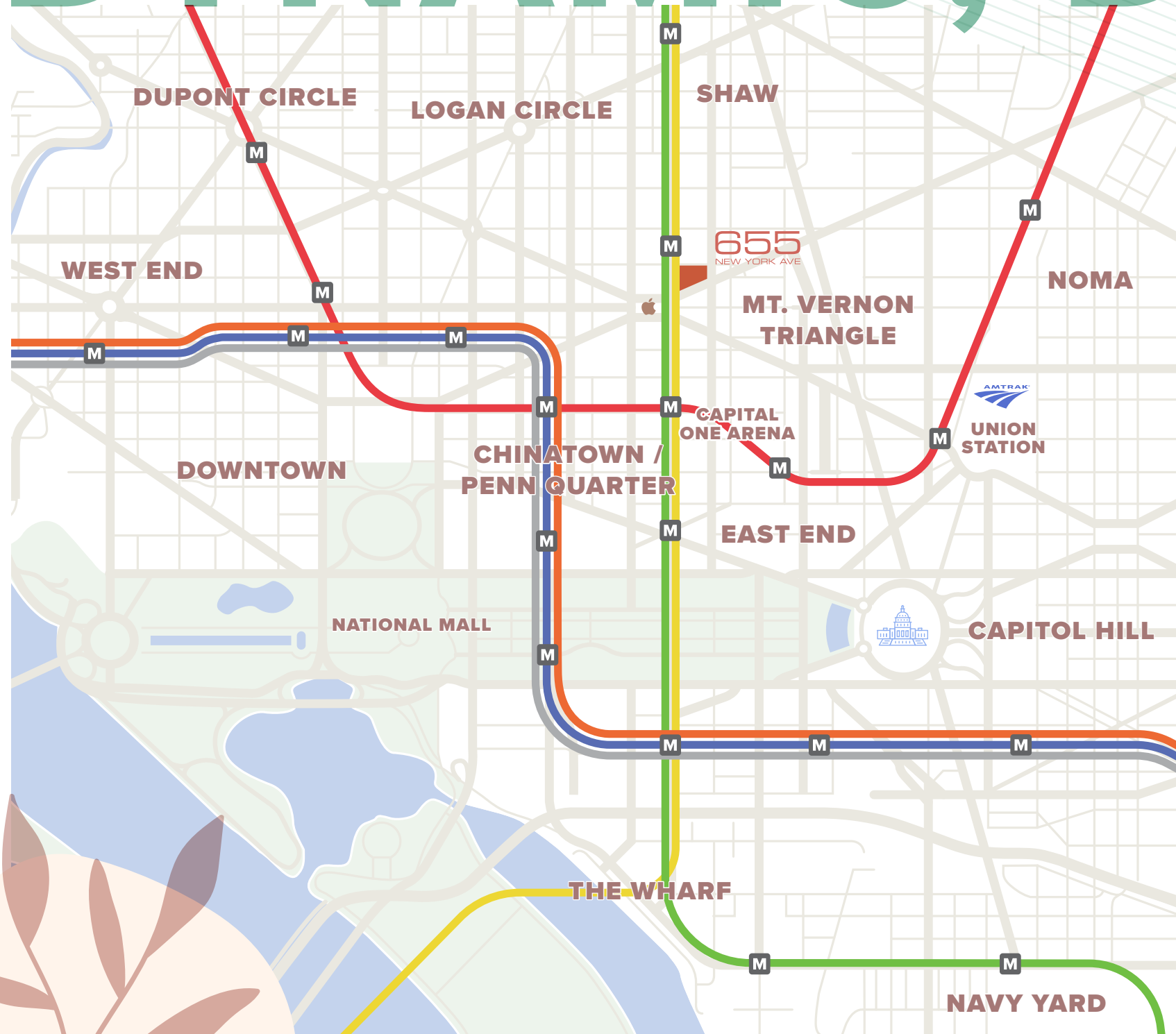




6555

NEW YORK AVE

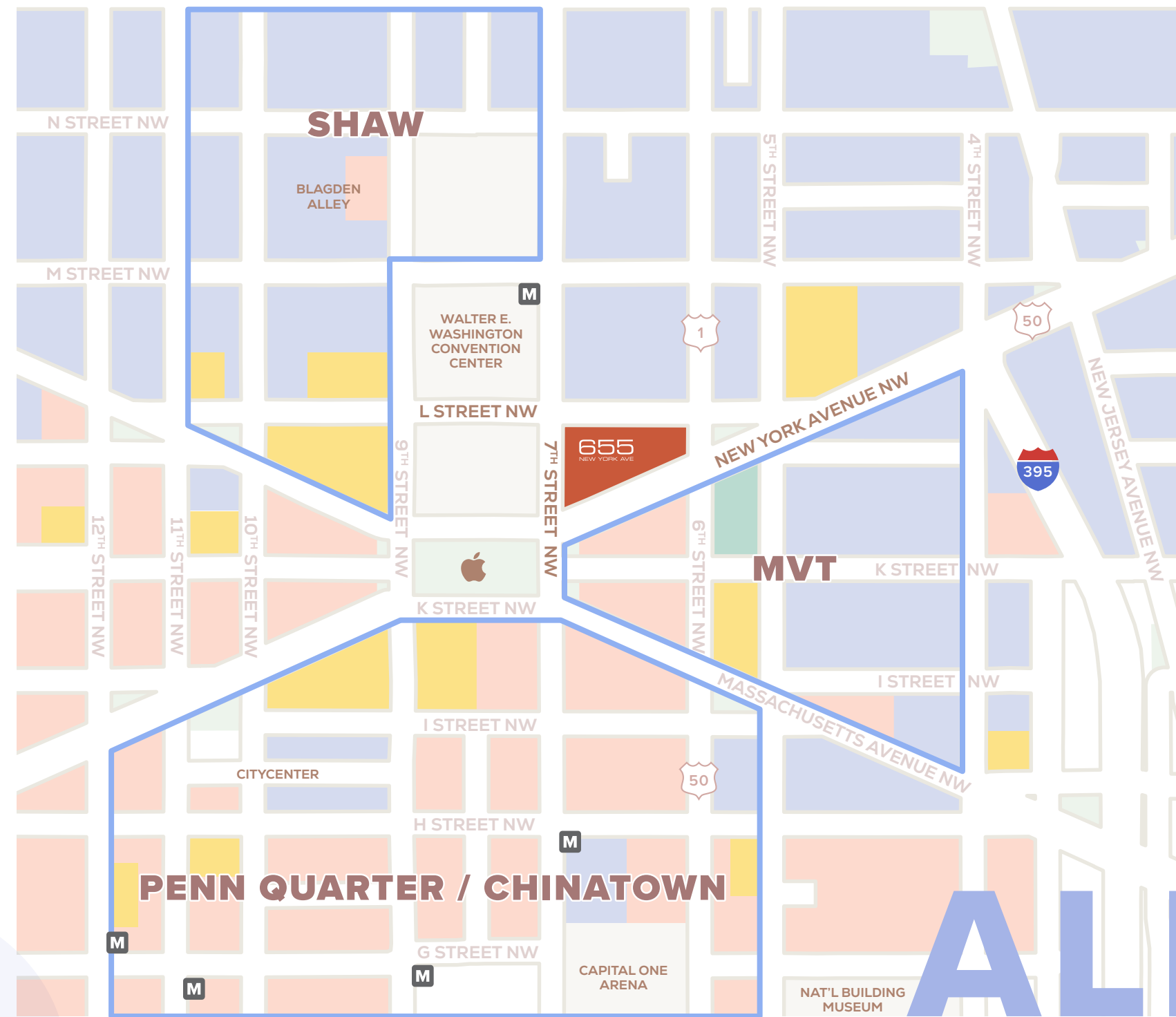
DYNAMIC, DAY TO NIGHT



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 +
7,934 Within ¼ Mile	12,960 Within ¼ Mile	\$127,983 Within ¼ Mile	67.86% Within ¼ Mile
26,080 Within ½ Mile	47,752 Within ½ Mile	\$138,095 Within ½ Mile	70.93% Within ½ Mile
68,930 Within 1 Mile	187,298 Within 1 Mile	\$149,406 Within 1 Mile	75.87% Within 1 Mile

<p>SHAW</p> <p>the dabney Nina May</p> <p>UNCONVENTIONAL DINER</p> <p>CALICO</p> <p>CHERCHER ETHIOPIAN</p> <p>EL SOL</p> <p>ESPITA / GHOSTBURGER</p> <p>LOST + FOUND</p> <p>SAN LORENZO</p> <p>SEYLOU BAKERY</p> <p>SUNDEVICH</p> <p>SUPRA</p> <p>TIGER FORK</p> <p>URBAN ATHLETIC CLUB</p> <p>TALLBOY</p> <p>YOUR ONLY FRIEND</p>	<p>MVT</p> <p>abakedjoint</p> <p>RPM ITALIAN</p> <p>ALTA STRADA</p> <p>BUSBOYS & POETS</p> <p>CHIPOTLE</p> <p>MELANGE</p> <p>LUCKY DANGER</p> <p>PROST</p> <p>RASA</p> <p>SHOUK</p> <p>SOL</p> <p>SWEETGREEN</p> <p>VARNISH LANE</p>	<p>PENN QUARTER/ CHINATOWN</p> <p>EQUINOX</p> <p>GUCCI</p> <p>ZAYTINYA</p> <p>BANTAM KING</p> <p>BAR DECO</p> <p>CAVA</p> <p>CHAIA</p> <p>CLYDE'S</p> <p>CRANES</p> <p>CUBA LIBRE</p> <p>CURE</p> <p>DAIKAYA</p> <p>DEL FRISCO'S</p> <p>DOLCEZZA</p> <p>FARMERS + DISTILLERS</p> <p>FIG + OLIVE</p> <p>FLIGHT</p> <p>HIP CITY VEG</p> <p>JACKPOT</p> <p>KATE SPADE</p> <p>LA COLOMBE</p> <p>LITTLE SESAME</p> <p>LOUIS VUITTON</p> <p>MODENA</p> <p>MOMIJI</p> <p>NANDO'S</p> <p>TIFFANY & CO.</p> <p>UMAYA</p> <p>YARD HOUSE</p>
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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 and restaurants bursting with personality, Blagden Alley is a **local nightlife go-to**. Watering holes Calico and Lost & Found intermingle with **Michelin-renowned** hotspots from Tiger Fork to The Dabney—led by chef Jeremiah Langhorne, whose eagerly anticipated second restaurant, Petite Cerise, debuted at 655 New York in March 2023.



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** and local market **Union Kitchen Grocery**.

HERE & HAPPENING

Petite Cerise

1027 7TH STREET NW

This bright, three-story French concept from **celebrated chef Jeremiah Langhorne** presents authentically prepared, market-fresh French fare morning to night. From airy omelets to crisp baguette sandwiches and bouillabaisse, Petite Cerise touts a wide-ranging menu, enhanced by a curated French wine list and seasonal craft cocktails.

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.**



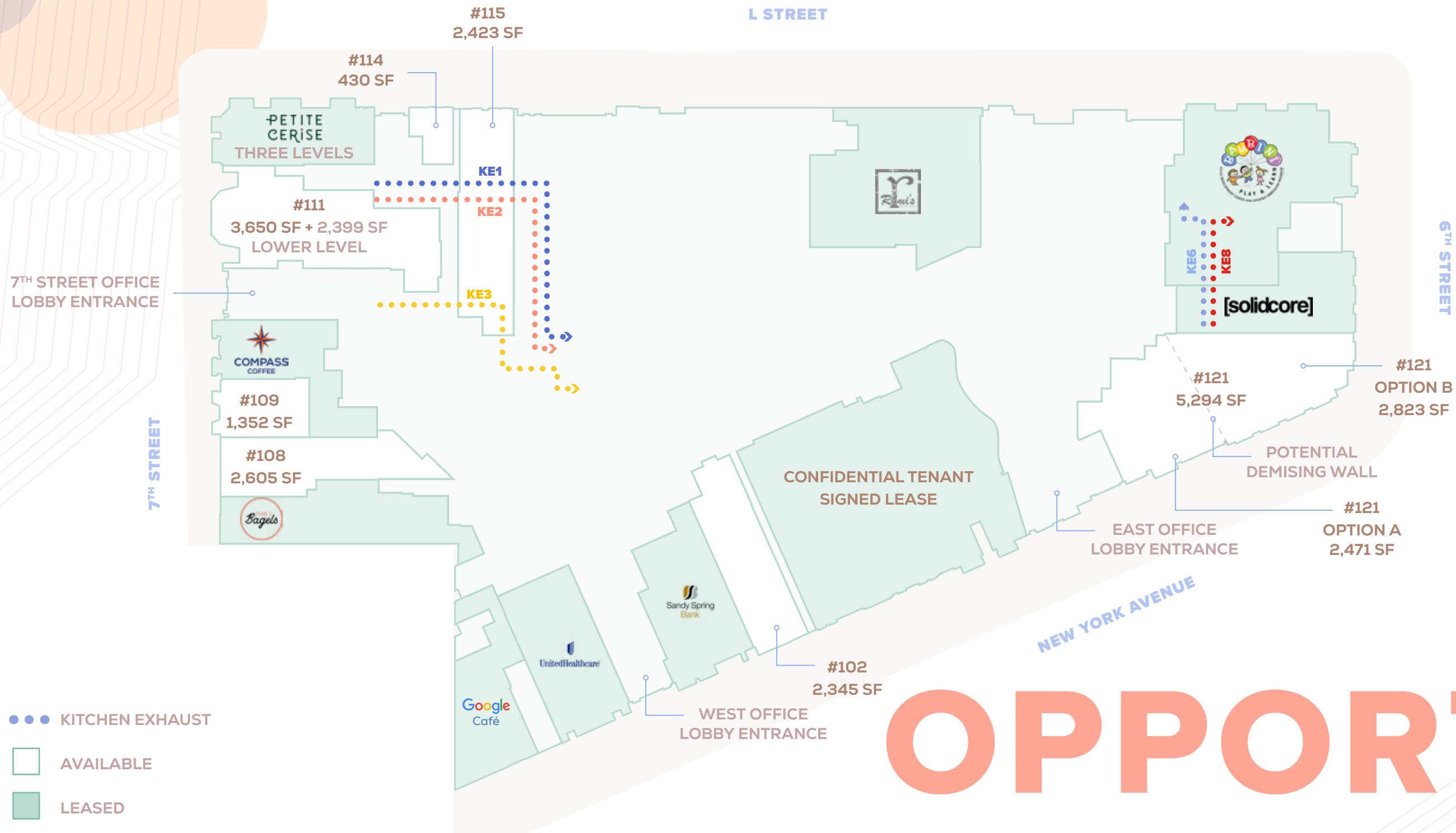
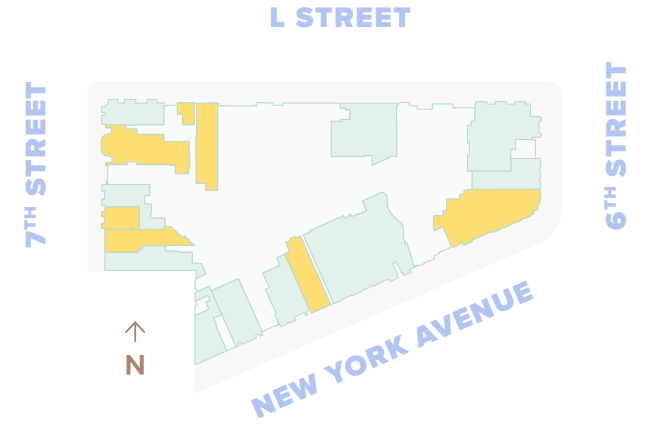
Solidcore

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



- KITCHEN EXHAUST
- AVAILABLE
- LEASED

OPPORTUNITY

RETAIL R121

NEW YORK AVENUE AND 6TH STREET CORNER

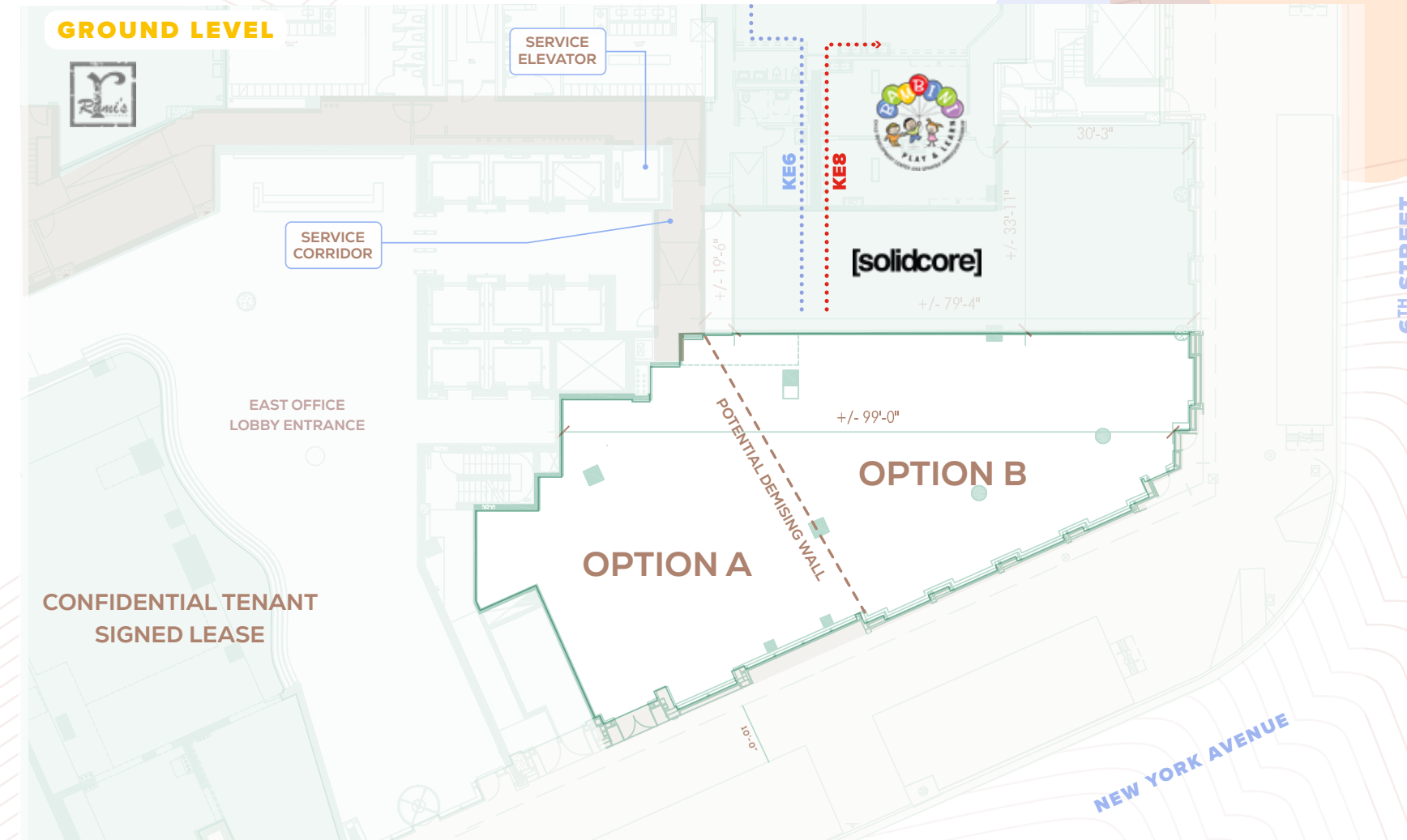
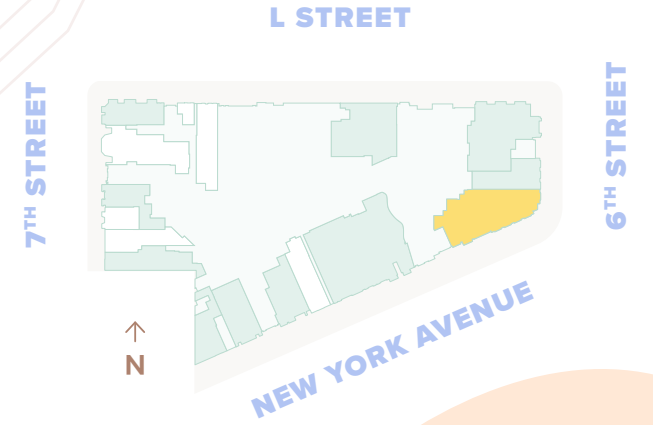


+/- 5,294 SF
OPTION A | +/- 2,471 SF
OPTION B | +/- 2,823 SF
CEILING HEIGHT | 23' 6"

2 KE SHAFTS AVAILABLE

 MATTERPORT

 LEASE OUTLINE DRAWING



RETAIL R102

NEW YORK AVENUE LOOKING EAST TOWARD 6TH STREET

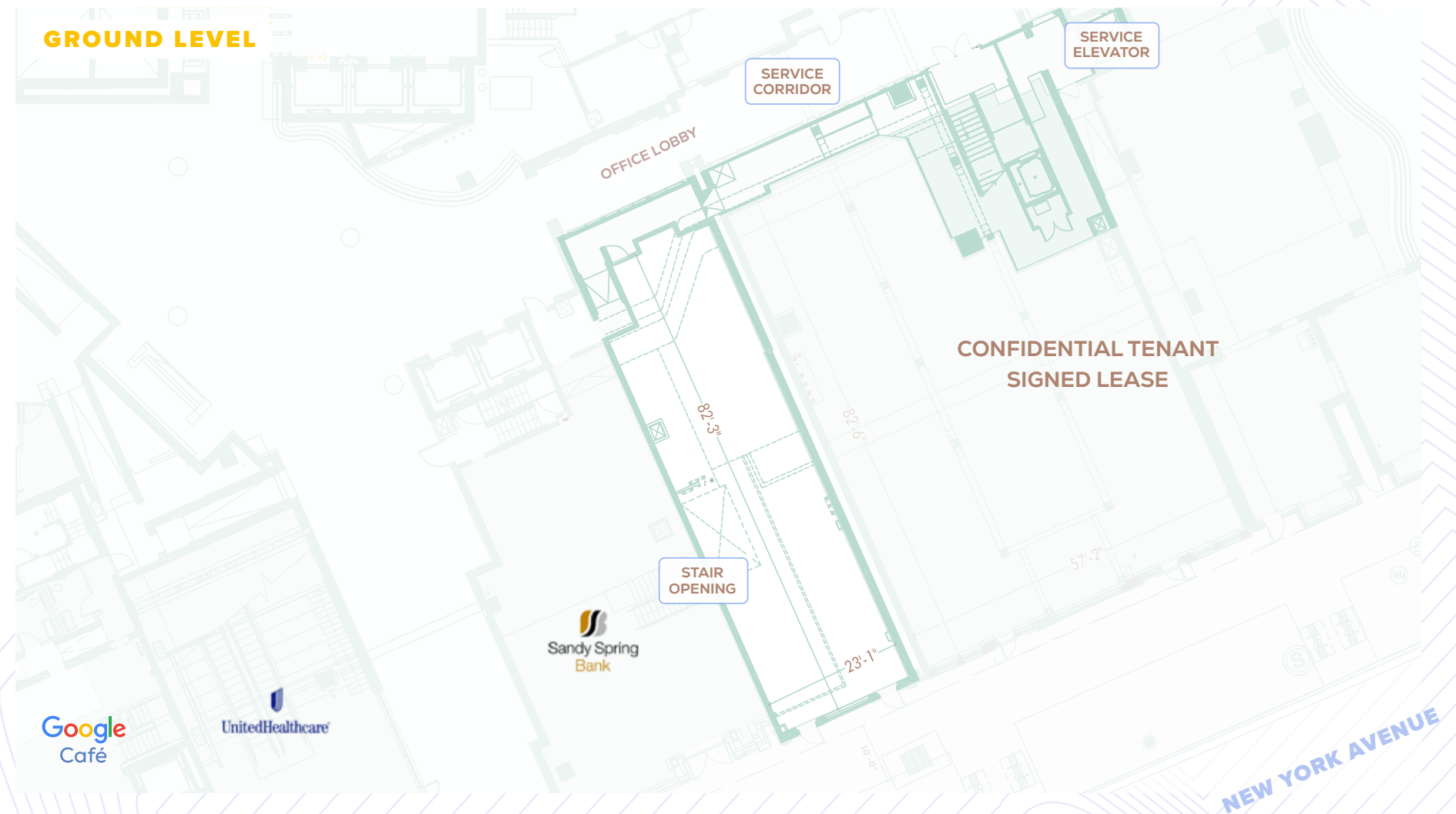
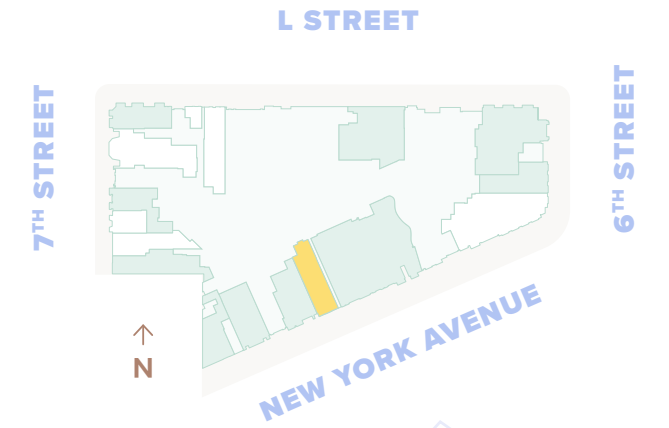


+/- 2,345 SF
CEILING HEIGHT | 11' 8"

KE SHAFT AVAILABLE

 MATTERPORT

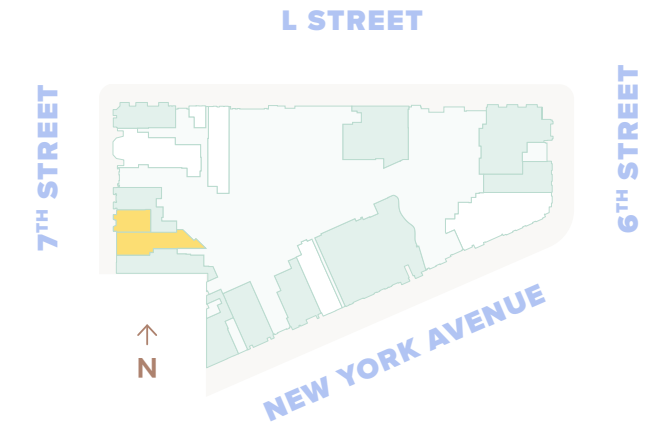
 LEASE OUTLINE DRAWING



RETAIL R109 & R108



7TH STREET

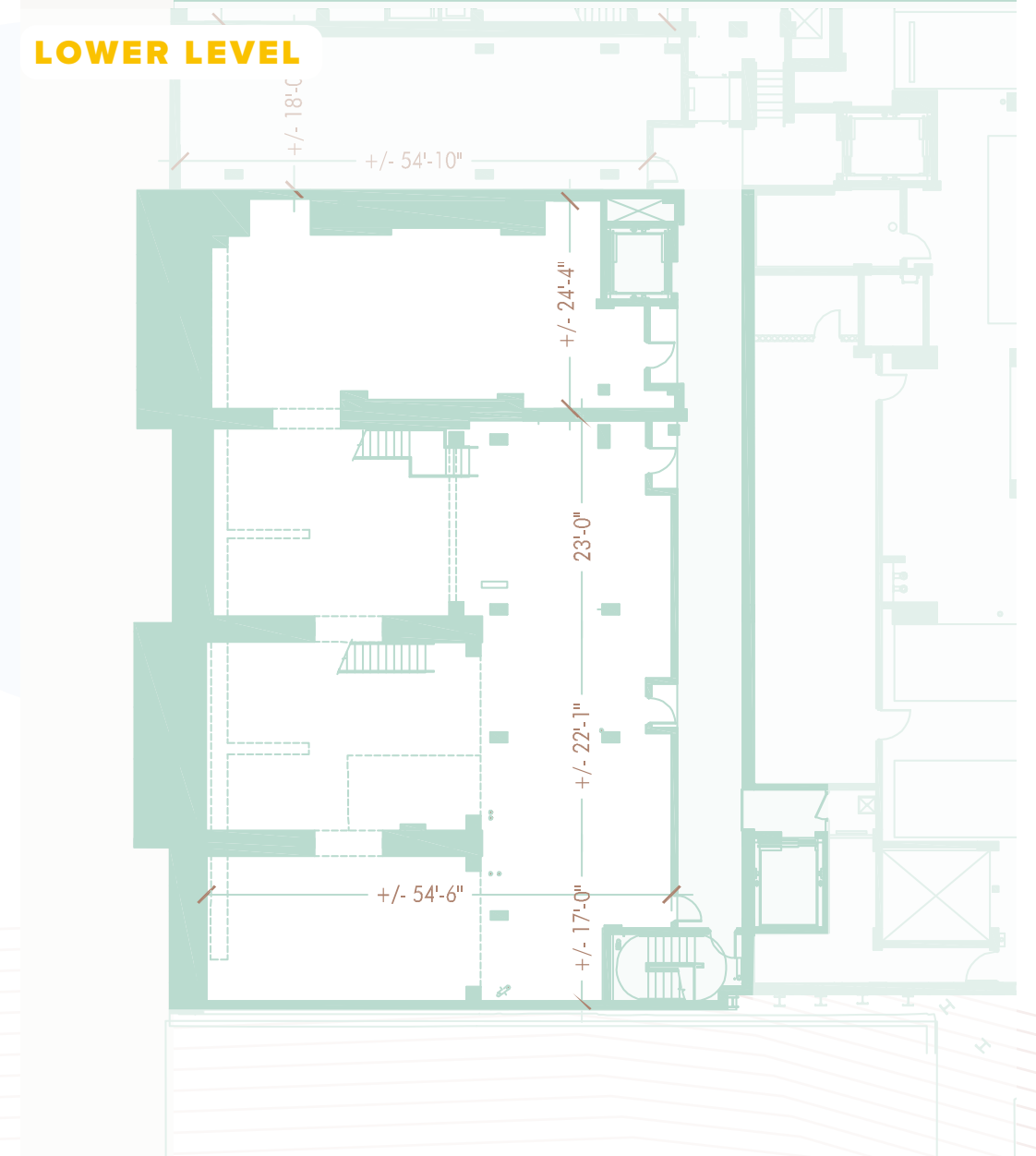
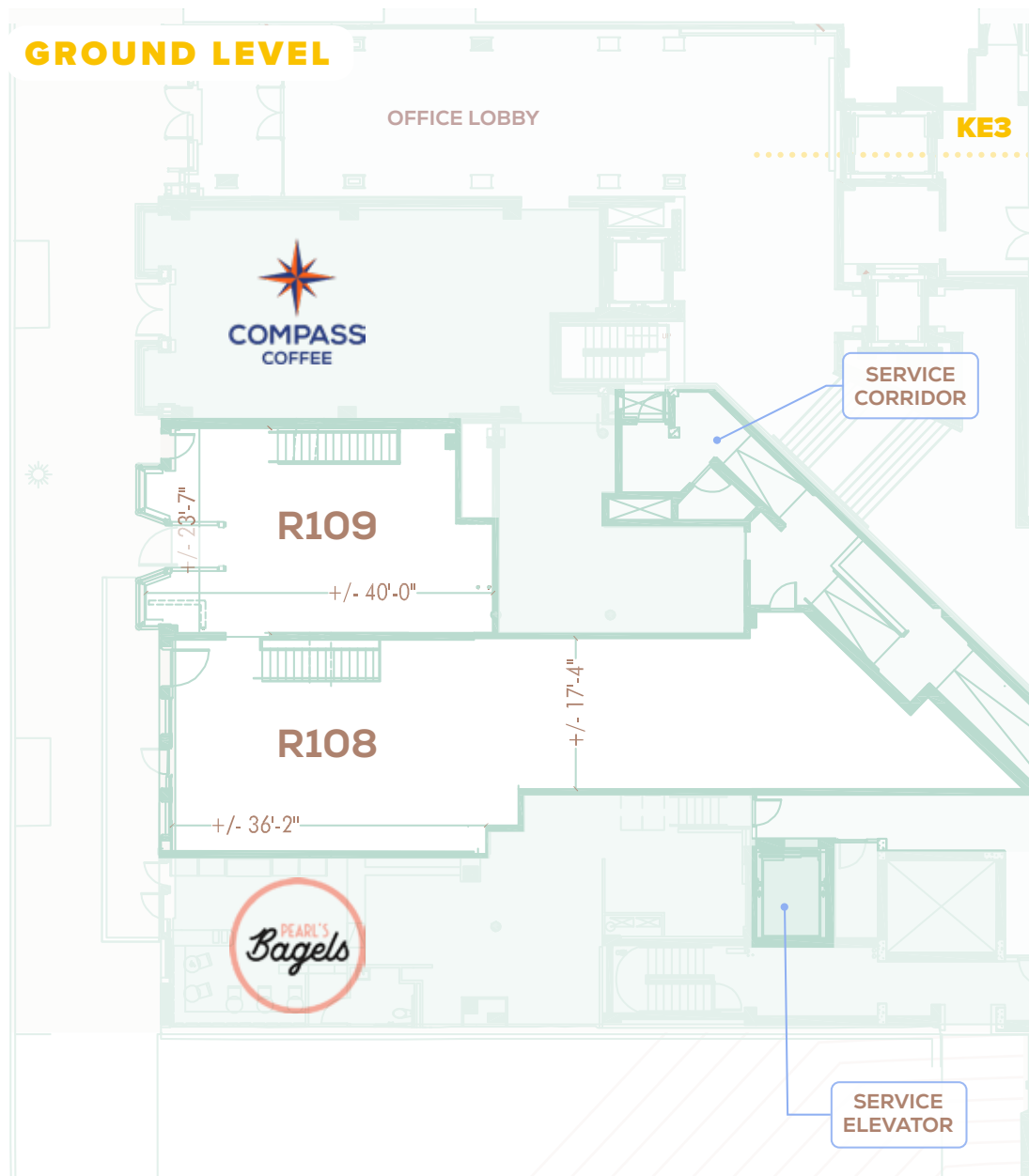


R109 | +/- 1,352 SF
R108 | +/- 2,605 SF
 LOWER LEVEL | +/- 5,985 SF
 GROUND LEVEL CEILING HEIGHT | 10' 1" - 14' 5"
 LOWER LEVEL CEILING HEIGHT | 10' 4" - 11' 1"

KE SHAFT AVAILABLE

-  R109 MATTERPORT
-  R109 LEASE OUTLINE DRAWING
-  R108 MATTERPORT
-  R108 LEASE OUTLINE DRAWING

7TH STREET



RETAIL R111

RETAIL R111 ON 7TH STREET

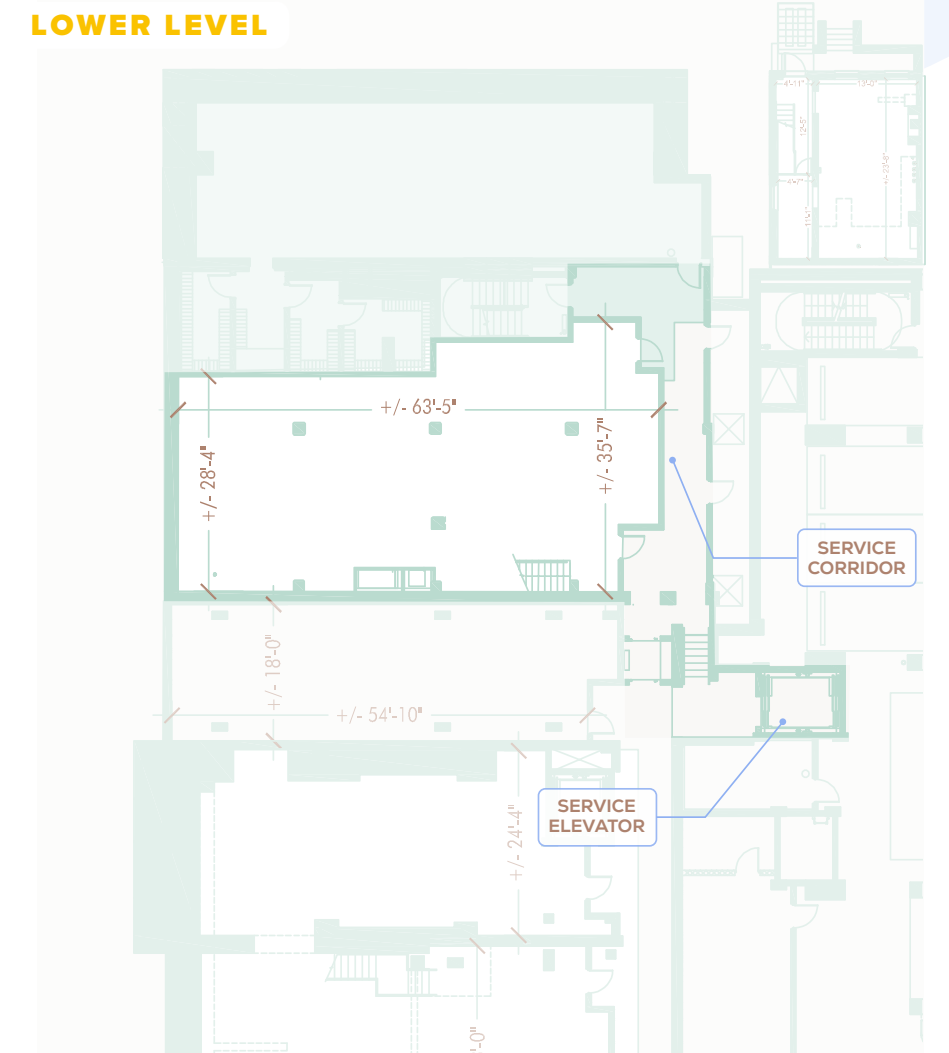
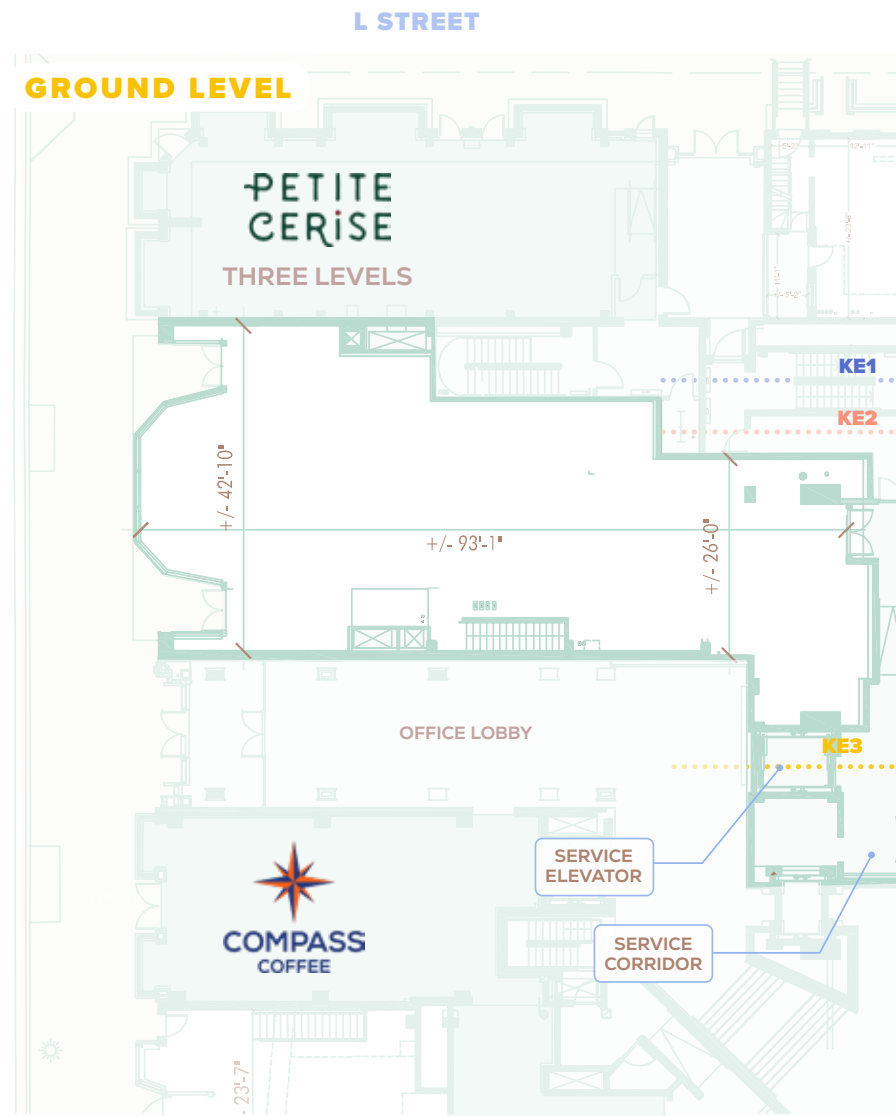
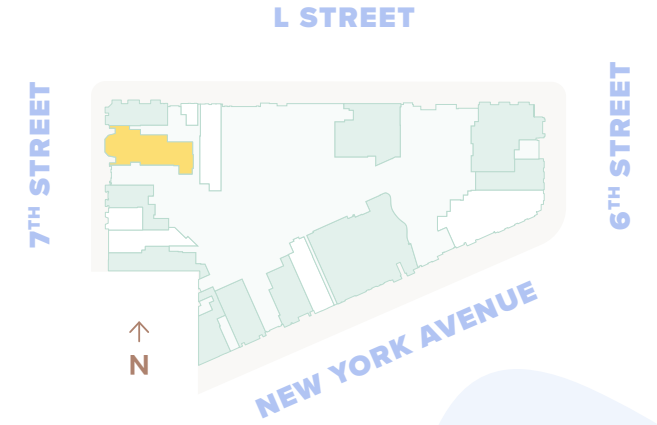


+/- 3,650 - 6,049 SF
 GROUND LEVEL | +/- 3,650 SF
 LOWER LEVEL | +/- 2,399 SF
 CEILING HEIGHT | 9' - 12' 4"

KE SHAFT AVAILABLE

 MATTERPORT

 LEASE OUTLINE DRAWING



RETAIL R114

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

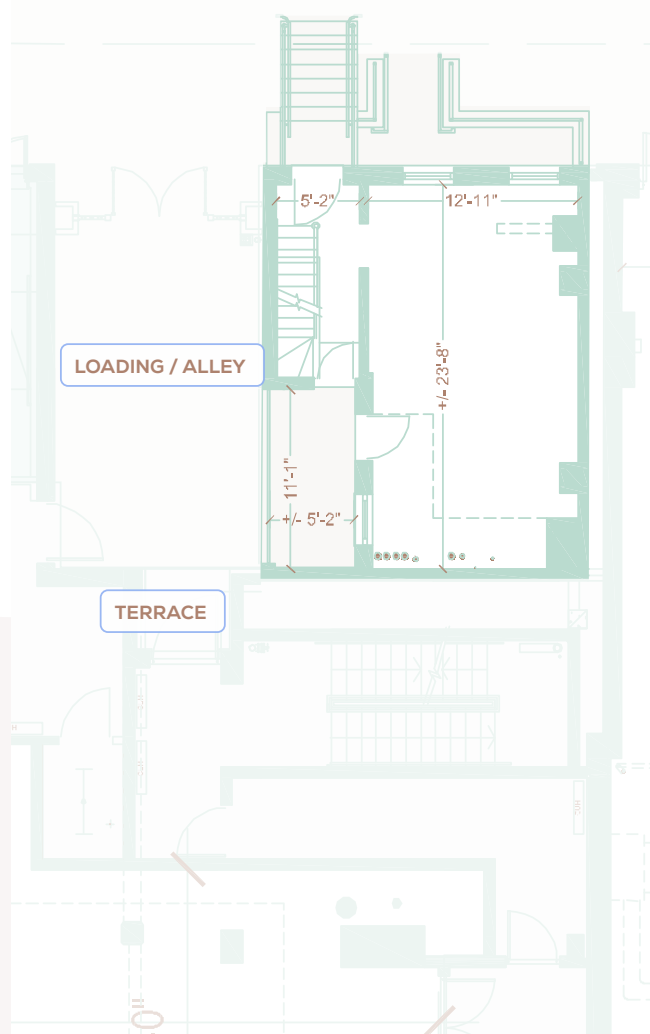
-  MATTERPORT
-  LEASE OUTLINE DRAWING

L STREET

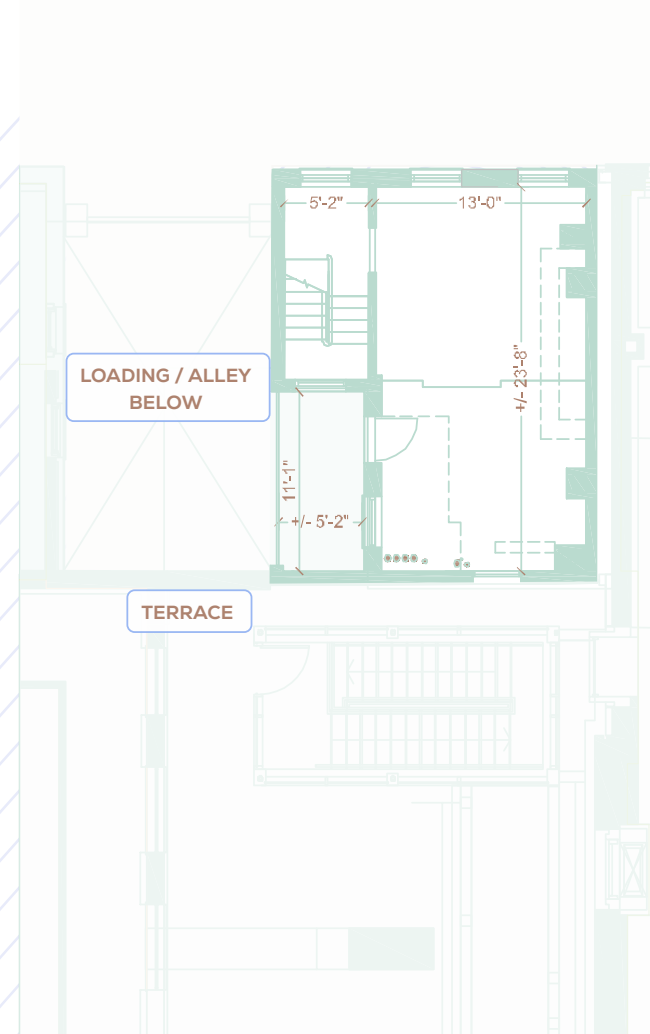


L STREET

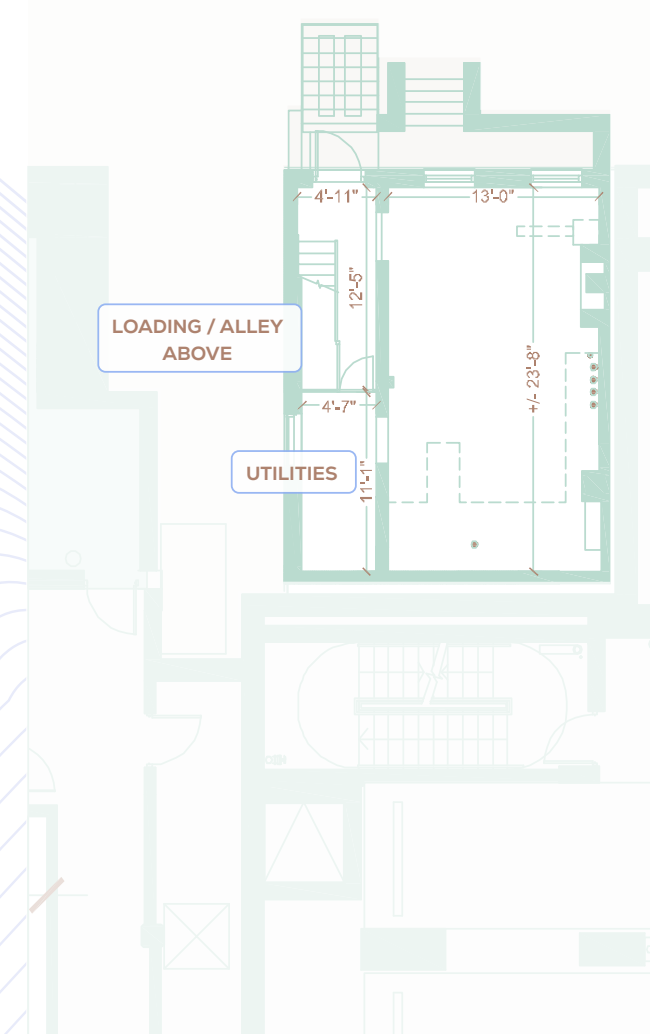
GROUND LEVEL



SECOND LEVEL



LOWER LEVEL



RETAIL R115

L STREET

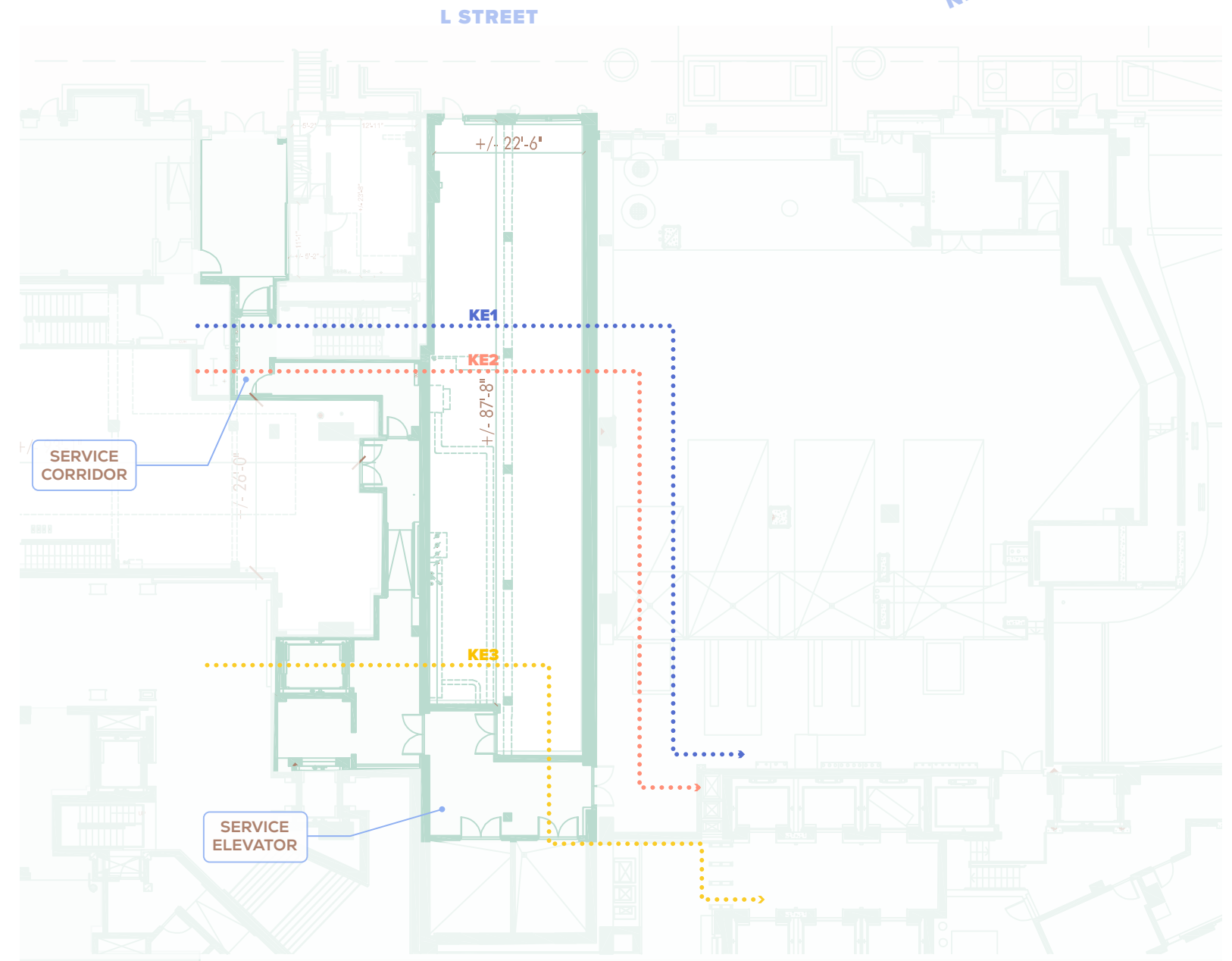
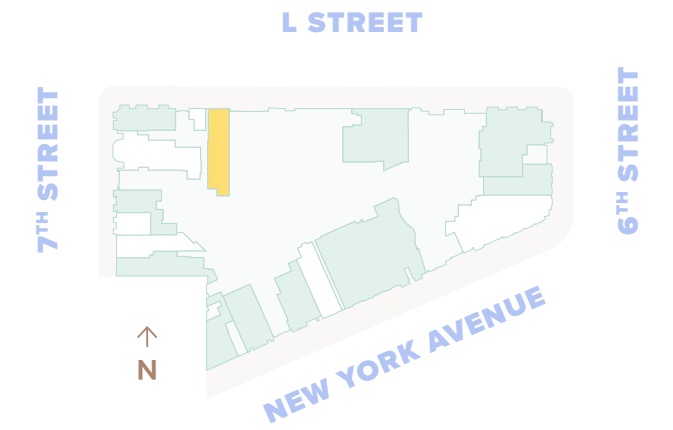


+/- 2,423 SF
CEILING HEIGHT | 11' 2"

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 **Petite Cerise**, **Compass Coffee** and **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.**

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