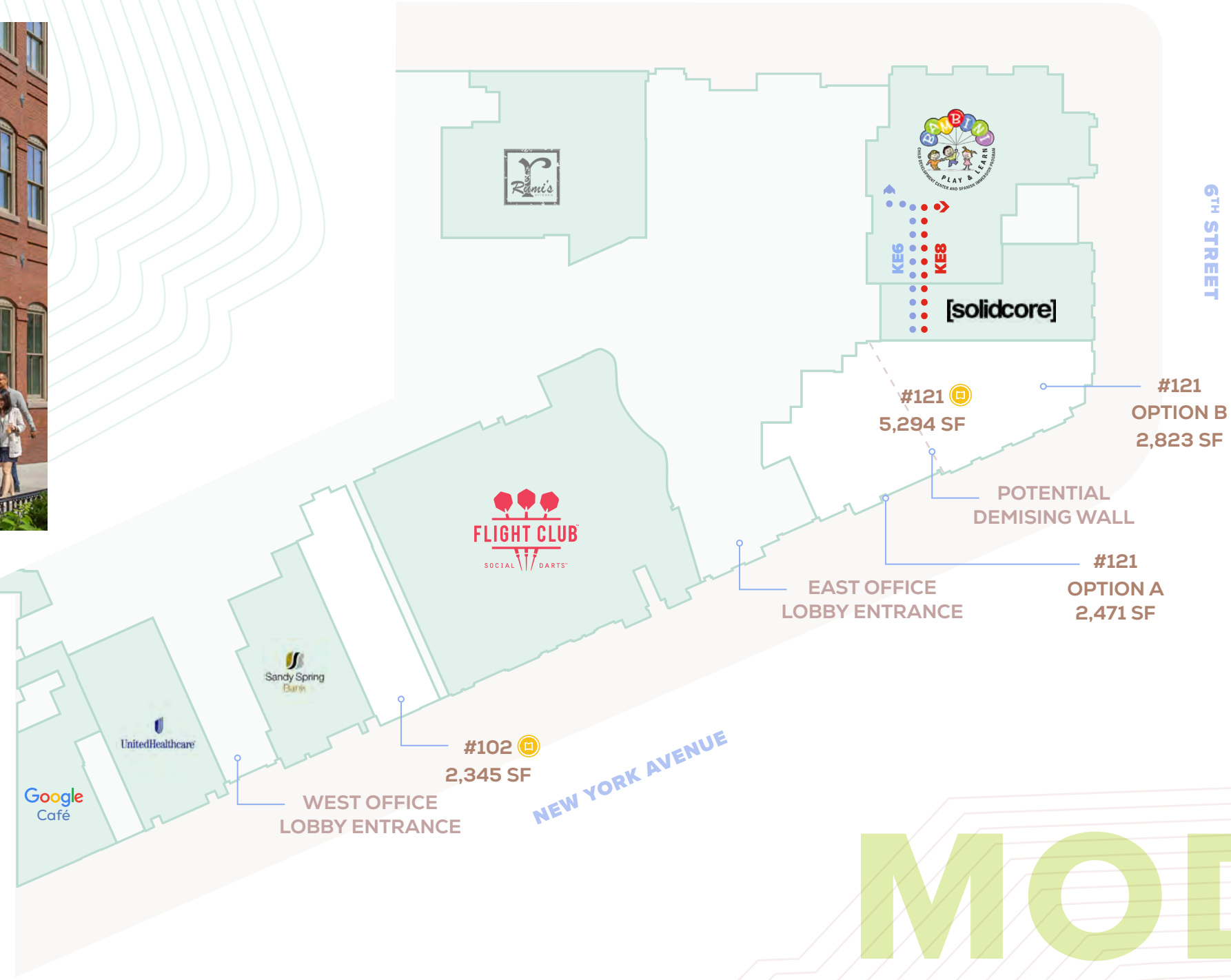
HISTORICAL MEETS

NEW YORK AVENUE LOOKING EAST TOWARD 6TH STREET

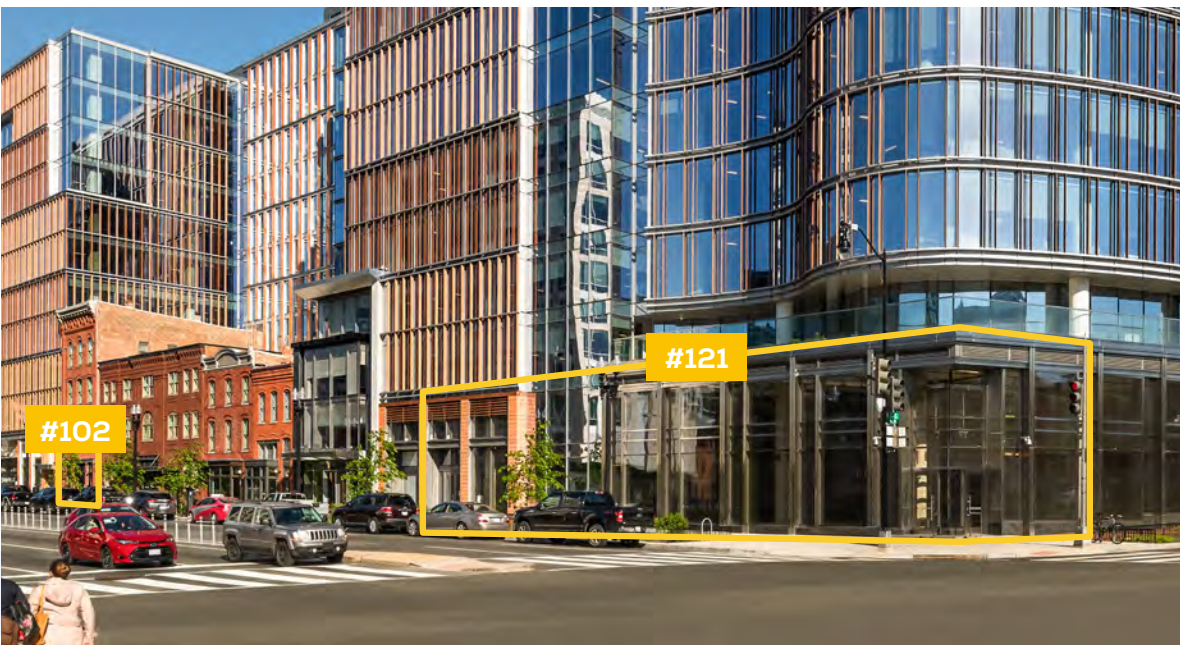


L STREET

6TH STREET



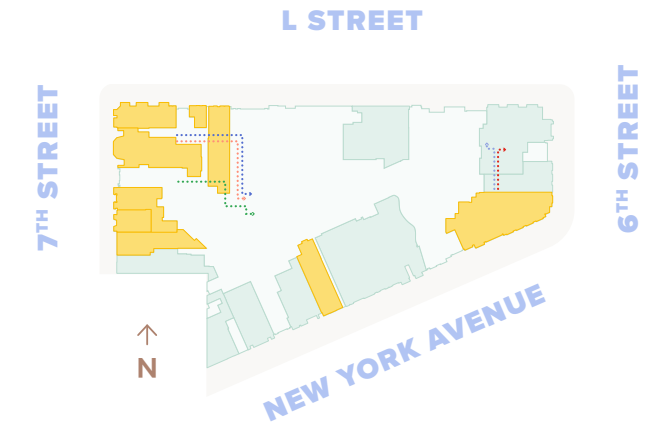
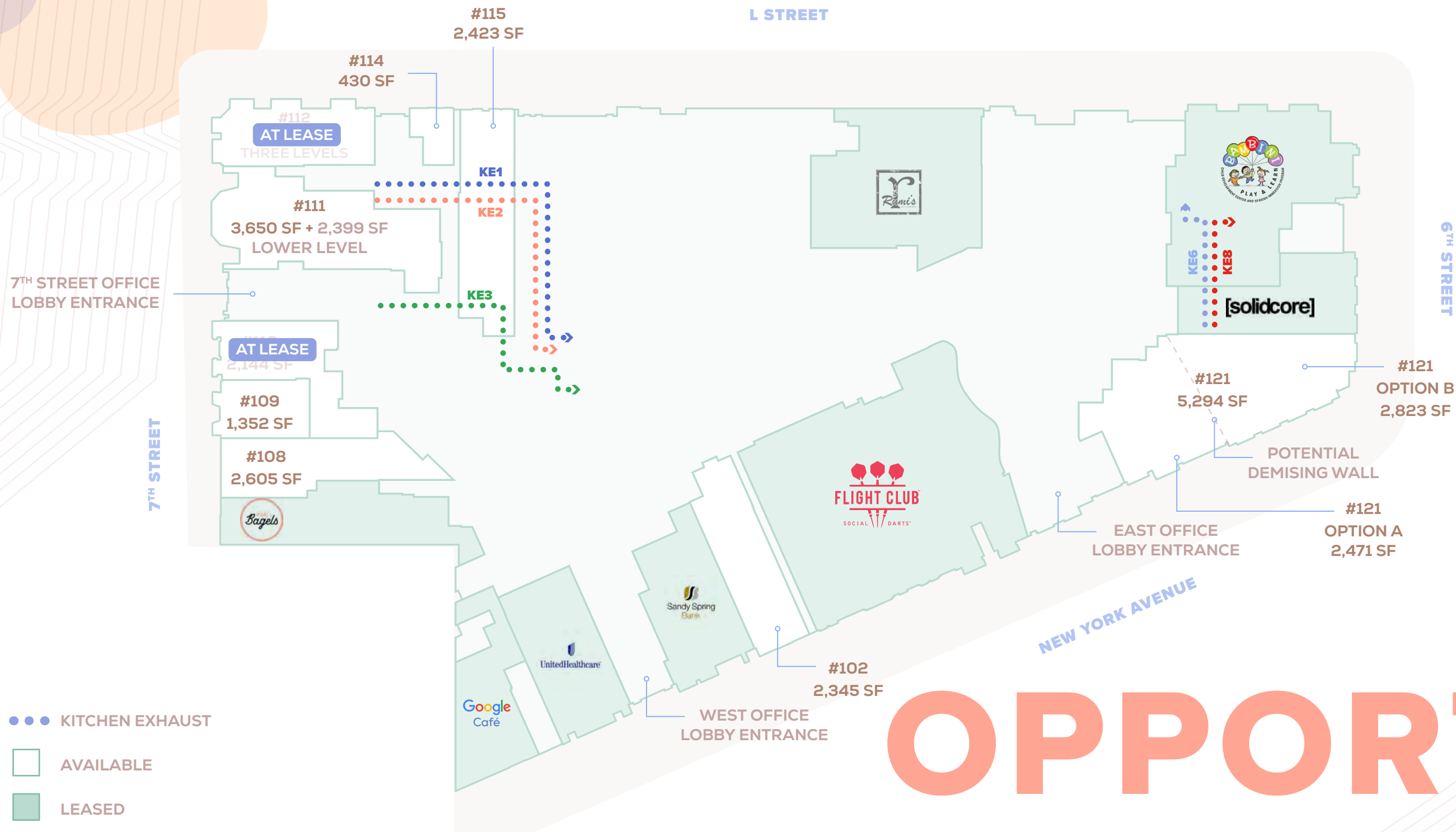
NEW YORK AVENUE AND 6TH STREET CORNER



MODERN

- MATTERPORT
- AVAILABLE
- LEASED

YOUR AVENUE OF



NEW YORK AVENUE LOOKING EAST TOWARD 6TH STREET



OPPORTUNITY

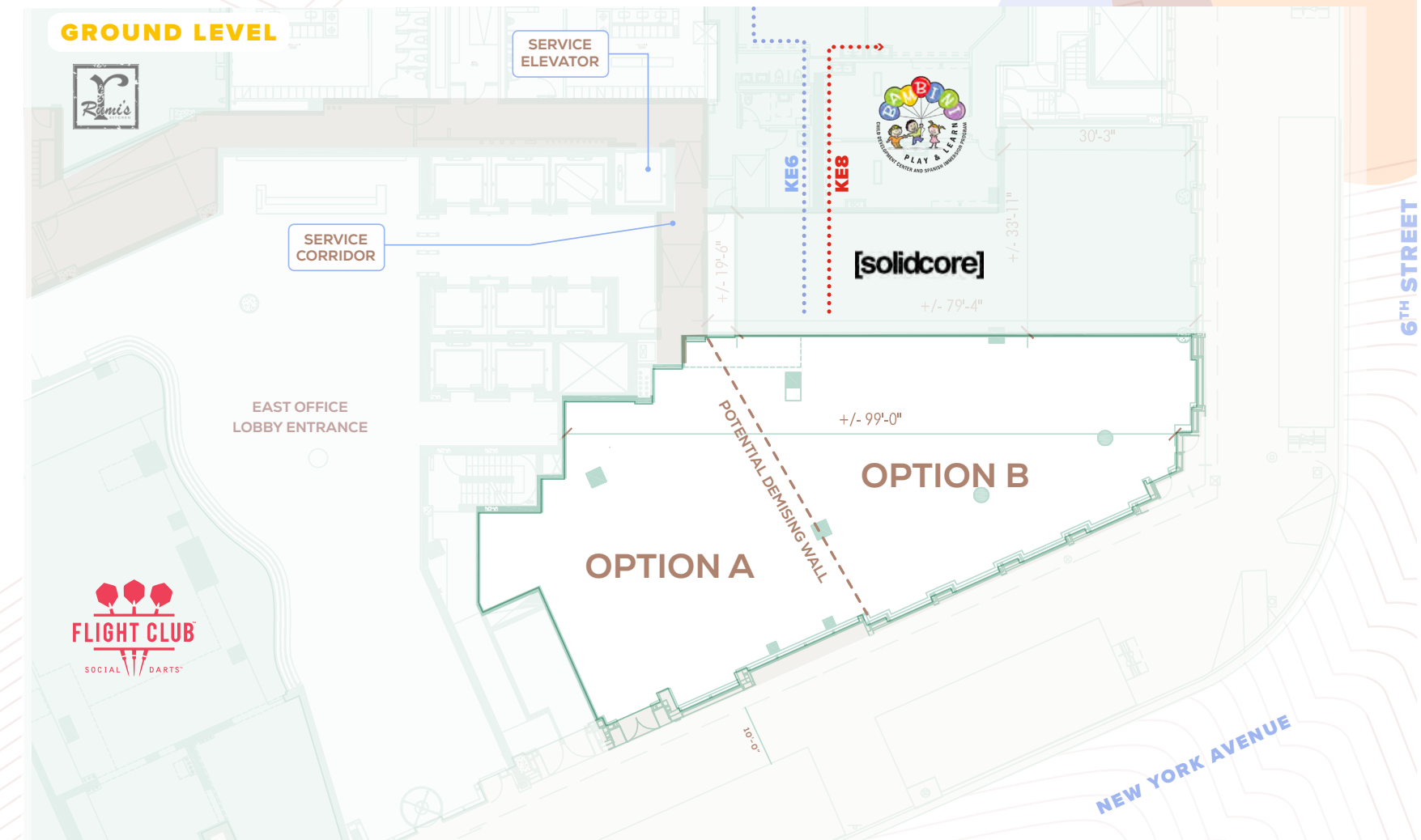
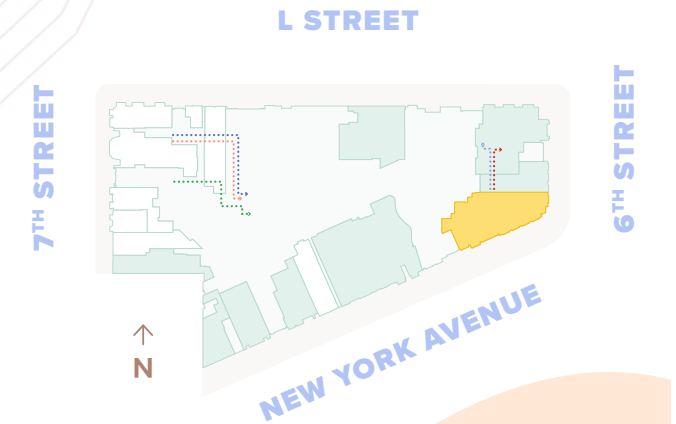
RETAIL R121

NEW YORK AVENUE AND 6TH STREET CORNER



+/- 5,294 SF
OPTION A | +/- 2,471 SF
OPTION B | +/- 2,823 SF
CEILING HEIGHT | 23' 6"

- 2 KE SHAFTS AVAILABLE
-  MATTERPORT
 -  LEASE OUTLINE DRAWING



RETAIL R102

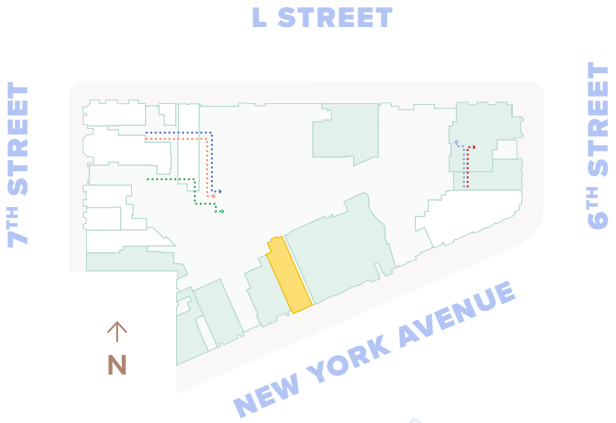
NEW YORK AVENUE LOOKING EAST TOWARD 6TH STREET



+/- 2,345 SF
CEILING HEIGHT | 11' 8"

KE SHAFT AVAILABLE

- MATTERPORT
- LEASE OUTLINE DRAWING



GROUND LEVEL



RETAIL R109 & R108



7TH STREET

R109 | +/- 1,352 SF

R108 | +/- 2,605 SF

LOWER LEVEL | +/- 5,985 SF

GROUND LEVEL CEILING HEIGHT | 10' 1" - 14' 5"

LOWER LEVEL CEILING HEIGHT | 10' 4" - 11' 1"

KE SHAFT AVAILABLE



R109 MATTERPORT



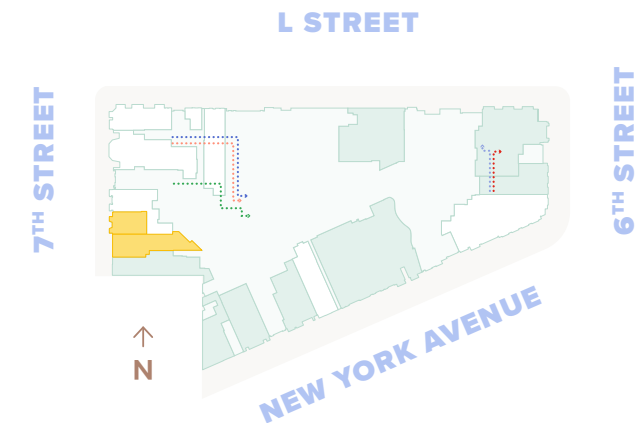
R109 LEASE OUTLINE DRAWING



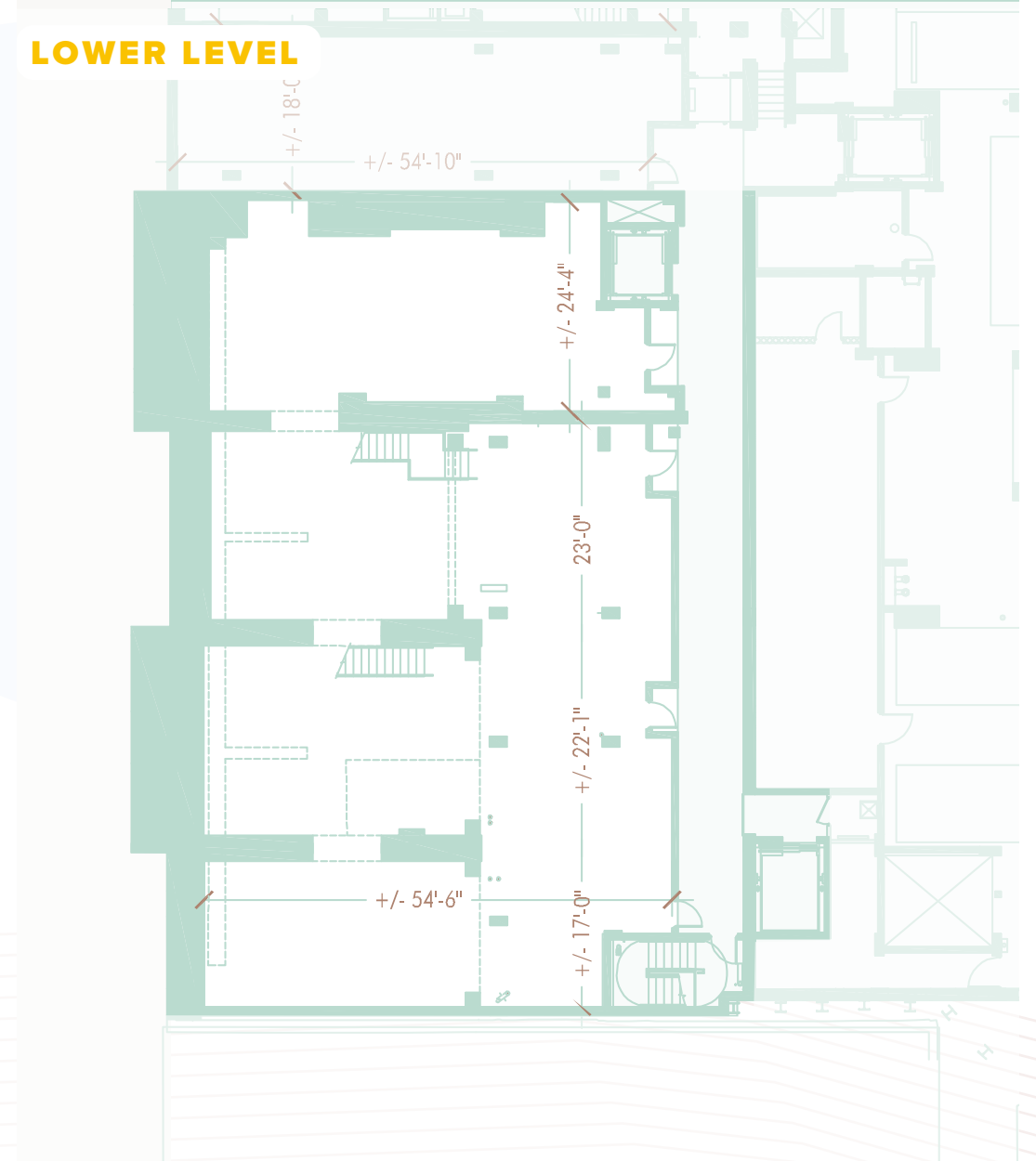
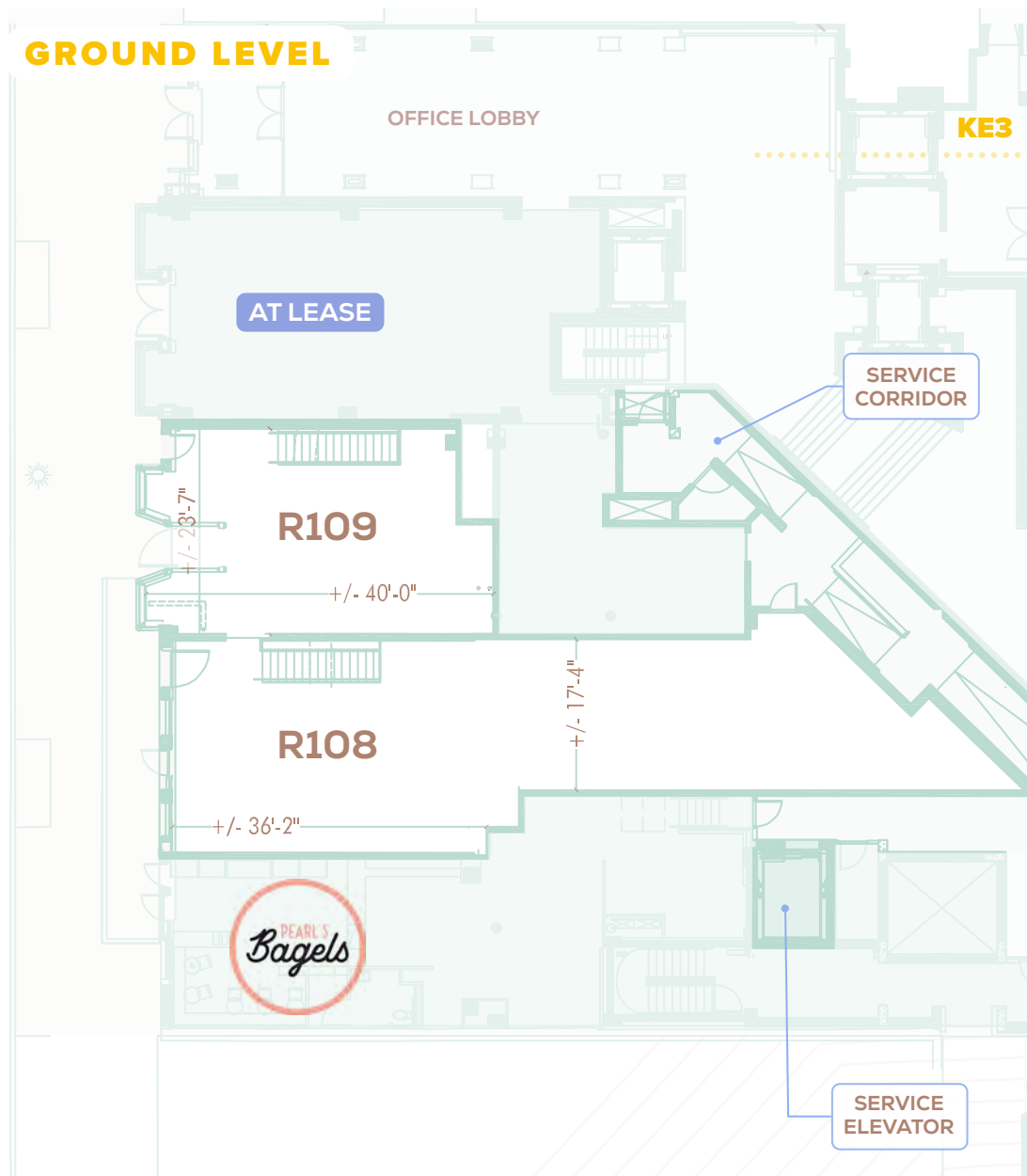
R108 MATTERPORT



R108 LEASE OUTLINE DRAWING



7TH STREET



RETAIL R111

RETAIL R111 ON 7TH STREET

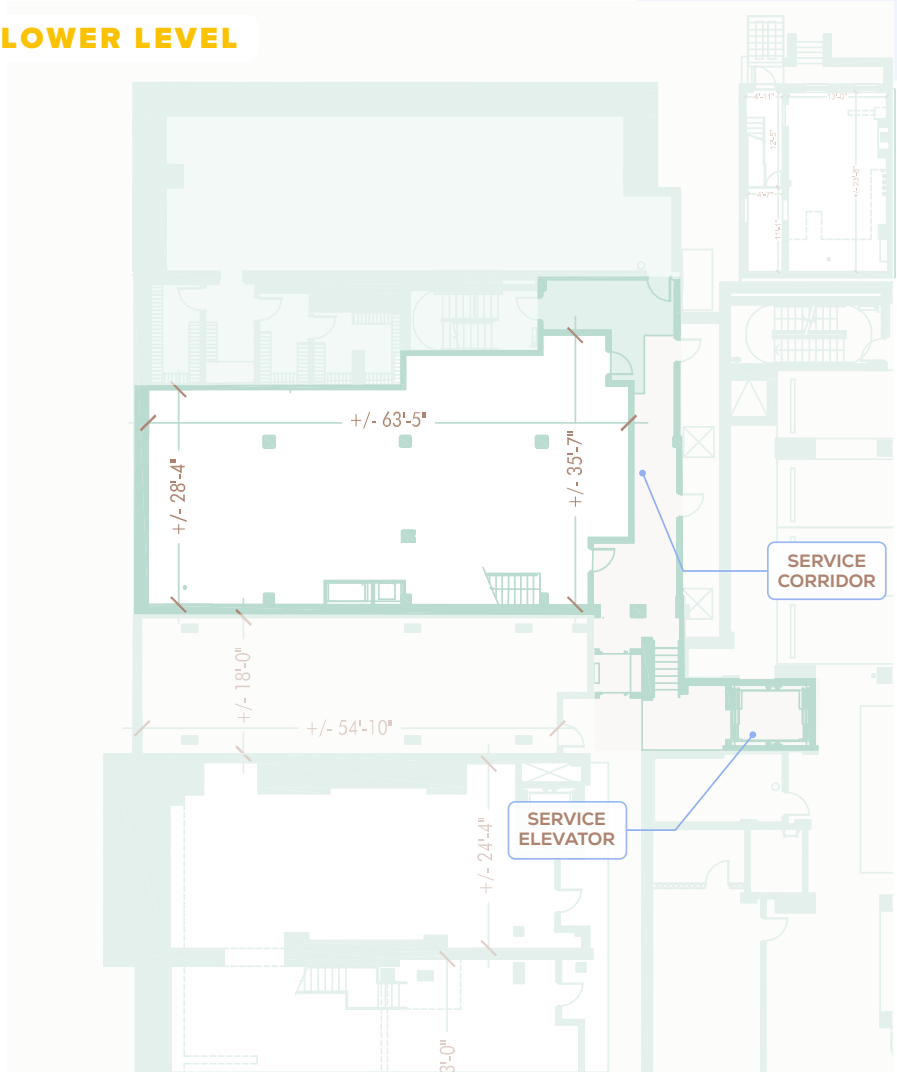
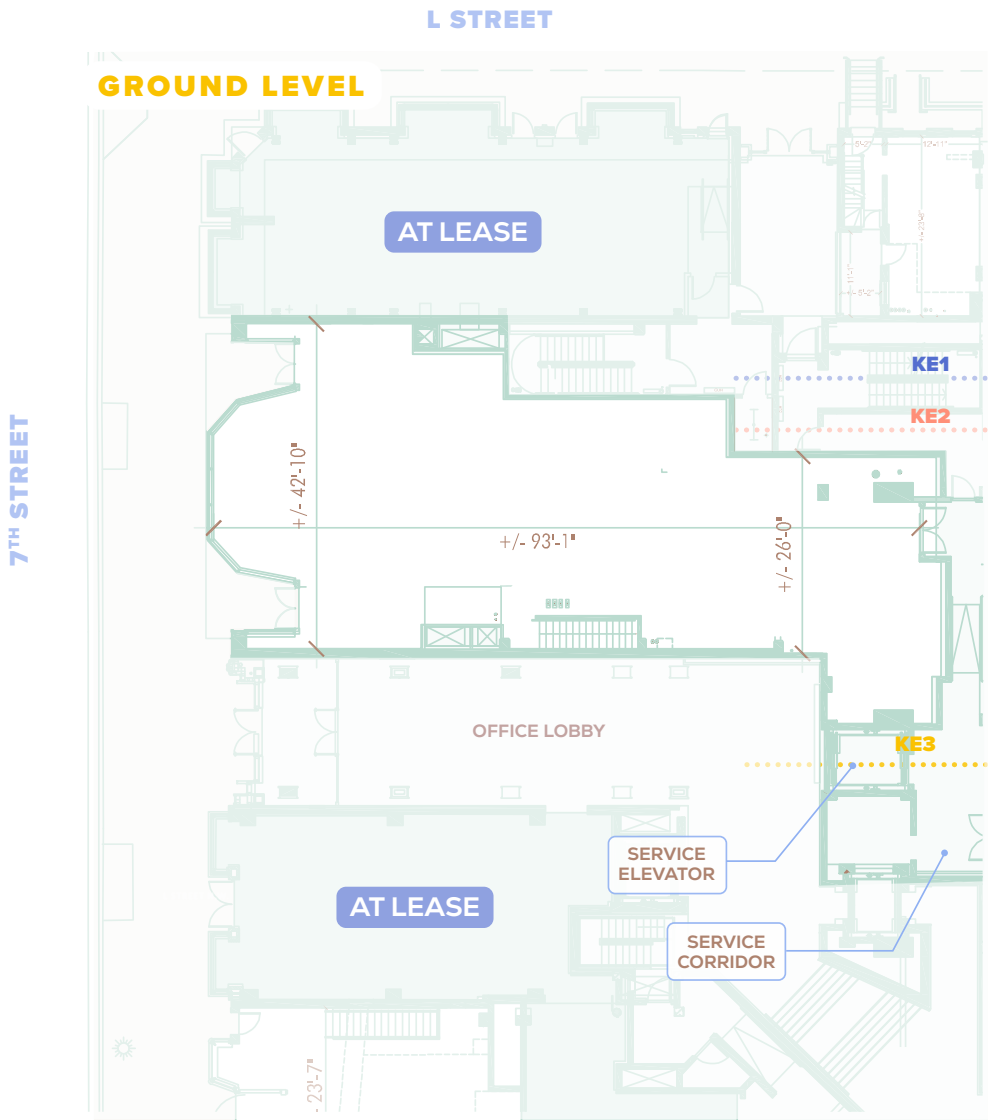
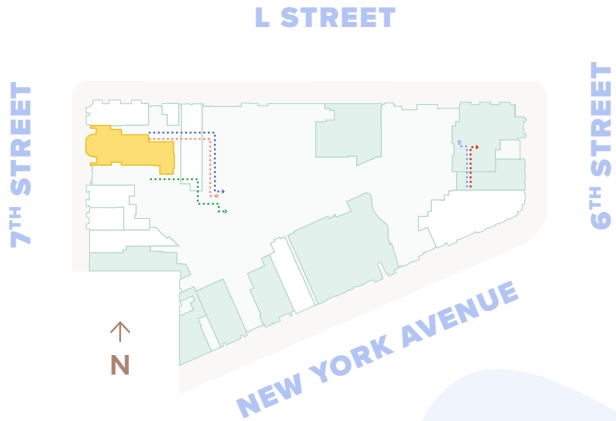


+/- 3,650 - 6,049 SF
GROUND LEVEL | +/- 3,650 SF
LOWER LEVEL | +/- 2,399 SF
CEILING HEIGHT | 9' - 12' 4"

KE SHAFT AVAILABLE

 MATTERPORT

 LEASE OUTLINE DRAWING



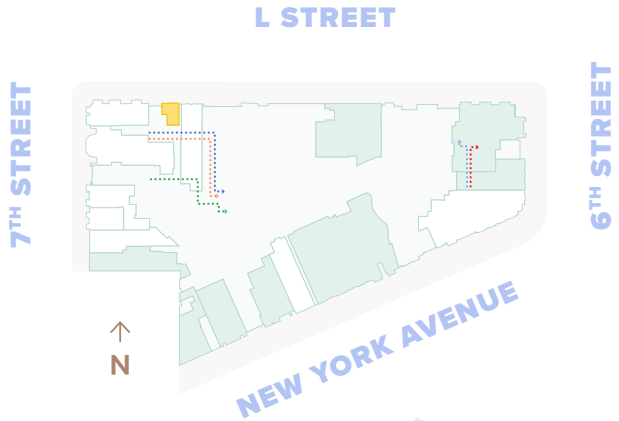
RETAIL R114

L STREET

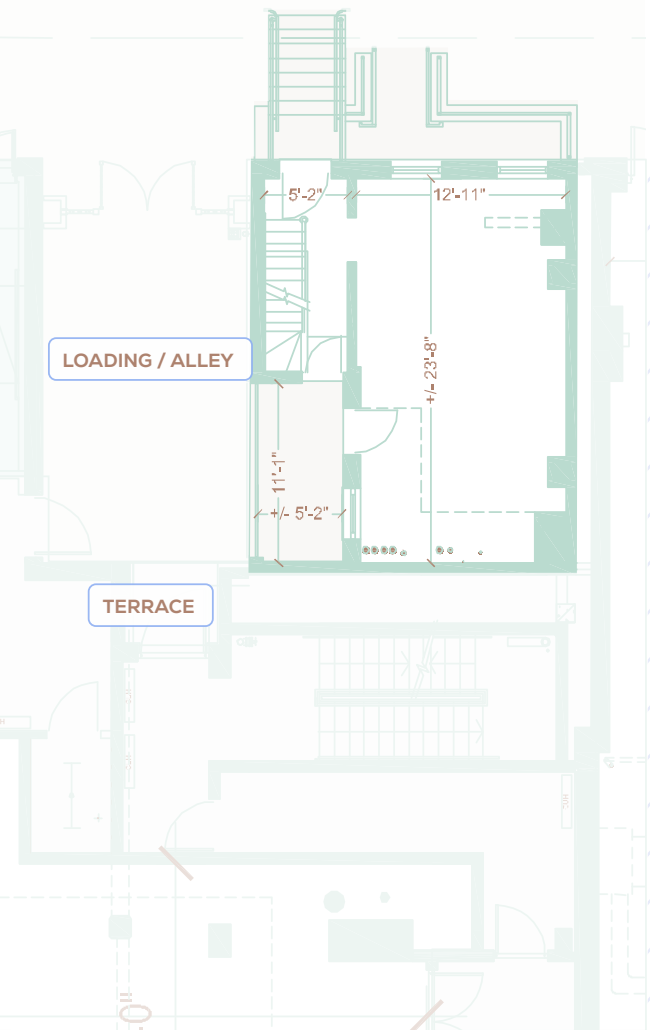


+/- 430 - 1,233 SF
GROUND LEVEL | +/- 430 SF
SECOND LEVEL | +/- 390 SF
LOWER LEVEL | +/- 413 SF
CEILING HEIGHT | 6' 8" - 9' 8"

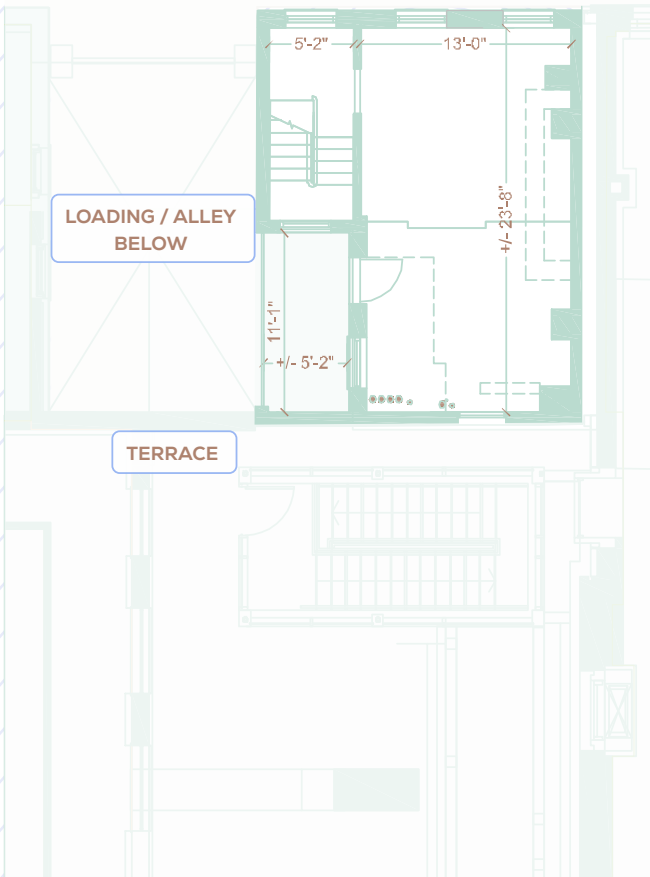
-  GROUND LEVEL MATTERPORT
-  LOWER LEVEL MATTERPORT
-  LEASE OUTLINE DRAWING



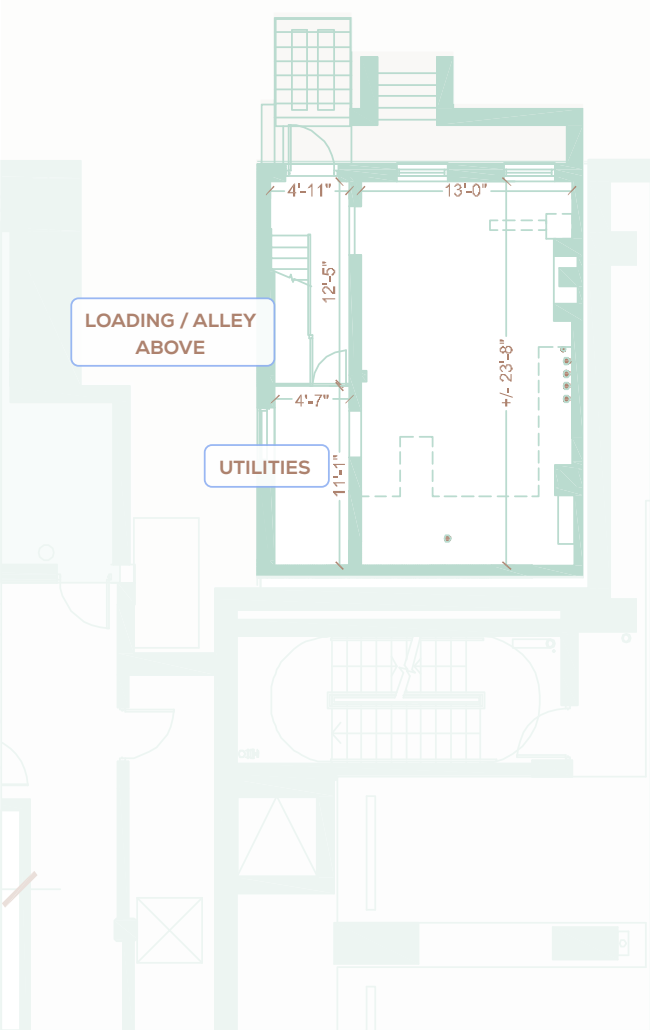
L STREET
GROUND LEVEL



SECOND LEVEL



LOWER LEVEL



RETAIL R115

L STREET

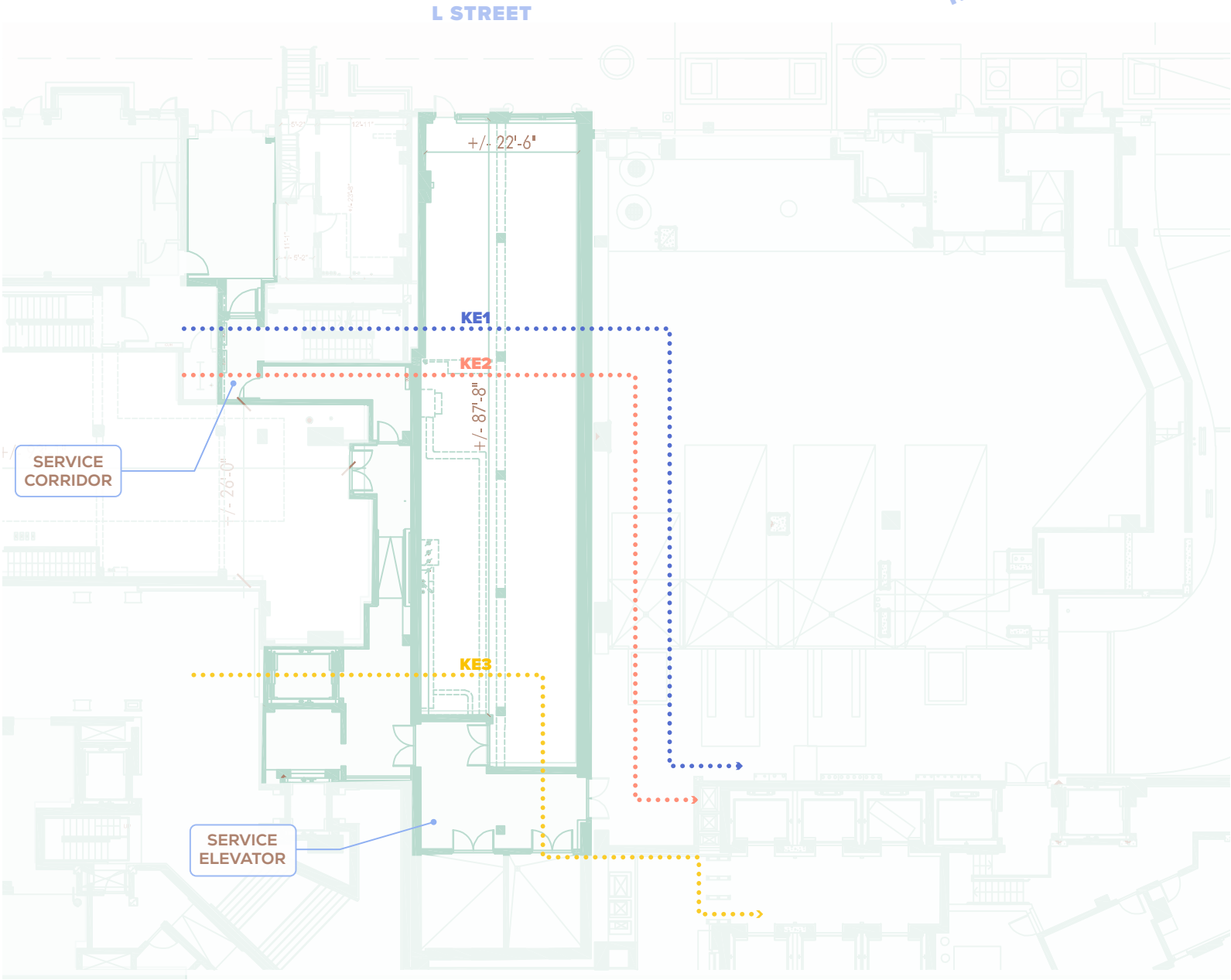
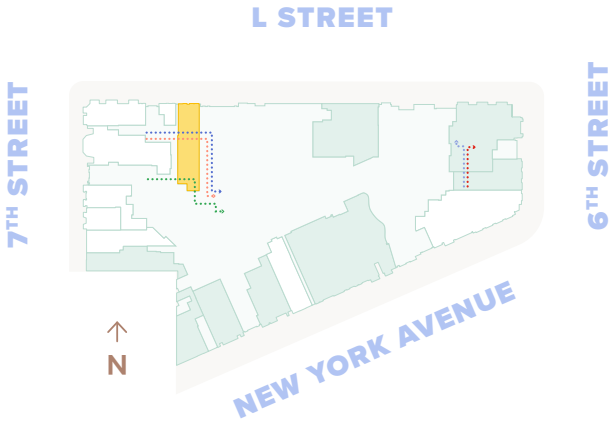


+/- 2,423 SF
CEILING HEIGHT | 11' 2"

KE SHAFT AVAILABLE

MATTERPORT

LEASE OUTLINE DRAWING



HAVE IT ALL

Take advantage of a rare opportunity in the heart of a work, life, and entertainment hotspot.

Beckoning locals for morning fuel from **Pearl's Bagels**, drawing parents for daily drop-offs at **Bambini**, and calling the office lunch crowd, happy hour goers, and fine diners with a raved-about restaurant lineup, 655 New York brings the footsteps and fanfare at every time of day.

Get in on the action at 655 New York Avenue.

David Dochter

DAVID@DOCHALEX.COM
202.971.8989

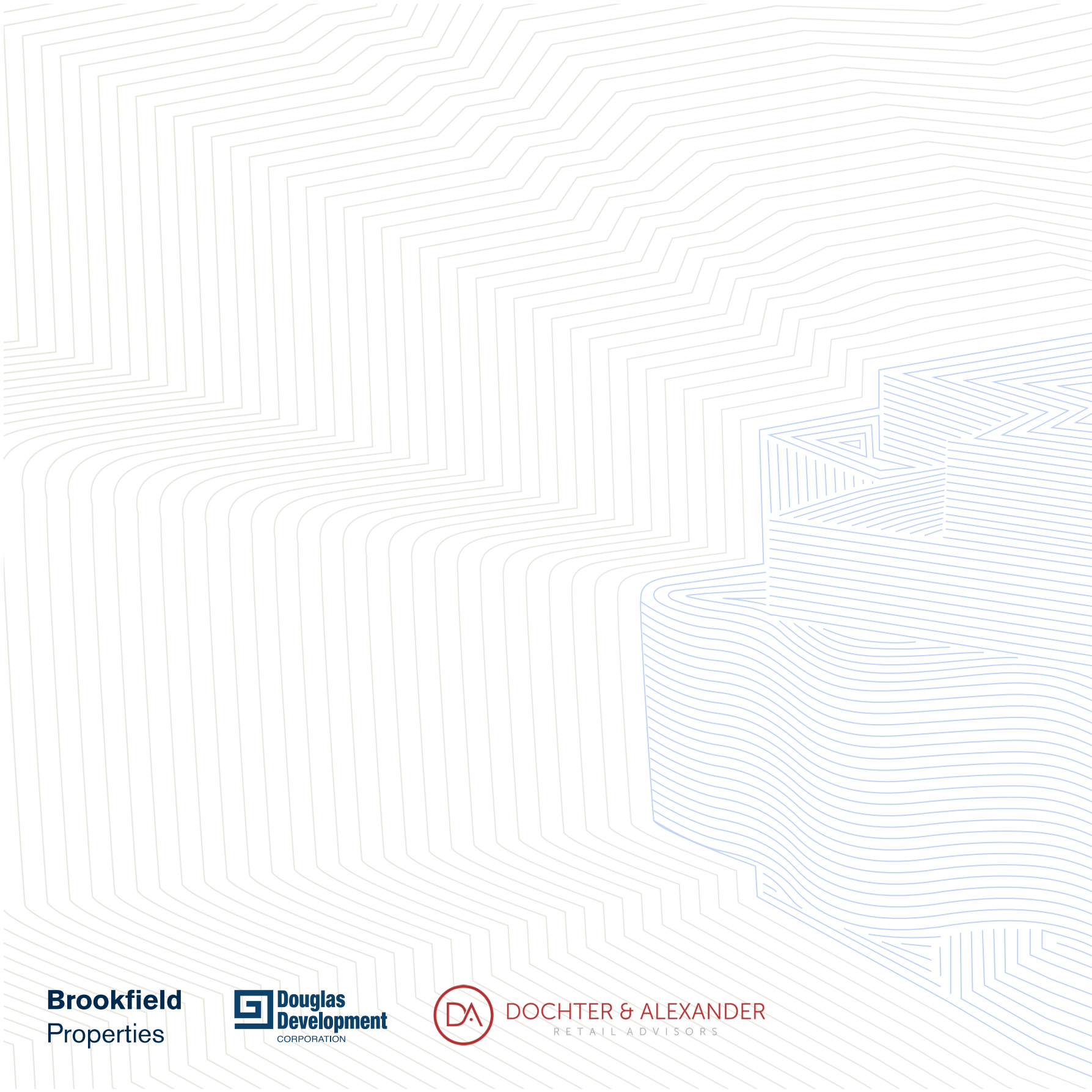
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