



For Lease

1350 Eye Street | Washington, D.C.




1350 Eye Street

Washington, D.C.


1350 Eye Street NW presents an exceptional retail leasing opportunity in the heart of Downtown Washington, DC. Ideally located at the bustling intersection of 14th and Eye Streets, directly across from McPherson Square Metro Station and the newly revitalized Franklin Park, the property is positioned to capture significant daytime, evening, and weekend foot traffic.

The available spaces at 1350 Eye Street have ± 100 feet of premium street frontage providing unmatched branding potential in a high-traffic corridor. Surrounded by a dense concentration of office tenants including Booz Allen Hamilton, The Washington Post, and CoStar Group.

WITHIN A 0.25 MILE RADIUS

 2,090
Hotel Keys

 22.1 M SF
Office Space

 7,312
Metro Riders
McPherson Square

ABOUT THE PROPERTY



894-12,031 SF
Ground Floor Retail Space



± 100 FT
Premium Street Frontage

1350 Eye Street & Franklin Square Park

Site Plan

1350 Eye Street | Washington, D.C.

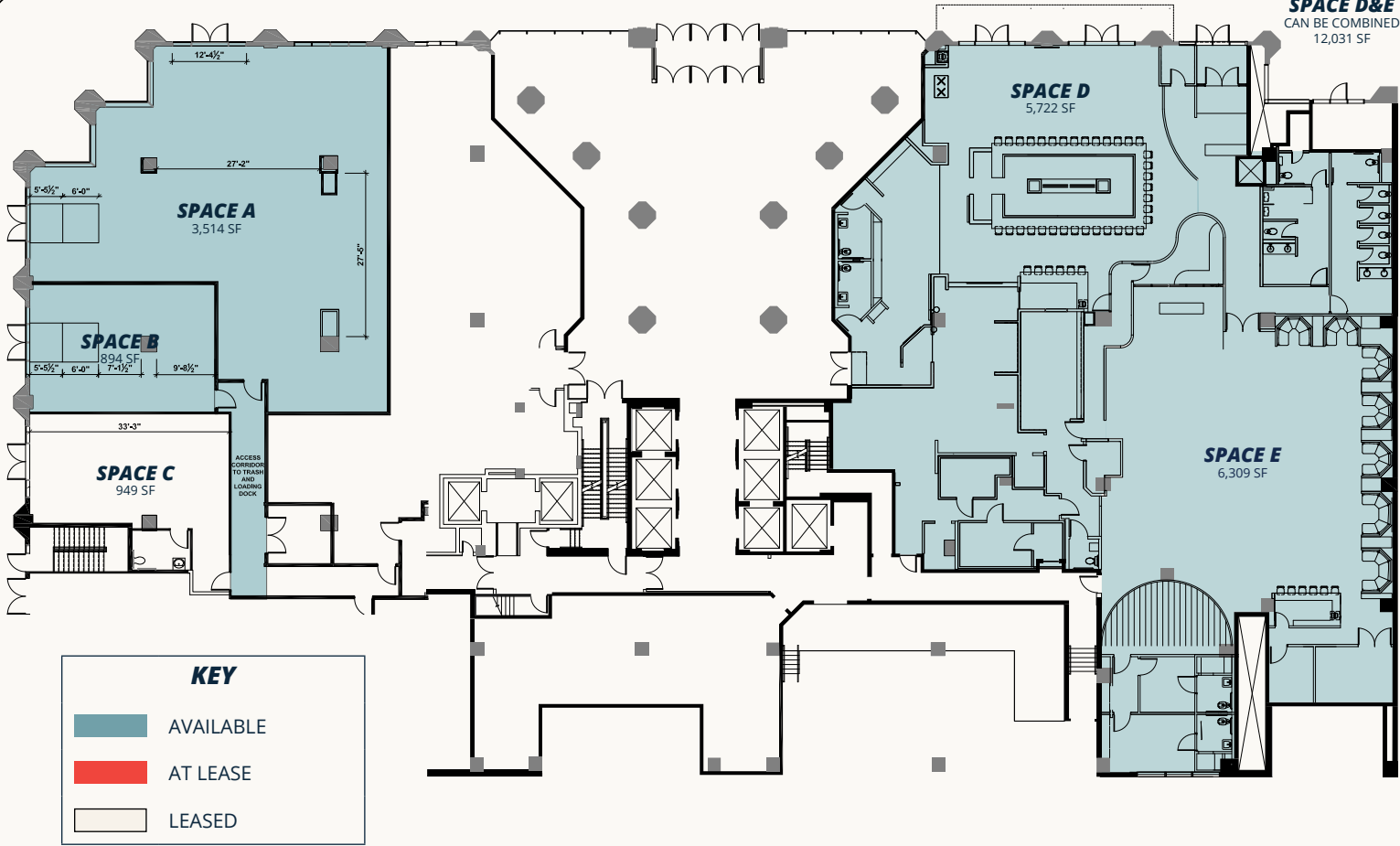
Franklin Park

EYE STREET
11,290 VPD

14TH STREET
36,270 VPD



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Highlights

1350 Eye Street | Washington, D.C.

Retail	17,102 SF of retail space.
McPherson Square	Approx. 7,000 daily riders, with weekend traffic exceeding pre-pandemic numbers
Franklin Park	Downtown DC's largest green space totaling 4.79 acres, operated and programmed by the Downtown BID
Daytime Population	291,857 daytime population in Downtown DC
Hotel	11,849 hotel keys within 0.5 mile radius



Franklin Park

WALKING DISTANCE | POINTS OF INTEREST

McPherson Metro



1 MIN

City Center DC



8 MIN

The White House



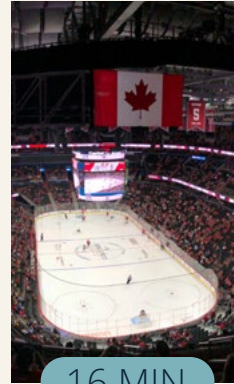
9 MIN

Convention Center



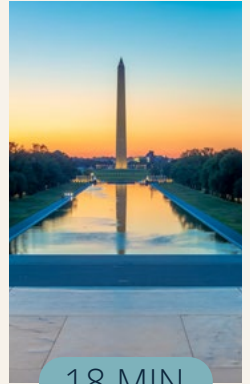
13 MIN

Capital One Arena



16 MIN

National Mall



18 MIN

Neighborhood Map

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Demographics

1350 Eye Street | Washington, D.C.

0.25 Mile

2,486

Total
Businesses

47,702

Total
Employees

48,112

Total Daytime
Population

\$189,671

Average Household
Income

0.5 Mile

6,670

Total
Businesses

123,296

Total
Employees

125,862

Total Daytime
Population

\$170,455

Average Household
Income

1 Mile

15,631

Total
Businesses

339,054

Total
Employees

354,992

Total Daytime
Population

\$179,665

Average Household
Income

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS REAL ESTATE PARTNERS

1250 Connecticut Ave NW, Suite 700
Washington DC 20036
202.925.4205

ARRIS NOBLE

202.503.2195
arris.noble@srsre.com

RACHEL CALLENDER

202.503.3540
rachel.callender@srsre.com

SRSRE.COM

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