



NEARBY RETAILERS

Tatte
BAKERY & CAFÉ

TABERNA DEL
ALABARDERO
TIENDA

THE
SQUARE

★ PRET A MANGER ★

sweetgreen

QARGO COFFEE



STARBUCKS

GRABIE
GRABIE

COMPASS
COFFEE

DUNKIN'

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

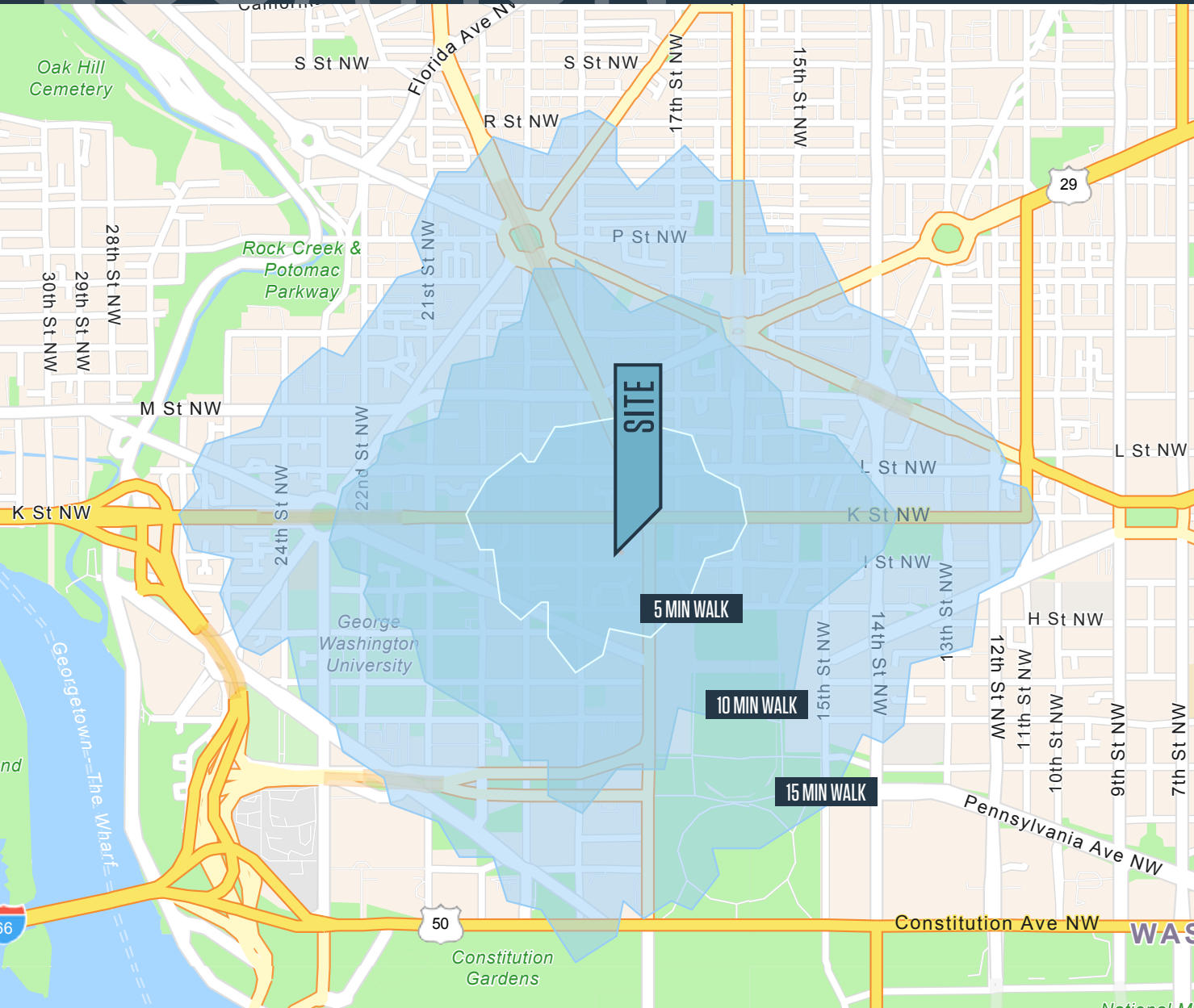
BRIAN W. BALL

bball@klnb.com | 202-420-7763

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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I ST NW

PHOTOS

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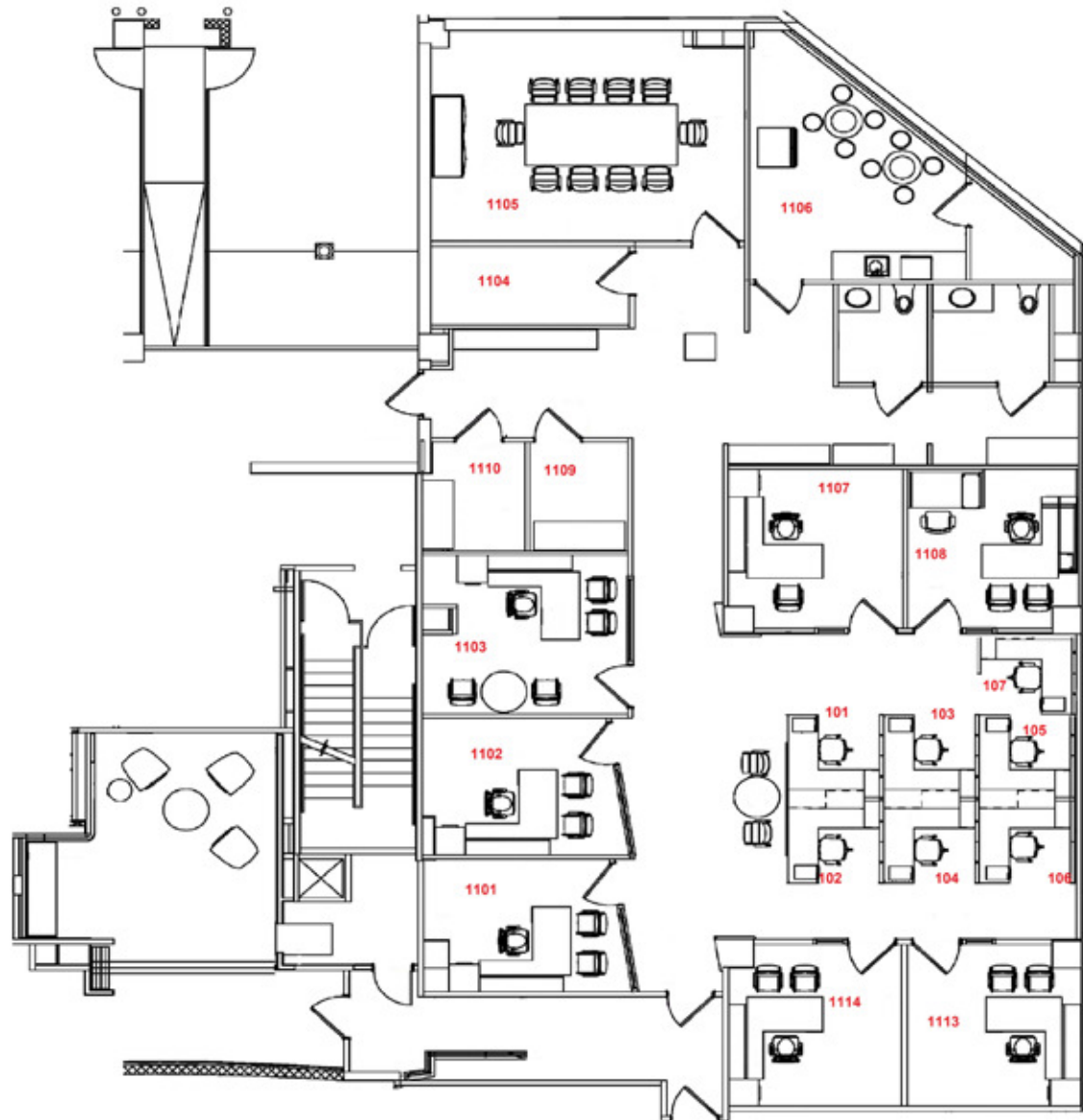
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SUITE 150: 4,179 SF OFFICE SPACE





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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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