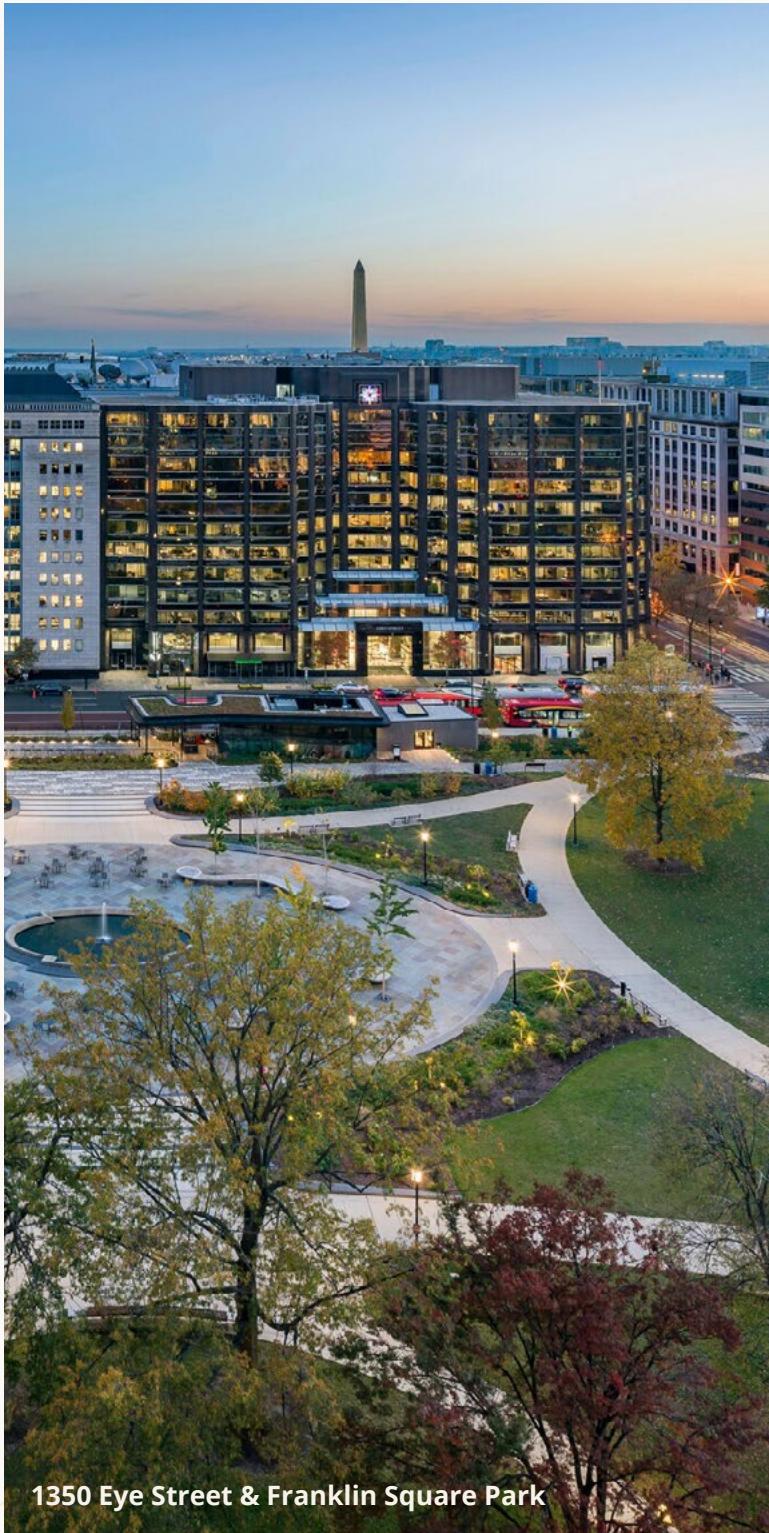




# ***For Lease***

1350 Eye Street | Washington, D.C.





1350 Eye Street & Franklin Square Park

# 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  $\pm 100$  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



$\pm 100$  FT  
Premium Street Frontage

# Site Plan

1350 Eye Street | Washington, D.C.

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**14TH STREET**

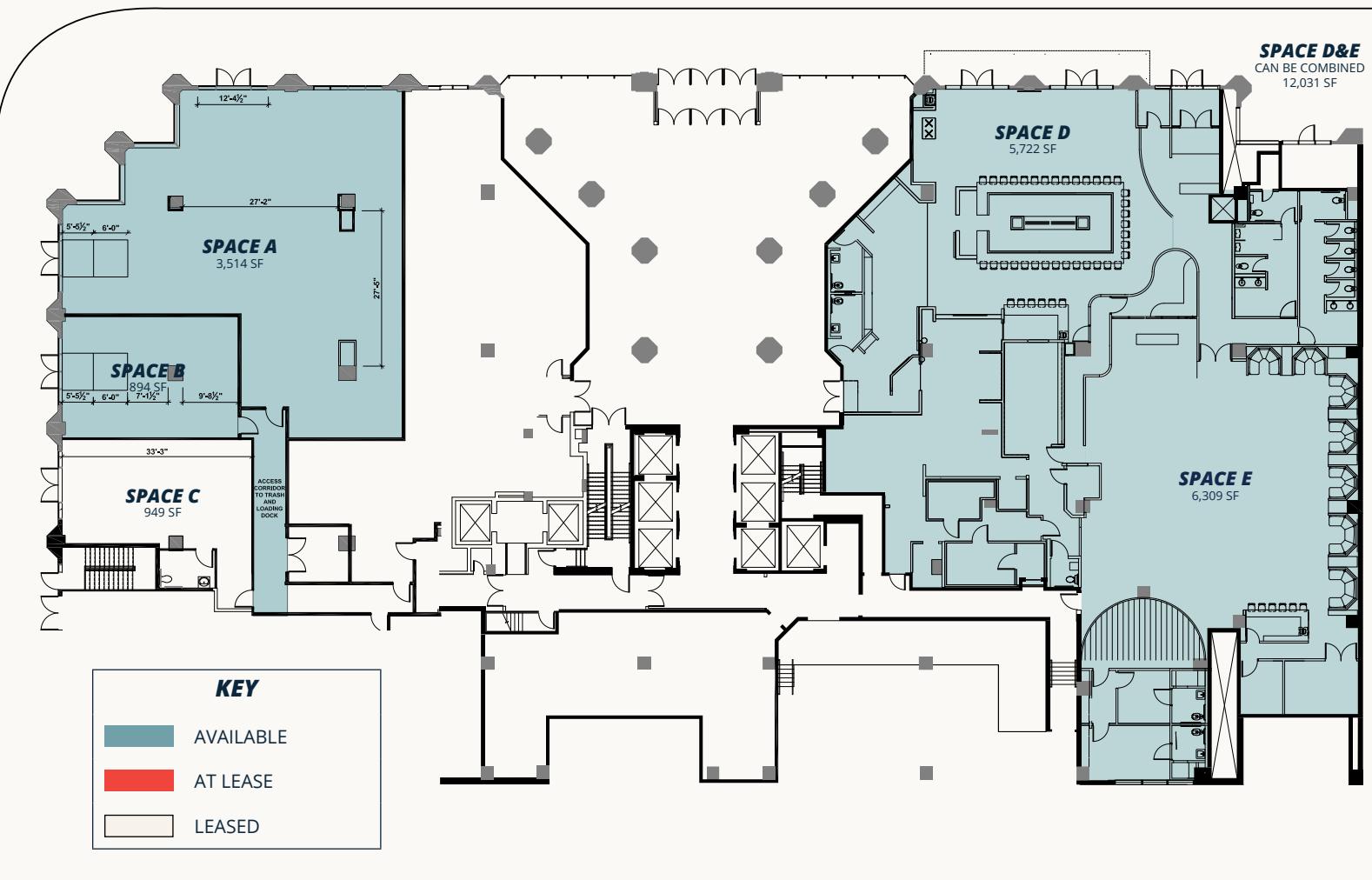
36,270 VPD

**Franklin Park**

**EYE STREET**

11,290 VPD

**SPACE D&E**  
CAN BE COMBINED  
12,031 SF



# 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***

1350 Eye Street | Washington, D.C.

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# Neighborhood Retailers

1350 Eye Street | Washington, D.C.

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# Demographics

1350 Eye Street | Washington, D.C.

## 0.25 Mile

2,486	47,702	48,112	\$189,671
Total Businesses	Total Employees		Average Household Income

## 0.5 Mile

6,670	123,296	125,862	\$170,455
Total Businesses	Total Employees		Average Household Income

## 1 Mile

15,631	339,054	354,992	\$179,665
Total Businesses	Total Employees		Average Household Income

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

SOURCE





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