

1901 PENN AVE

WASHINGTON, DC

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TERRANIA
— NORTH AMERICA —

klnb

SPACE CAN BE
DEMISED AND VENTED

6,996 SF AVAILABLE



6,996 SF CORNER FOR LEASE

- Prominent retail corner located in the booming heart of Washington DC's central business district.
- 174 feet of prime frontage along the intersection of Pennsylvania Ave NW and 19th Street NW.
- Demising scenarios available with fully vented options.
- Ceiling heights: 11' 6" finished | 14' 10" slab to slab.
- Conveniently located in walking distance to GW University (25,613 Students), IMF (3,100 employees) & World Bank (12,300 employees)

NEARBY ATTRACTIONS



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC



Gong cha



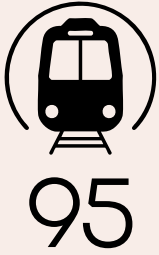
THE WORLD BANK

WHOLE FOODS
MARKET



FOUNDING
FARMERS





DENSE RIDERSHIP

A short walk from 2 Metrorail lines:

Farragut West
9,548 avg. entries per day

Foggy Bottom
12,880 avg. entries per day

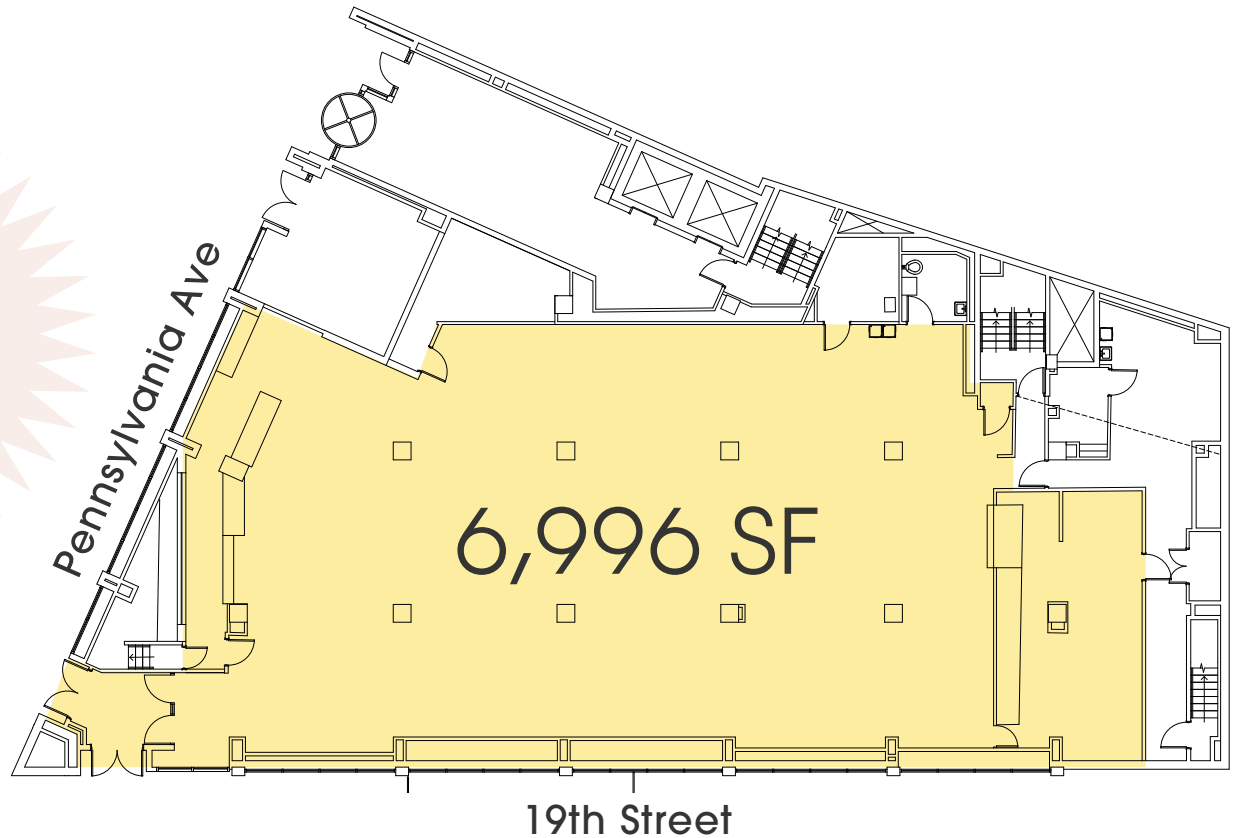


HIGH VOLUME FOOT TRAFFIC

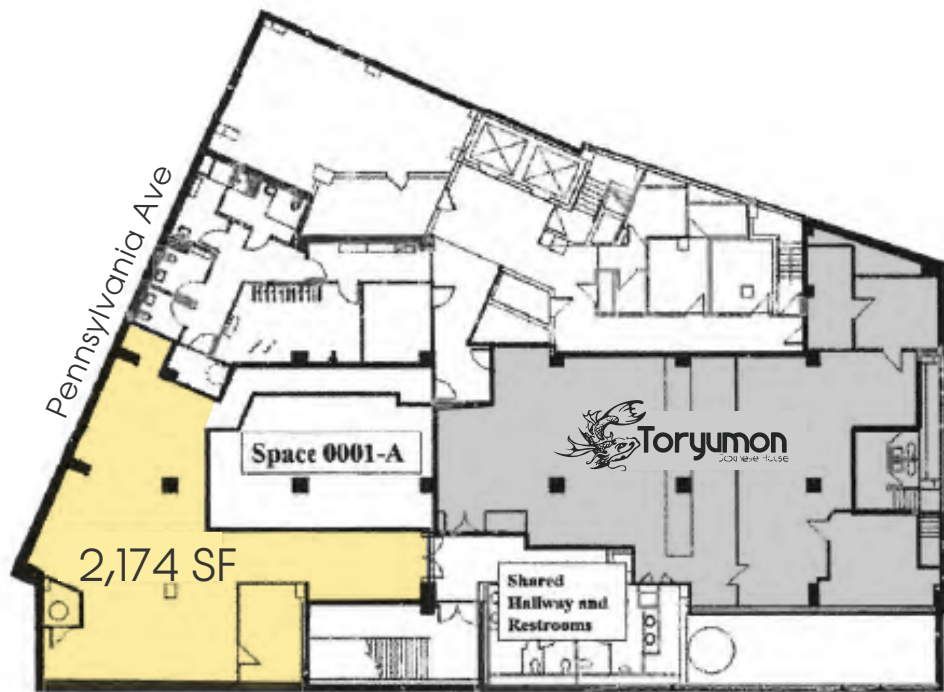
Proximity to GW University with a high student population and intersection density account for increased pedestrian traffic.



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SECOND- GENERATION 2,174 SF CAFÉ SPACE



19th Street





DEMOGRAPHICS

1-MILE	1.5-MILE	2-MILE
Population		
49,285	103,927	185,759
Daytime Population		
313,593	445,500	601,009
Households		
27,716	59,283	100,056
Average HH Income		
\$165,524	\$183,807	\$178,431

7 MIN WALK	10 MIN WALK	15 MIN WALK
Population		
4,431	10,554	26,087
Daytime Population		
85,307	128,266	215,358
Households		
651	3,750	13,085
Average HH Income		
\$98,980	\$135,233	\$148,937

TRAFFIC COUNTS

Pennsylvania Ave NW	22,873 VPD
19th Street NW	12,728 VPD

METRO COUNTS

Farragut West	9,214 ADR
Foggy Bottom	10,080 ADR

PENN AVE MARKET MAP



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