



UP TO 4,747 SF AVAILABLE

NEARBY ATTRACTIONS



RETAIL AVAILABLE FOR LEASE

- 4,747 SF retail space available in West End's vibrant and historic Foggy Bottom neighborhood. Large outdoor patio area and an ideal opportunity for a full-service restaurant.
- Located in the Boathouse apartment building (250 units), across from The Watergate Complex, consisting of 475K SF of office, 500+ residential units and 336 hotel rooms.
- Underserved retail area with close proximity to GW University (27,000 students), The Kennedy Center (3 million annual visitors) and only steps away from the Georgetown waterfront.
- Phenomenal access to/from Rock Creek Parkway, I-66 and Whitehurst Freeway.

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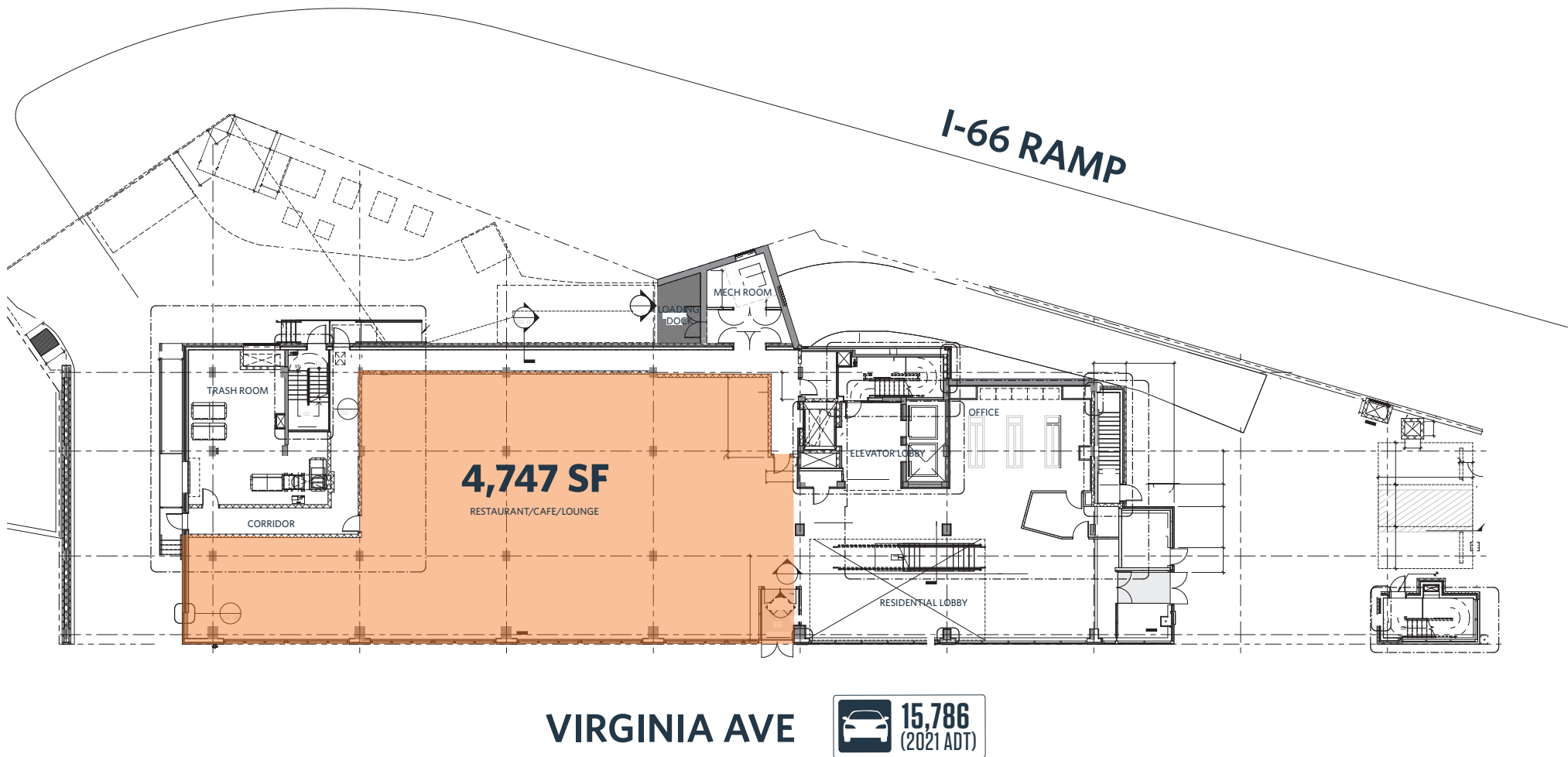
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SPACE PLAN

BOATHOUSE

2601 VIRGINIA AVE NW, WASHINGTON, DC 20037



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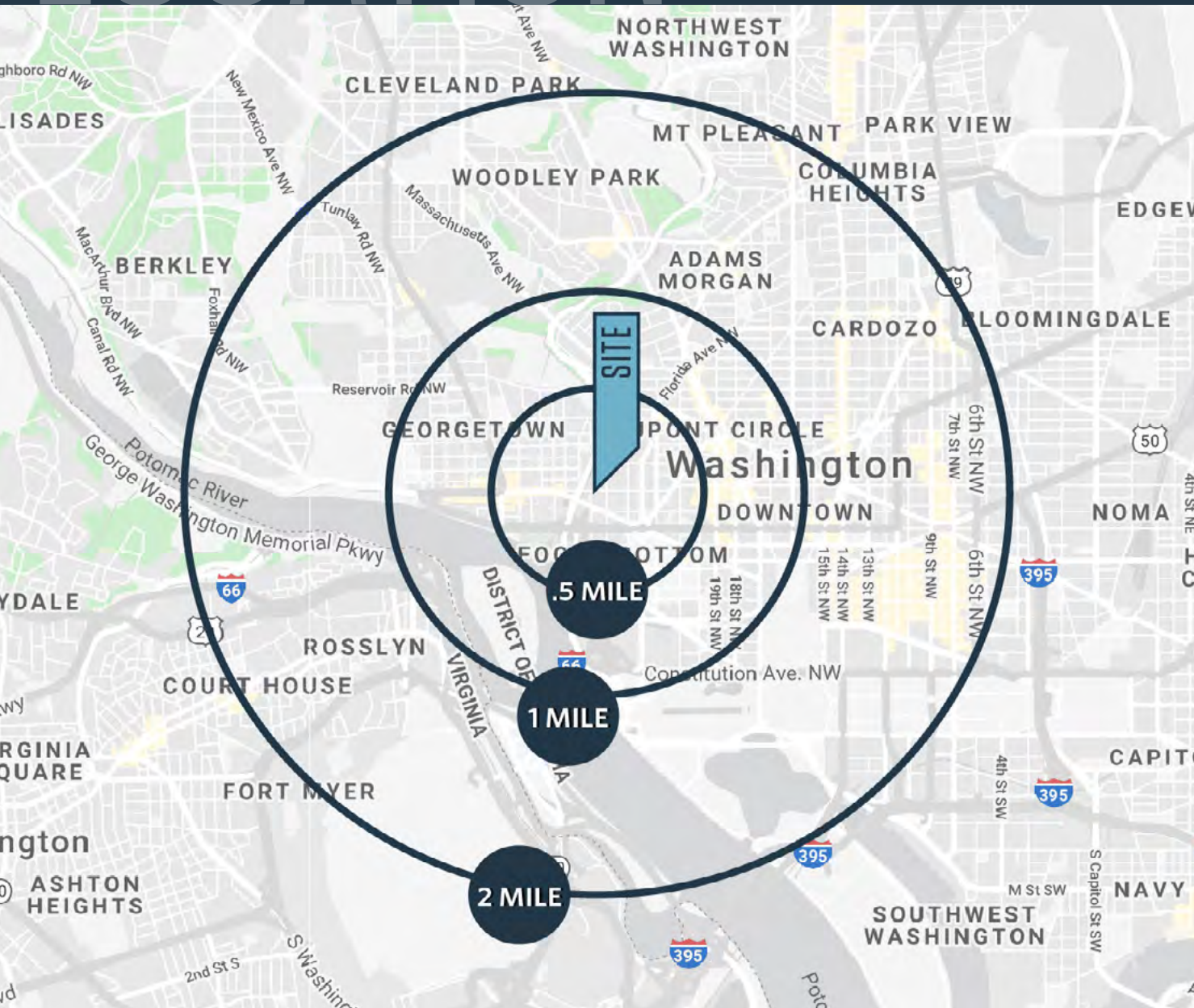
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LOCATION

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AVAILABLE SPACE	RENT	CONDITION
UP TO 4,747 SF	NEGOTIABLE	COLD DARK SHELL

DEMOGRAPHICS | 2022:

.5 MILE	1 MILE	2 MILE
Population 16,066	36,951	165,677
Daytime Population 39,173	198,790	491,006
Households 7,642	18,124	88,895
Average HH Income \$166,535	\$183,555	\$193,326

TRAFFIC COUNTS | 2021:

Virginia Ave	15,786 ADT
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AERIAL

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SIGNAGE

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