

WASHINGTON SQUARE



Connecticut Ave - 24,380 ADT

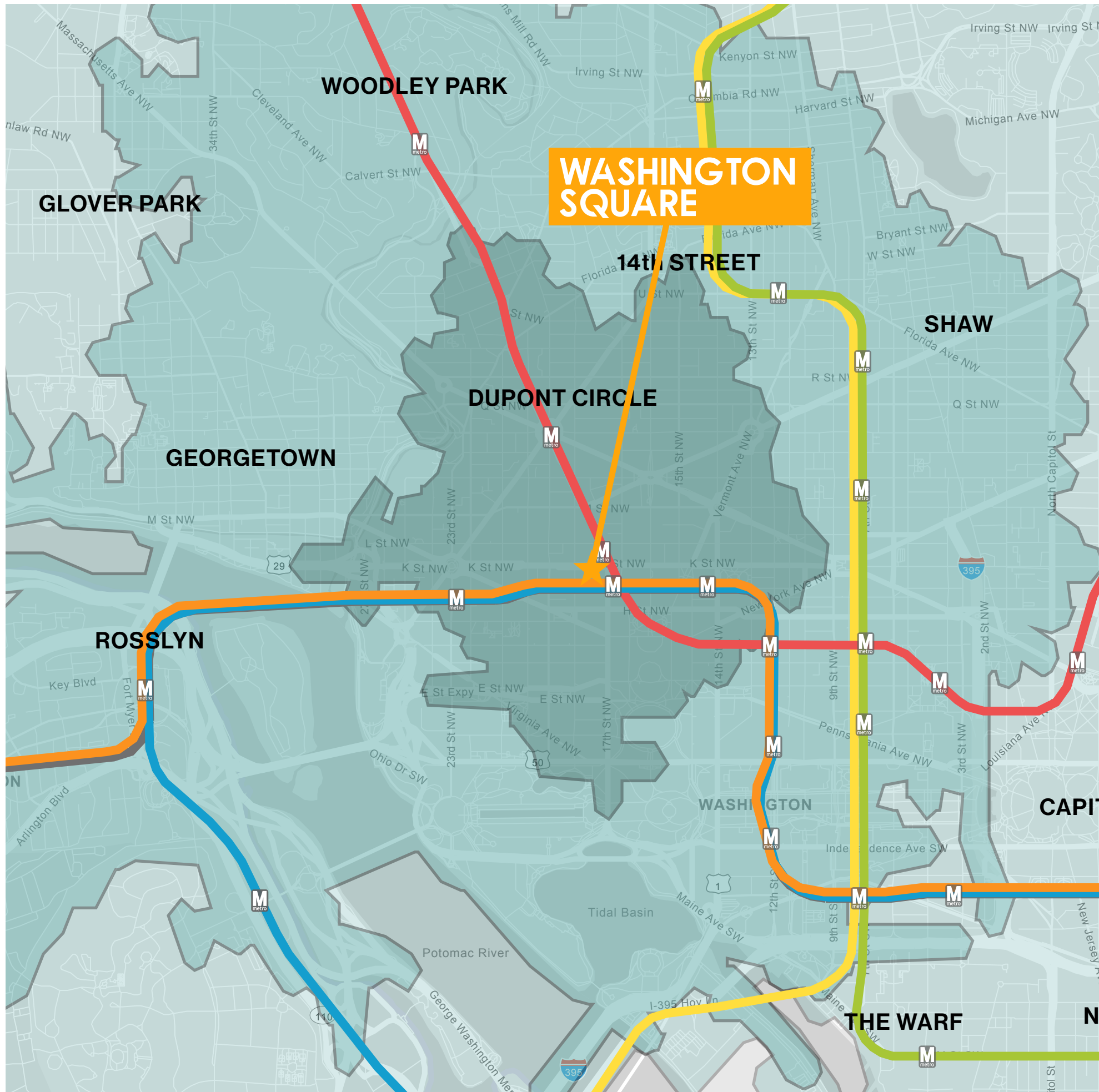
L St - 15,663 ADT



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 (12,789 daily riders, 2025).
- 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.





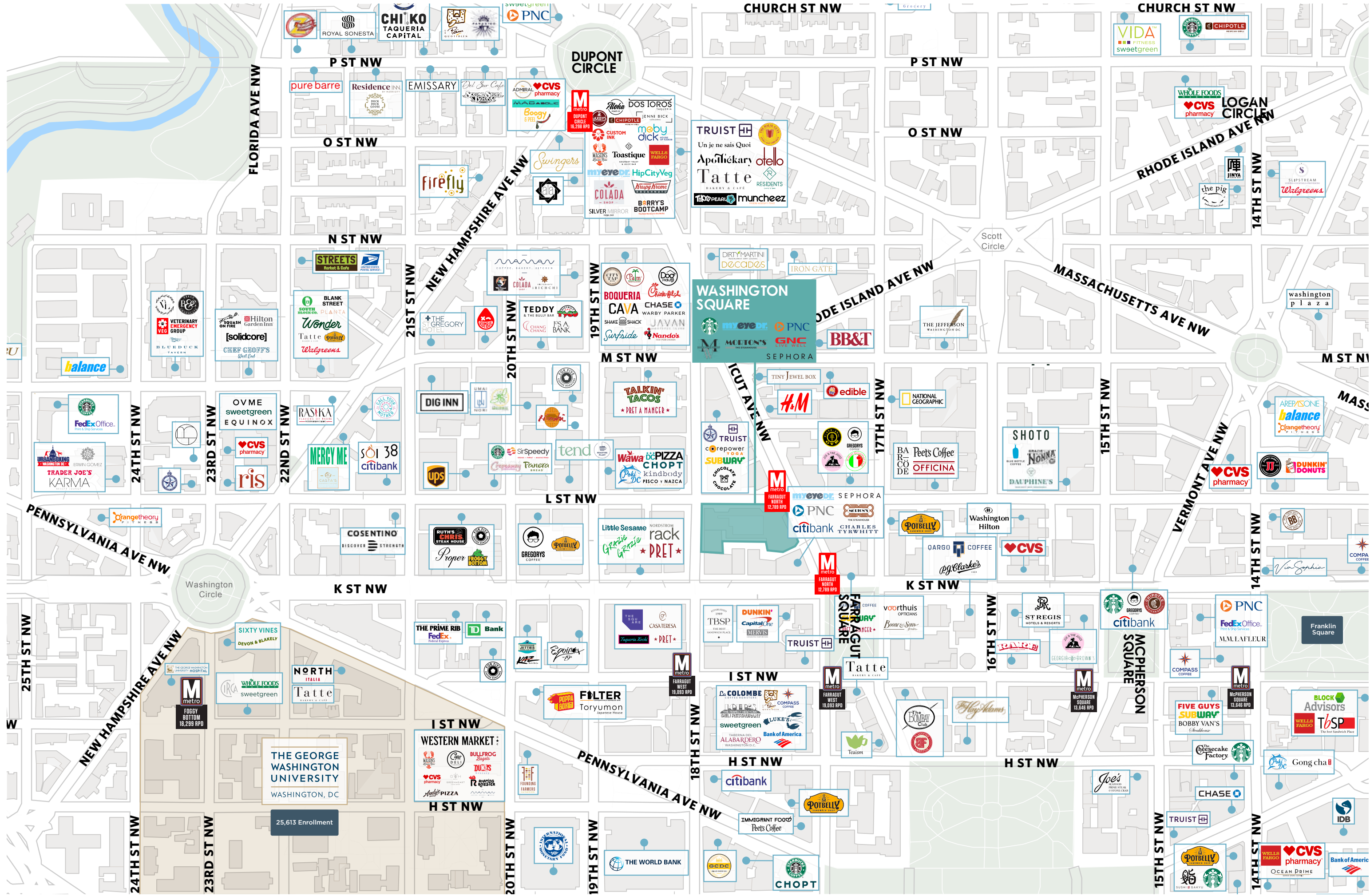
A CENTRAL LOCATION

DEMOGRAPHICS

	WALK TIME	WALK TIME	DRIVE TIME
	10 MIN	15 MIN	10 MIN
POPULATION	7,583	39,207	186,600
HOUSEHOLDS	5,063	22,959	103,151
BACHELORS' DEGREE OR HIGHER	93%	90%	86%
AVERAGE HOUSEHOLD INCOME	\$165,034	\$165,747	\$154,266
TOTAL EMPLOYEES	139,122	217,786	507,936

TRAFFIC STATS

CONNECTICUT AVENUE	24,380 ADT
L STREET	15,663 ADT
K STREET	22,681 ADT
CAPITAL BIKE SHARE	31,233 Monthly
FARRAGUT NORTH METRO	12,789 ADR



25,613 Enrollment

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC

WESTERN MARKET
BULLFROG
DUCKS
PIZZA

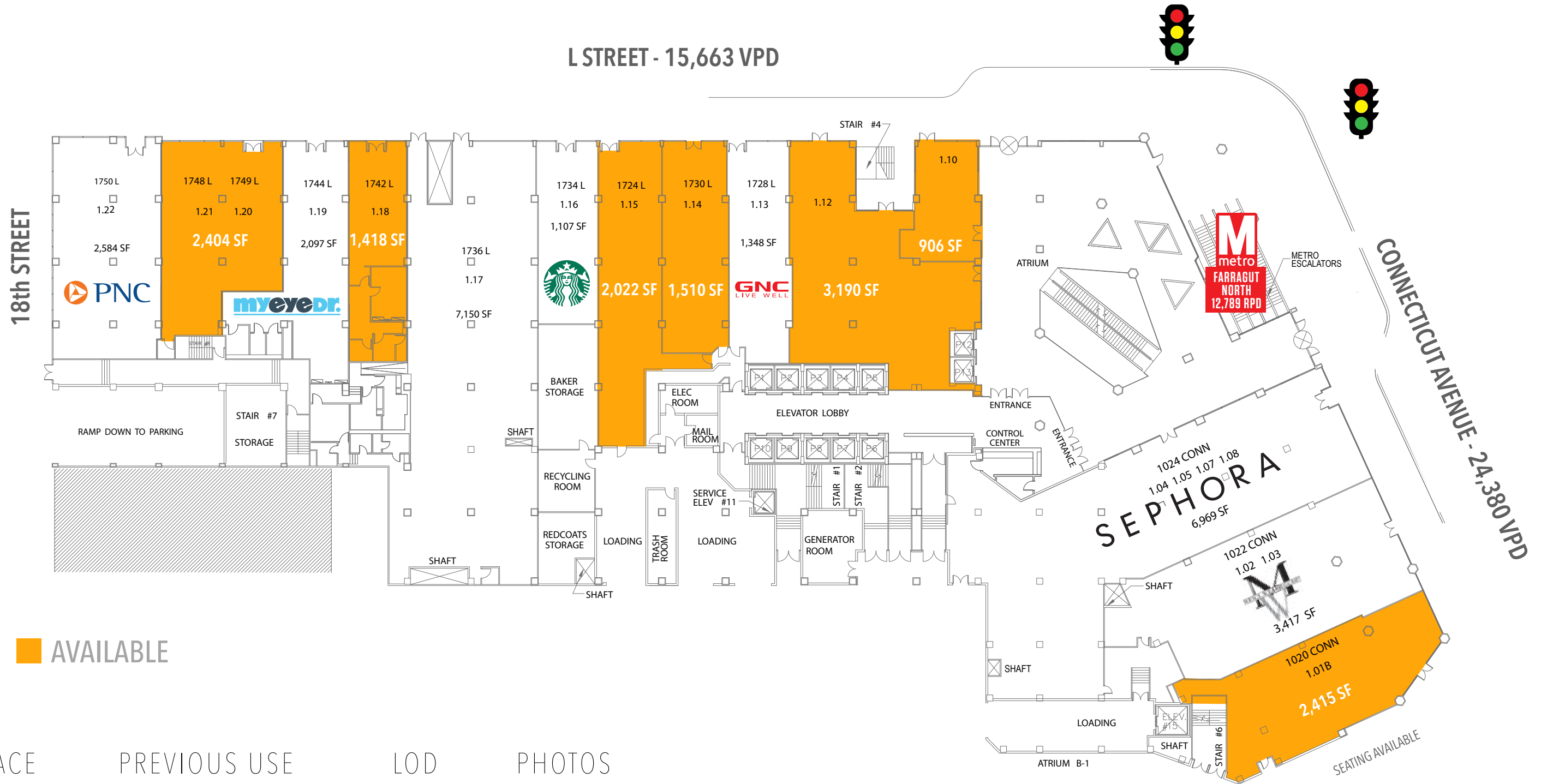
M metro
FARRAGUT
WEST
13,093 RPD

M metro
FARRAGUT
WEST
19,052 RPD

M metro
MCPHERSON
SQUARE
13,648 RPD

M metro
MCPHERSON
SQUARE
13,248 RPD

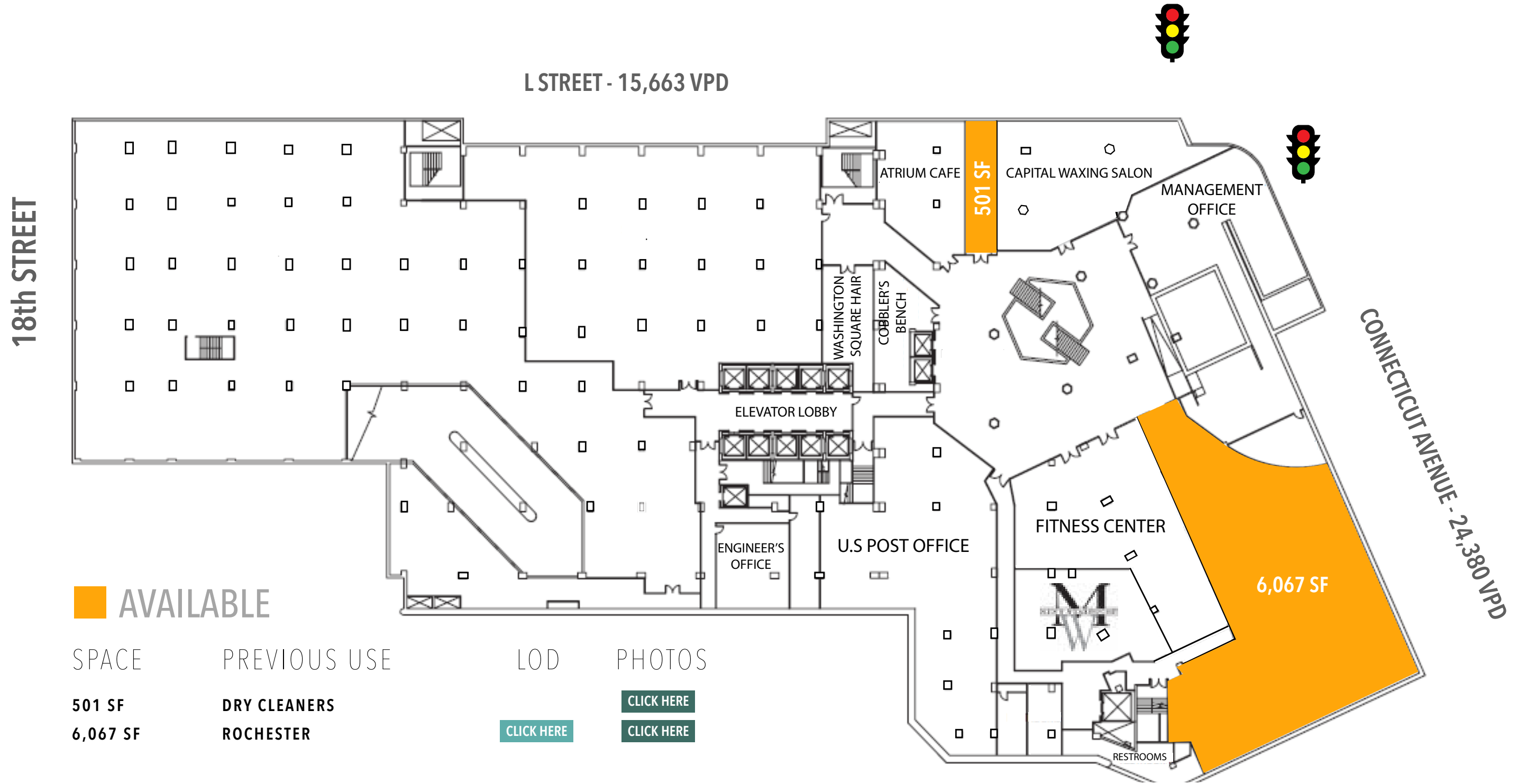
STREET LEVEL



■ AVAILABLE

SPACE	PREVIOUS USE	LOD	PHOTOS
2,404 SF	SARAR	CLICK HERE	CLICK HERE
1,418 SF	LOU LOU	CLICK HERE	CLICK HERE
2,022 SF	LEON	CLICK HERE	CLICK HERE
1,510 SF	JR CIGAR	CLICK HERE	CLICK HERE
906 SF	ART OF SHAVING	CLICK HERE	CLICK HERE
2,415 SF	ROCHESTER	CLICK HERE	CLICK HERE
3,190 SF	AT&T	CLICK HERE	

LOWER LEVEL



AVAILABLE

SPACE

PREVIOUS USE

LOD

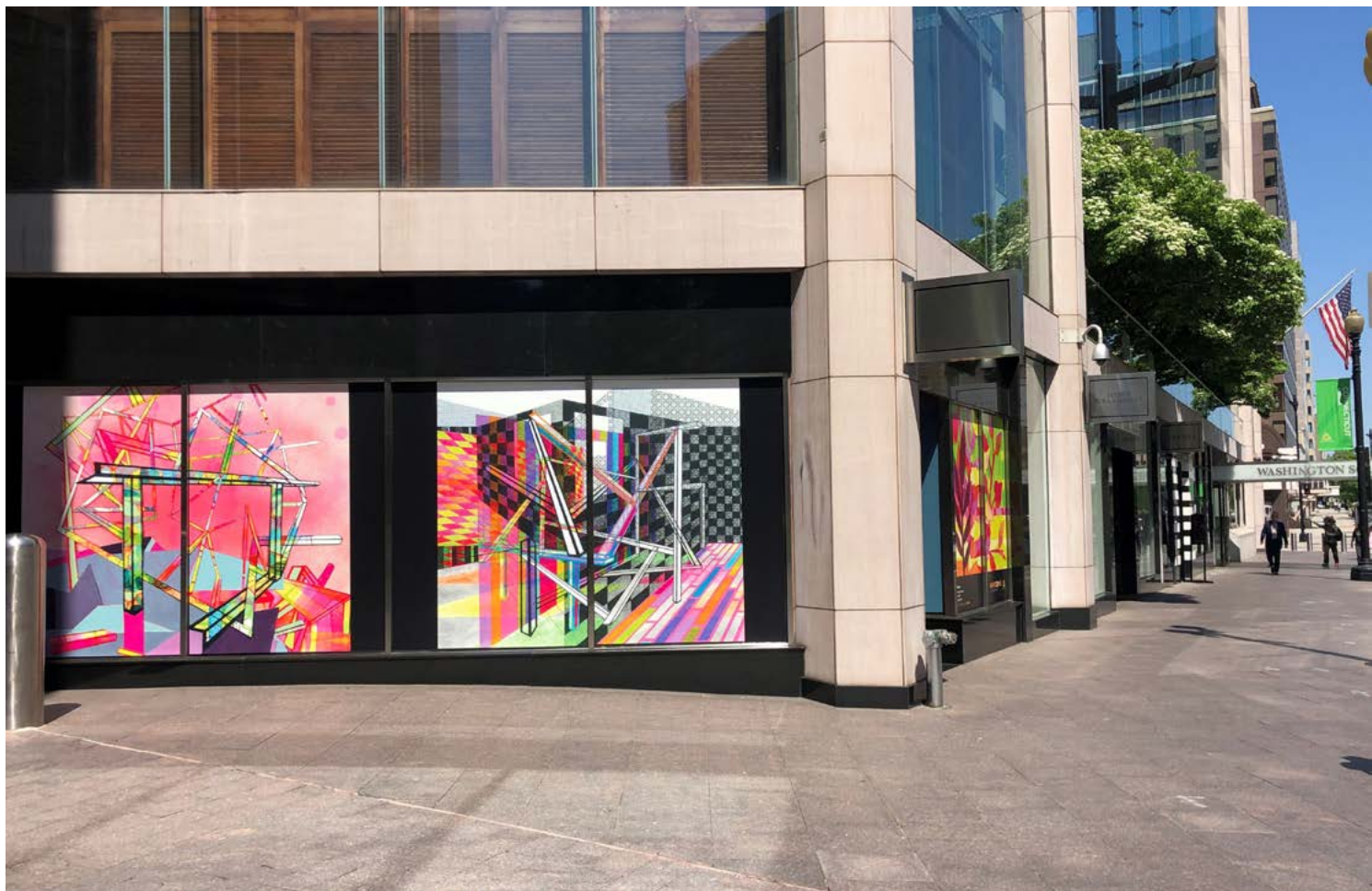
PHOTOS

501 SF
6,067 SF

DRY CLEANERS
ROCHESTER

[CLICK HERE](#)

[CLICK HERE](#)
[CLICK HERE](#)



WASHINGTON SQUARE

FOR MORE INFORMATION CONTACT:

MIKE PRATT
mpratt@klnb.com
202.420.7765

JOE FLEISCHMANN
joef@klnb.com
703.268.2708

LINDSEY ST. MAXENS
lstmaxens@klnb.com
202.420.7769

VICTOR SALCIDO
vsalcido@klnb.com
240.755.2704

