

# SECOND GEN BANK SUBLEASE OPPORTUNITY

DUPONT SUBMARKET WITH FRONTAGE ON CONNECTICUT



**1507** CONNECTICUT  
AVENUE NW  
WASHINGTON, DC





# AVAILABLE IMMEDIATELY

RETAIL SPACE AVAILABLE

SIZE: 1,010 SF

POSSESSION:

Immediate

LEASE TYPE:

Sublease

## NEIGHBORS

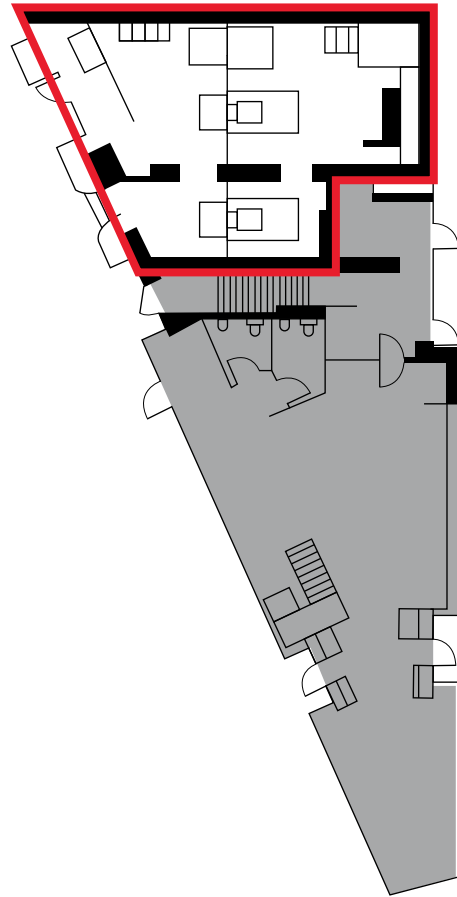
- Starbucks
- Barry's Bootcamp
- Dos Toros
- PNC
- Loft
- Alero
- Mission
- Sweetgreen
- Taim
- Warby Parker
- Tatte Bakery & Cafe

## COMMENTS

- Facing the future Connecticut Avenue Plaza, anticipated to deliver 2026. This will close up the underpass and create an open area park with seating and grass area
- Former bank build out without a vault with two points of entry
- Directly next door to Starbucks
- Steps from Dupont Circle



# FLOORPLAN

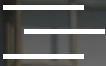


# DEMOGRAPHICS

	0.5 mi	1 mi.	2 mi.
DAYTIME POPULATION	135,253	348,860	704,093
RESIDENTIAL POPULATION	19,905	82,405	217,522
HOUSEHOLD INCOME	\$98,968	\$105,294	\$97,254



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**PLEASE CONTACT US FOR MORE INFORMATION:**

**SOPHIE VAN PELT**

Senior Associate

+1 202 471 3597

[sophie.vanpelt@cushwake.com](mailto:sophie.vanpelt@cushwake.com)



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