

# WASHINGTON SQUARE





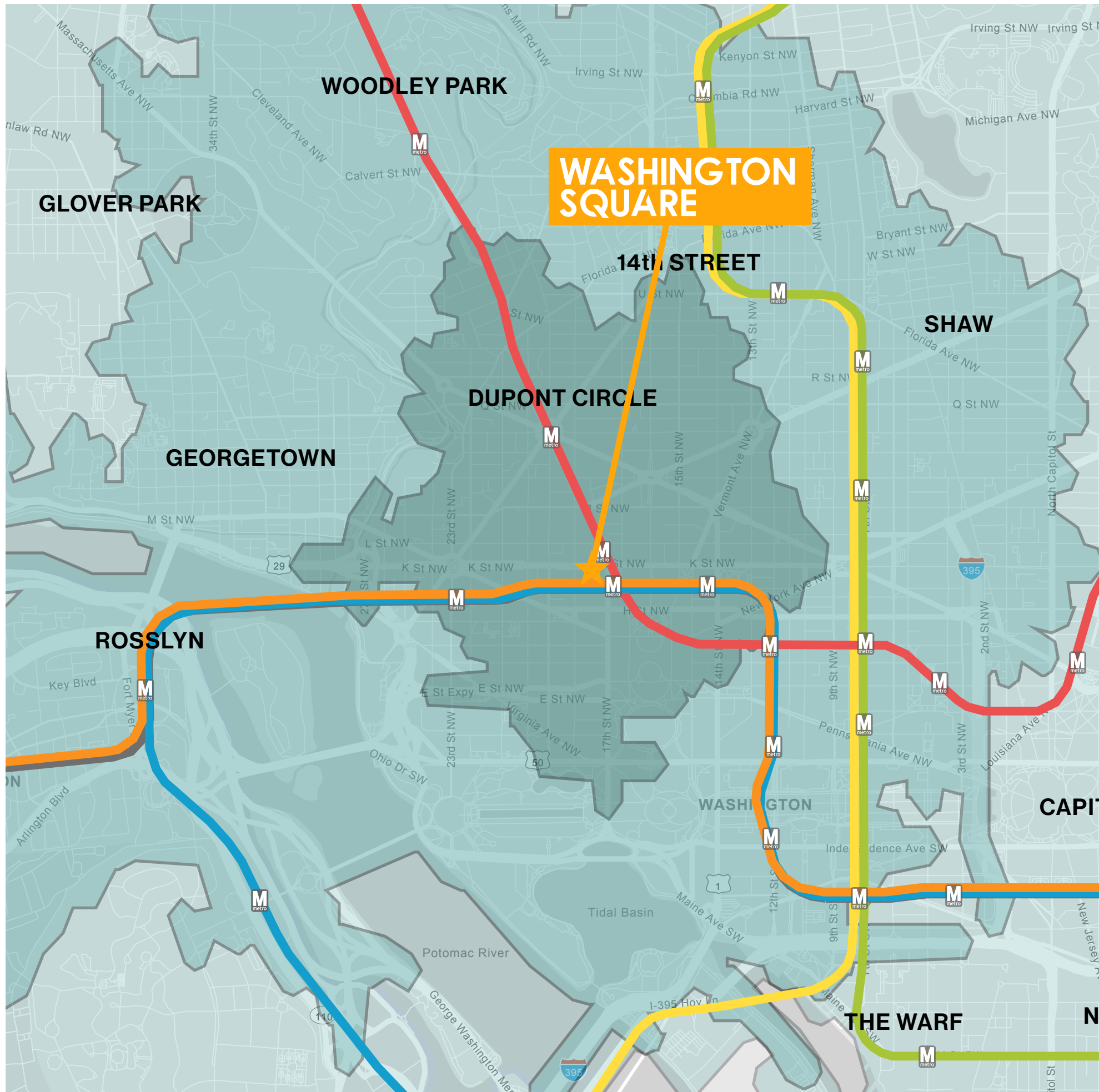


# GOLDEN TRIANGLE

- The Golden Triangle is home to more than 550 of DC's best restaurants, shops, bars, parks, and more—just minutes from major DC attractions.
- Prominently located in the heart of Washington, D.C.'s central business district, and within walking distance to the White House, Washington Square has direct building access to Farragut North Metro Station (21,397 daily riders, 2019).
- Towering above the corner of Connecticut Avenue and L Street in downtown Washington, D.C., Washington Square is the area's most sought after and prestigious address.
- This 12-story, newly renovated Class-A Design building encompasses one million square feet of elegant office and prime retail space.







# A CENTRAL LOCATION

## DEMOGRAPHICS

	WALK TIME	WALK TIME	DRIVE TIME
	10 MIN	15 MIN	10 MIN
POPULATION	7,249	40,401	57,4578
HOUSEHOLDS	4,564	23,300	279,107
BACHELORS' DEGREE OR HIGHER	90%	77%	77%
AVERAGE HOUSEHOLD INCOME	\$118,662	\$136,221	\$154,266
TOTAL EMPLOYEES	134,947	197,729	706,948

## TRAFFIC STATS

CONNECTICUT AVENUE	28,300 ADT
L STREET	14,745 ADT
K STREET	30,800 ADT
CAPITAL BIKE SHARE	27,727 Monthly
FARRAGUT NORTH METRO	21,397 ADR



**WASHINGTON SQUARE**

AT&T | Starbucks | GNC | PNC | M | ACETON'S | MYEYEDR | SEPHORA

**GEORGE WASHINGTON UNIVERSITY**  
STUDENT POPULATION: 25,264

**FARAGUT SQUARE**

**MCPHERSON SQUARE**

**THE WHITE HOUSE**



# STREET LEVEL

L STREET - 14,745 VPD



AVAILABLE

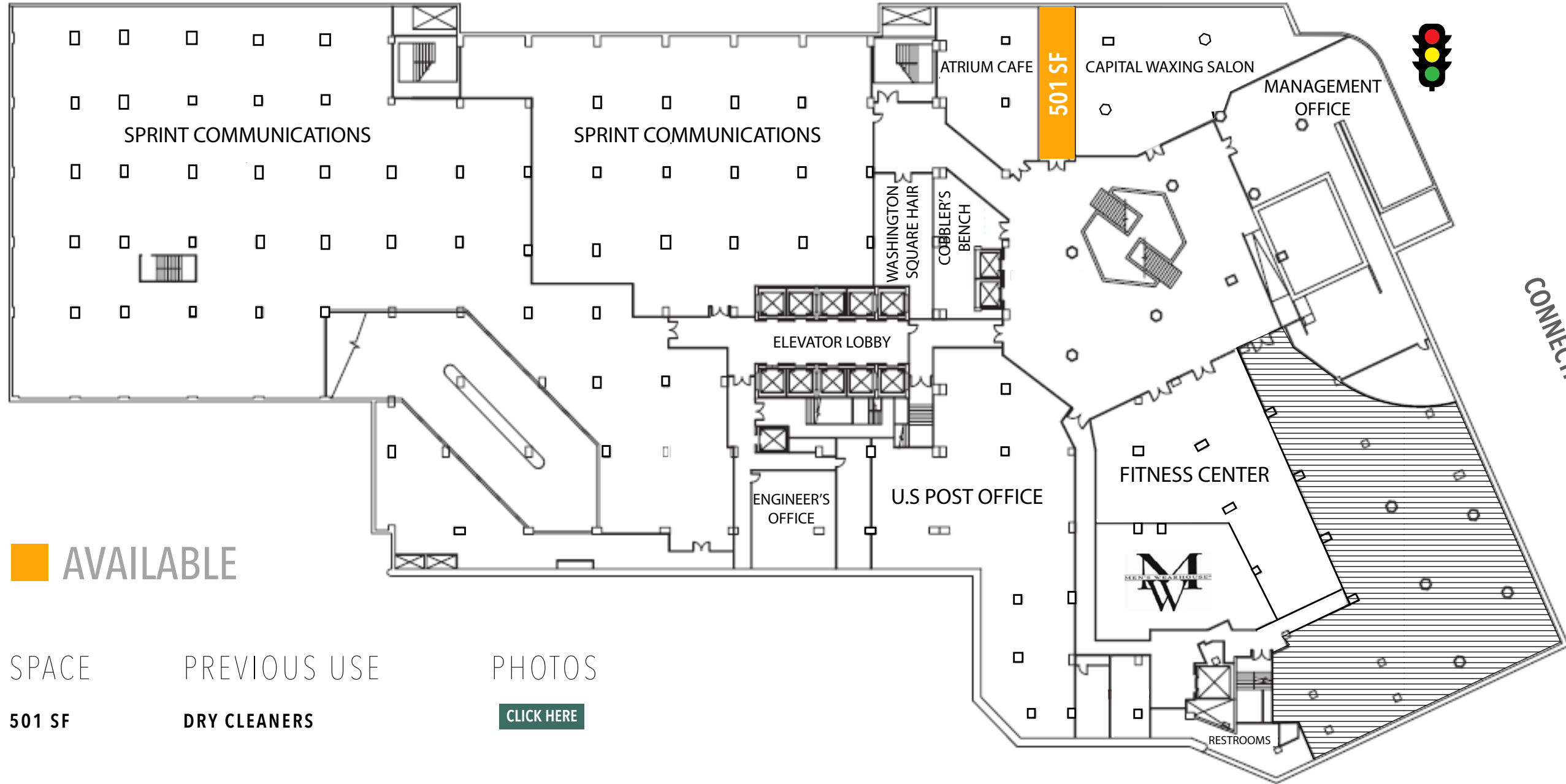
SPACE	PREVIOUS USE	LOD	PHOTOS
2,404 SF	SARAR	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>
1,418 SF	LOU LOU	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>
2,022 SF	LEON	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>
1,510 SF	JR CIGAR	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>
906 SF	ART OF SHAVING	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>
2,415 SF	ROCHESTER	<a href="#">CLICK HERE</a>	<a href="#">CLICK HERE</a>

# LOWER LEVEL

L STREET - 14,745 VPD



18th STREET



CONNECTICUT AVENUE - 28,300 VPD

 AVAILABLE

SPACE

PREVIOUS USE

PHOTOS

501 SF

DRY CLEANERS

[CLICK HERE](#)







# WASHINGTON SQUARE

FOR MORE INFORMATION CONTACT:

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