

klnb



WOODIES BUILDING

1025 F STREET NW

11 STREET

F STREET

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THE DETAILS

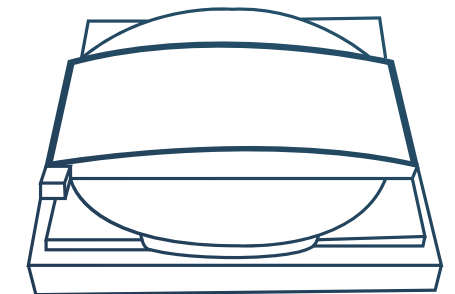
This flagship opportunity boasts up to 76,481 SF of total retail space in an unparalleled location for large format retail. The site is on top of Metro Center, with four lines out of the system's six, providing direct access to the greater DC MSA. Metro Center has an average of 11,071 weekly riders. It is also a hub for the 25 million annual tourists and people from throughout the DC metro area who attend events at Capital One Arena.



carnegie library .4 MILES
apple flagship



the white house
.5 MILES



capital one arena
.3 MILES
220 events annually



natural history museum .4 MILES - 5.2M visitors annually




THE NEIGHBORHOOD

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2.25 miles

CITY CENTER

DEMOGRAPHICS

	.25 MILE	.50 MILE	1 MILE
 POPULATION	1,621	9,242	42,463
 AVERAGE HH INCOME	\$252,177	\$194,956	\$170,916
 DAYTIME POPULATION	49,048	154,545	375,913



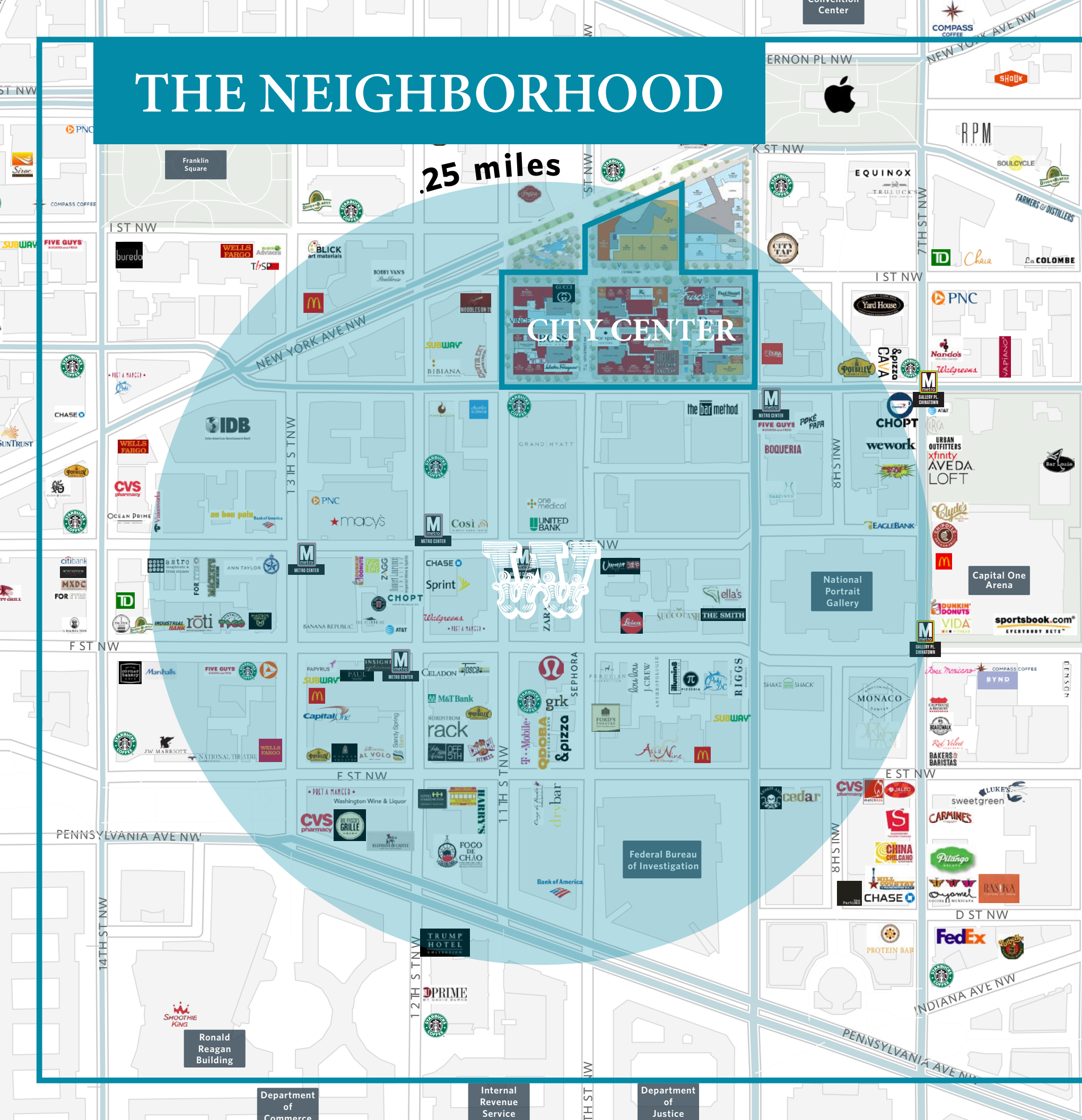
F STREET
9,167 ADT



METRO CENTER
RED | ORANGE | SILVER | BLUE LINES
11,071 ADR

RETAILERS

- H&M
- ZARA
- SEPHORA
- ★ macy's
- SHAKE SHACK
- NORDSTROM
- rack
- puttery
- lululemon
- SUCCOTASH
- Saks Fifth Avenue
- THE SMITH
- Leica
- TJ-maxx



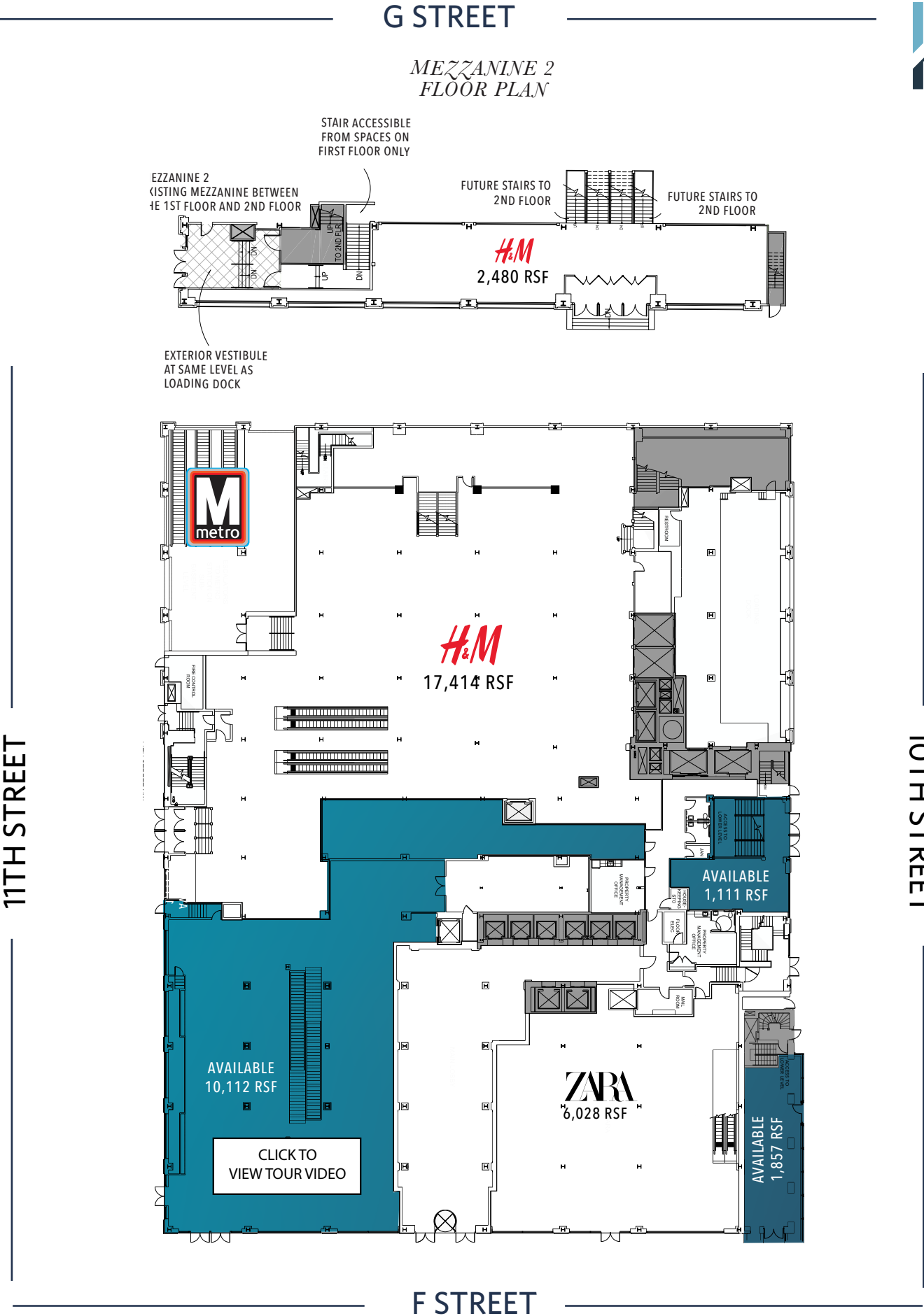
FIRST FLOOR

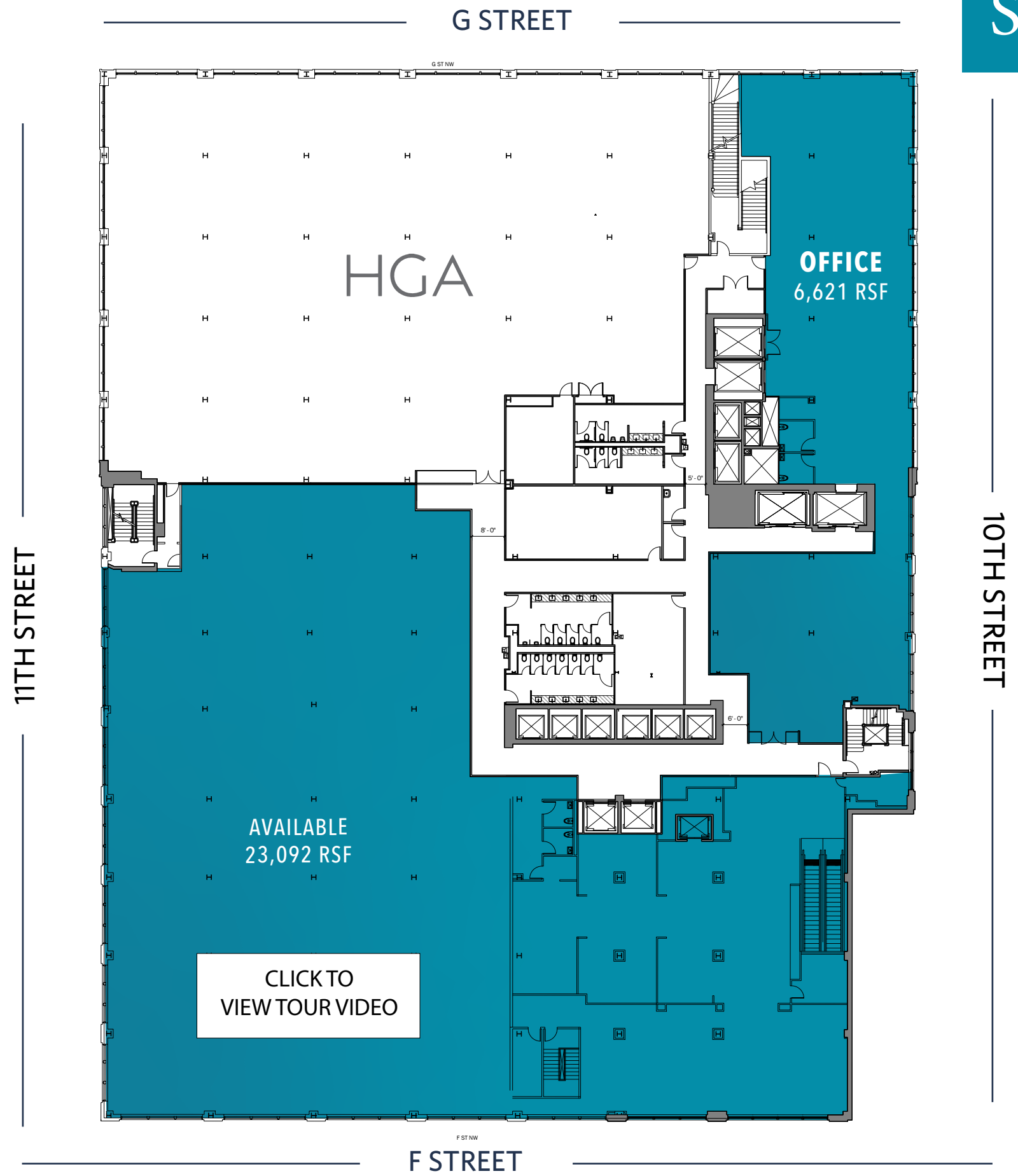


F STREET ENTRANCE



11TH STREET ENTRANCE



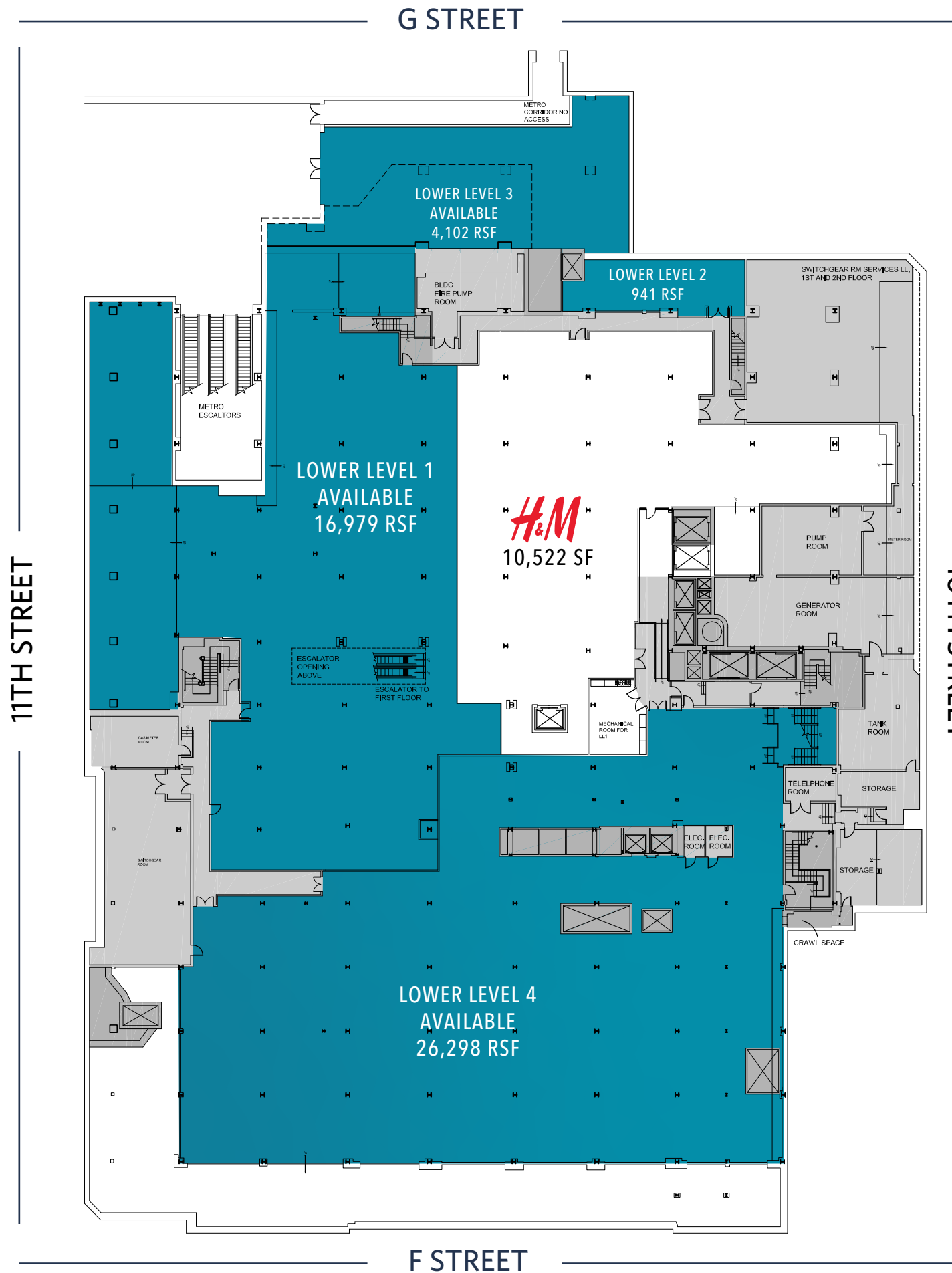


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LOWER LEVEL

UP TO 43,277 SF AVAILABLE



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