

klnb

WOODIES BUILDING

1025 F STREET NW

11 STREET

F STREET

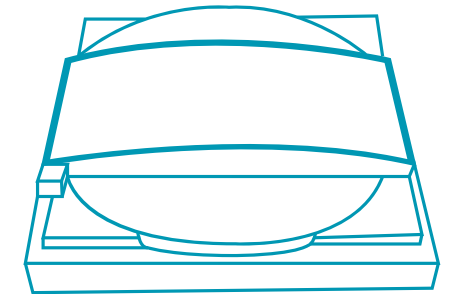
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THE DETAILS

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.



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THE NEIGHBORHOOD

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.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
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 DAYTIME POPULATION	49,048	154,545	375,913
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 F STREET	9,167 ADT	 METRO CENTER RED ORANGE SILVER BLUE LINES	11,071 ADR
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RETAILERS



















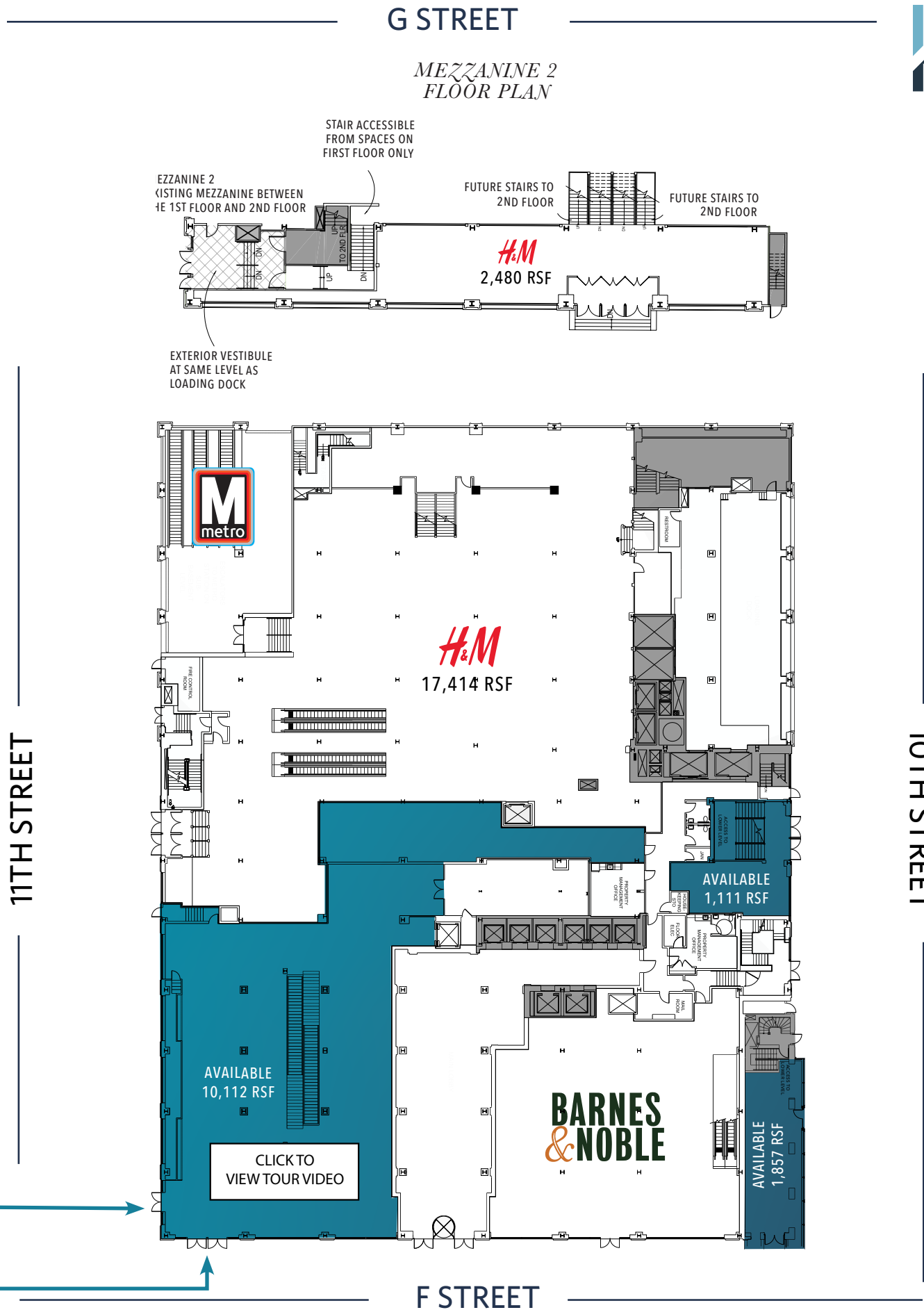

FIRST FLOOR

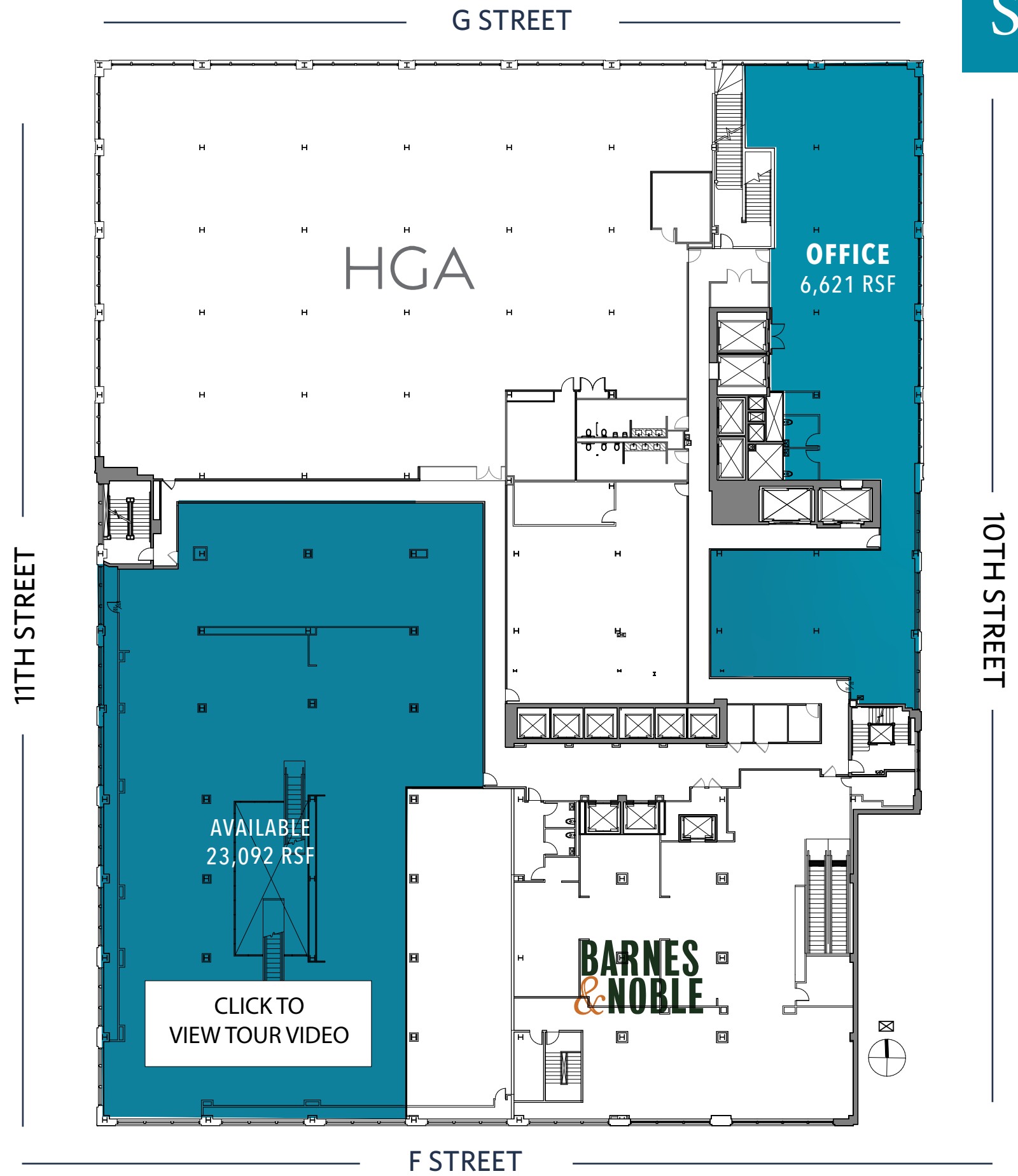


11TH STREET ENTRANCE



F STREET ENTRANCE





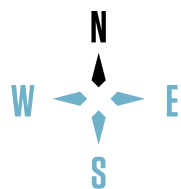
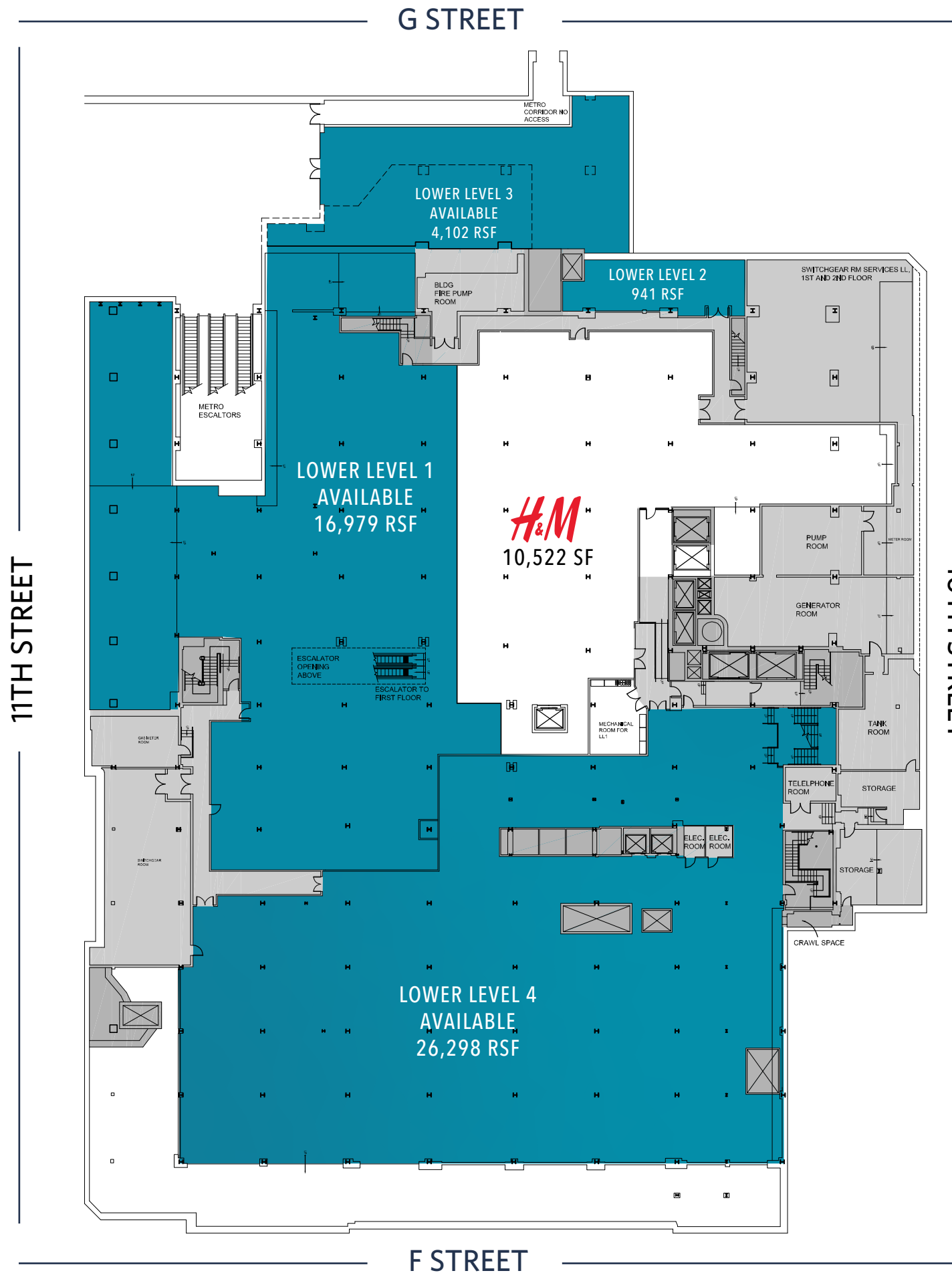
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LOWER LEVEL

UP TO 43,277 SF AVAILABLE



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