



NEARBY RETAILERS

Tatte
BAKERY & CAFÉ

TABERNA DEL
ALABARDERO
TIENDA

THE
SQU
ARE

★ PRET A MANGER ★

sweetgreen

STARBUCKS

GRAZIE
GRAZIE

QARGO COFFEE

COMPASS
COFFEE

DUNKIN'

La
COLOMBE
COFFEE ROASTERS

Tbsp.

RETAIL/OFFICE SPACE FOR SUBLEASE

- Suite 125: 2,768 SF - Retail/Office Space Facing I Street
- Suite 150: 4,179 SF - Office Space
- Prominently located in the heart of Washington, D.C.'s central business district, and within walking distance to the White House, Farragut North and Farragut West Metro Stations

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

BRIAN W. BALL

bball@klnb.com | 202-420-7763

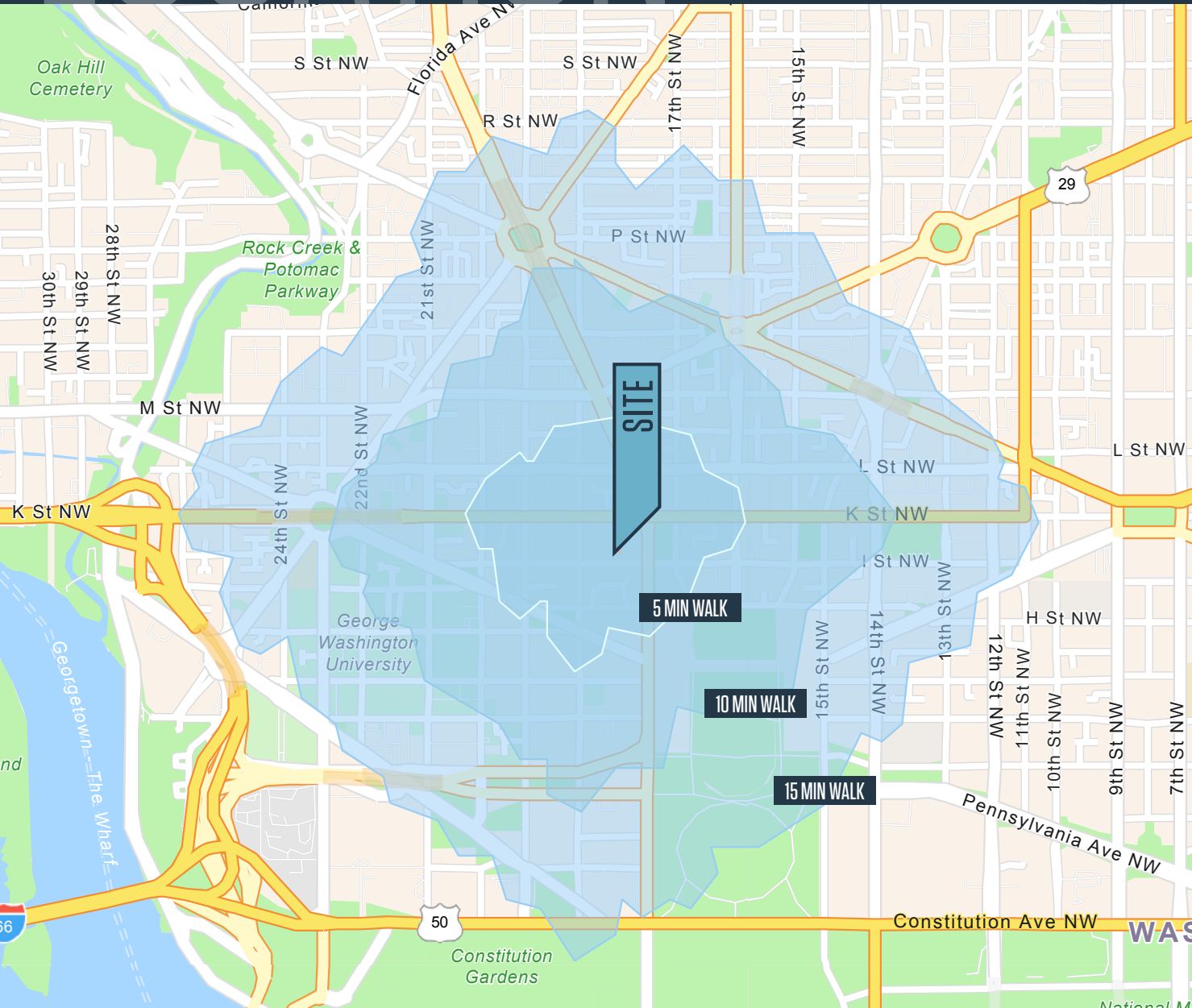
MELINDA BALL

mball@klnb.com | 202-420-7772

LOCATION

1725 I ST NW

WASHINGTON, DC 20006





DEMOGRAPHICS | 2024:

	5-MIN WALK TIME	10-MIN WALK TIME	15-MIN WALK TIME
Population	55	3,656	26,368
Daytime Population	52,214	132,326	215,427
Households	21	1,668	13,776
Average HH Income	\$97,297	\$129,797	\$144,108

TRAFFIC COUNTS | 2023:

I St NW	11,795 ADT
17th St NW	22,578 ADT
K St NW	22,681 ADT

 Farragut North Station	7,471 ADR
 Farragut West Station	7,001 ADR

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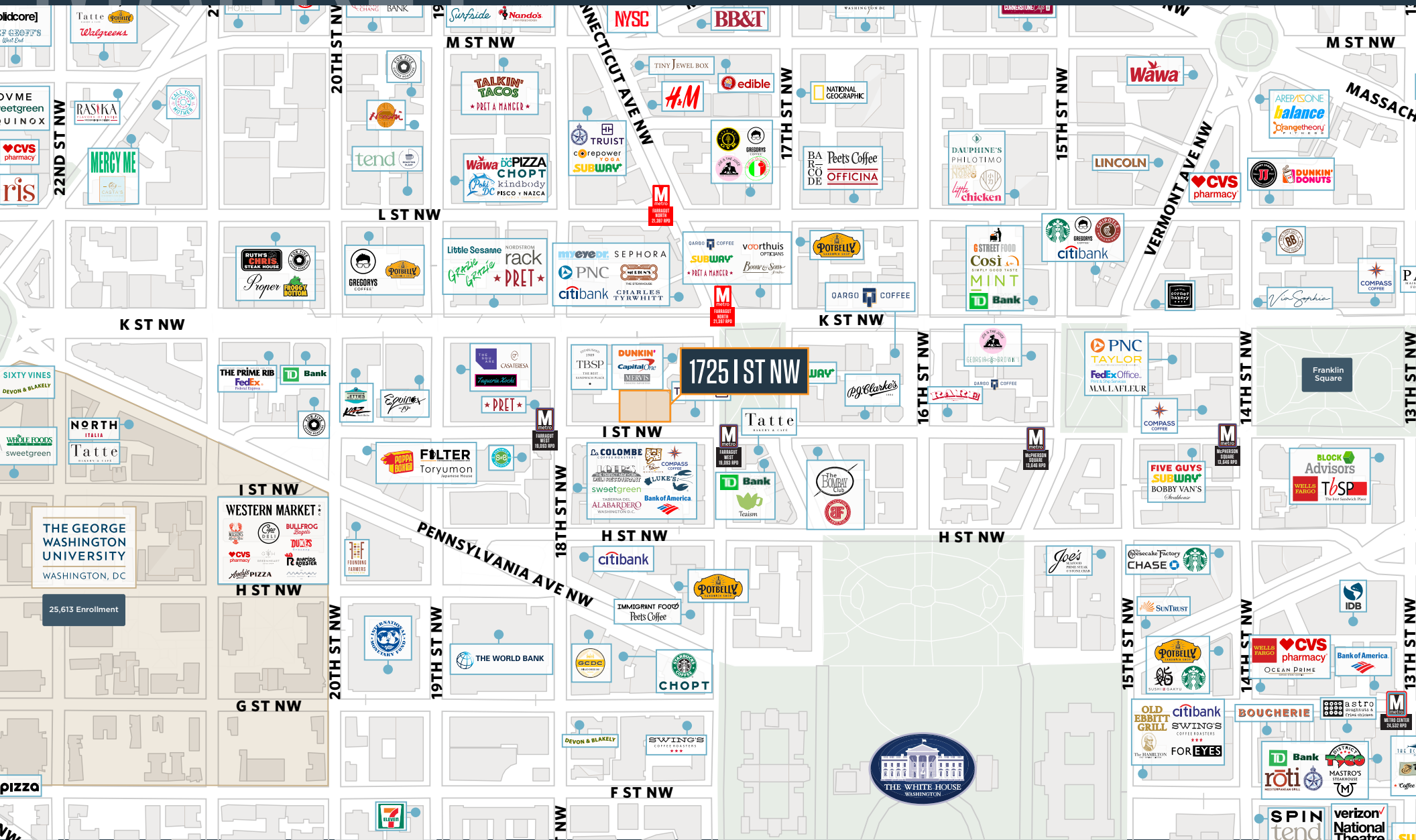
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MARKET

1725 I ST NW

WASHINGTON, DC 20006



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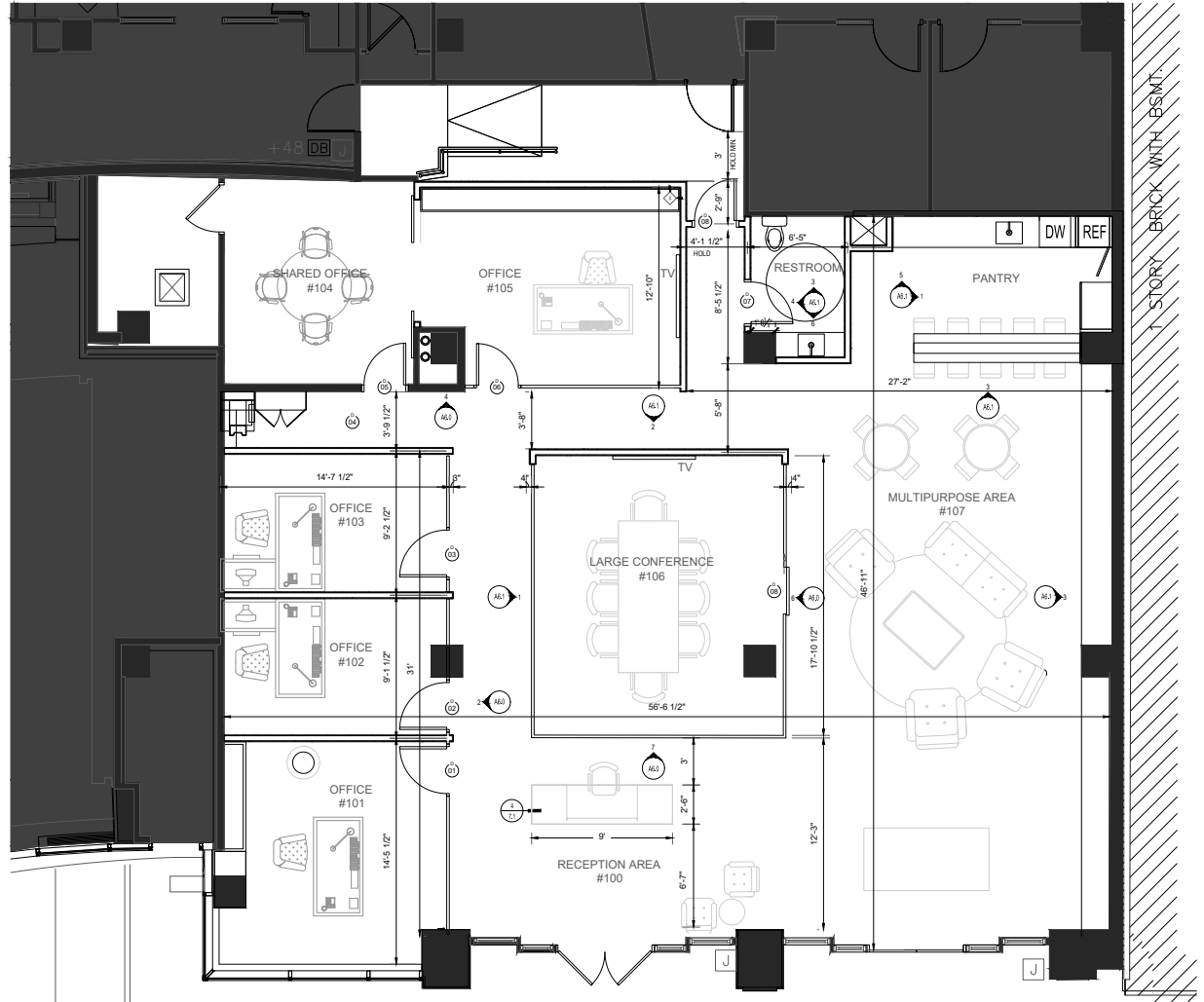


SITE PLAN

1725 I ST NW

WASHINGTON, DC 20006

SUITE 125: 2,768 SF
RETAIL/ OFFICE SPACE



I ST NW

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PHOTOS

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SUITE 125



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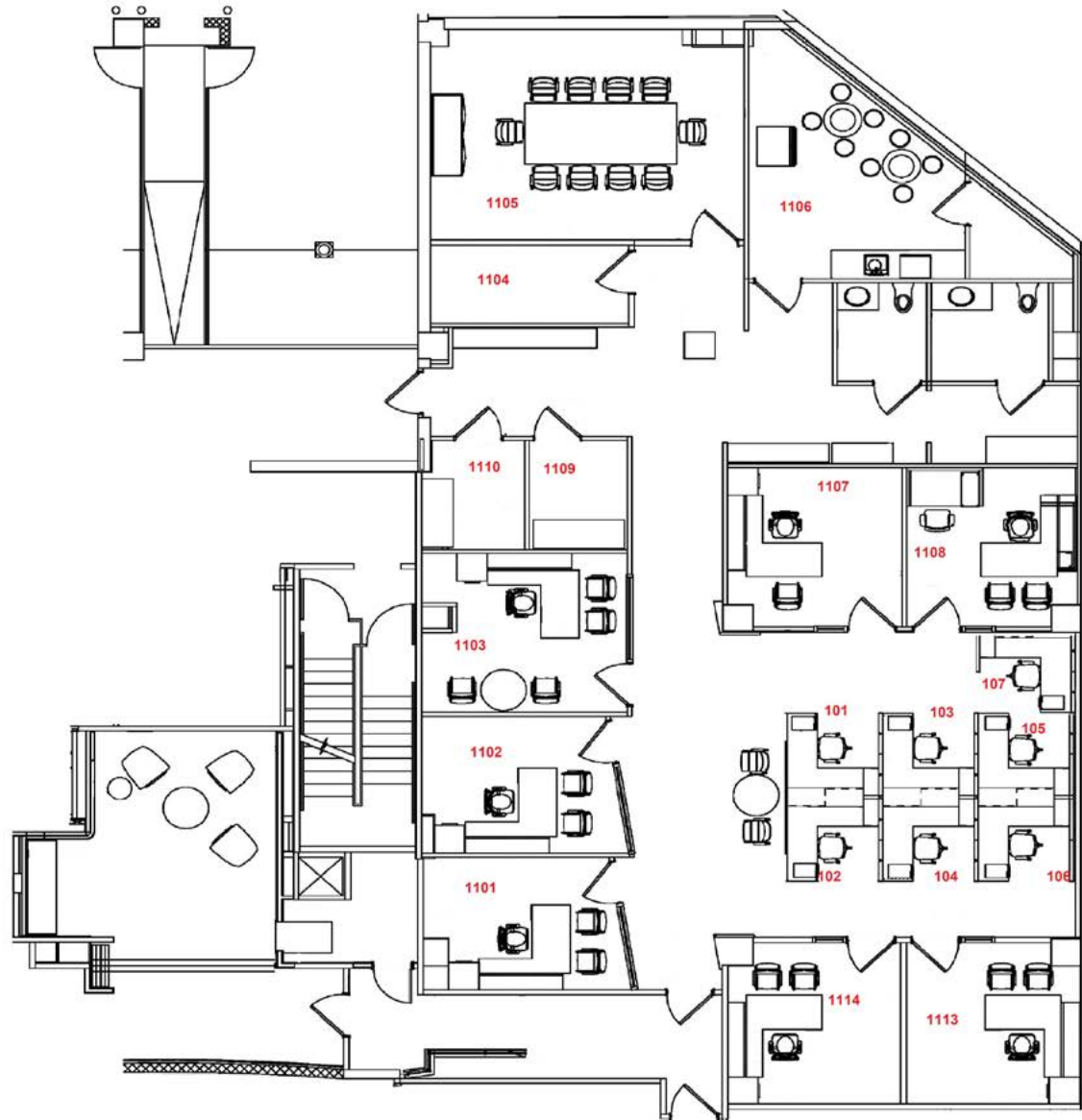
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SUITE 150: 4,179 SF
OFFICE SPACE



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FOR MORE INFORMATION, PLEASE CONTACT:

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