



# For Lease

## Rare large block opportunity on Dupont Circle

- Space available:
  - First floor - 11,619 SF
  - Second floor - 14,628 SF
- Multiple demising options
- Direct outdoor areas
- Excellent frontage / Signage opportunity facing Dupont Circle
- Remarkable trade area with residential and office density surrounding (\$105,000 median household income within .5 miles)
- Steps from one of DC's busiest metros, Dupont Metro (20,415 riders per day)
- 32 hotels within .5 miles

**11 Dupont Circle, NW  
Washington, DC**

### Surrounding retail

**BARRY'S  
BOOTCAMP**

**CVS  
pharmacy**

**Panera  
BREAD**

**LOFT**

*lou lou*

**BGR**  
THE BAKERY

**Bank of America**

**PNC**

**SUNTRUST**

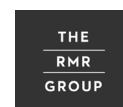
### Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	6,189	21,791	85,464
Average HH Income	\$144,869	\$150,296	\$148,891
Households	4,124	14,466	48,378
Median Age	34.0	34.1	33.2
Employees	16,634	77,028	238,012
Businesses	1,312	5,257	13,668

**For more information,  
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# Dupont Circle

One of DC's most diverse neighborhoods with over 100 boutique shops, more than 150 restaurants, 70+ embassies, numerous hotels and world-class museums, walkable blocks, and easy access to housing, offices, and the metro.

*"A hub for the hip, international, and the young at heart"*

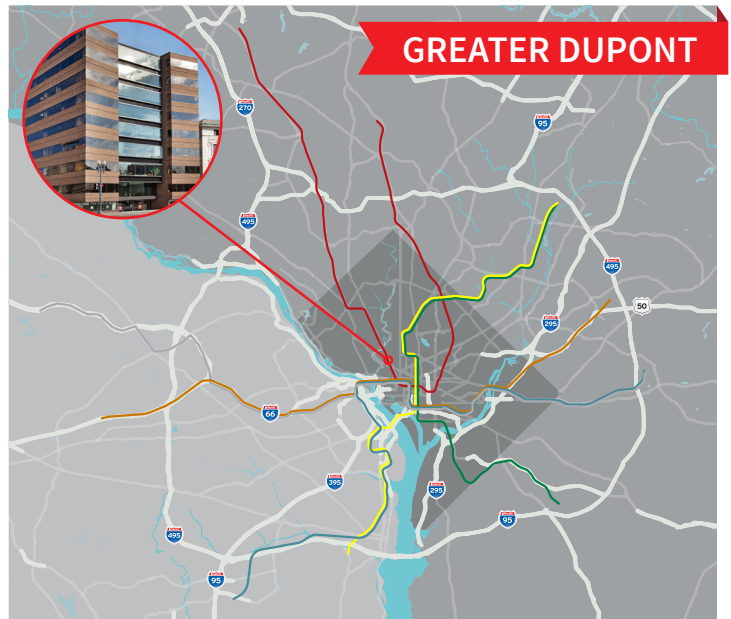
DC Urban Turf

*"Enticing new restaurants and shops"*

Washingtonian

*"Distinctive architecture, great transit access and restaurants aplenty"*

Huffington Post



# Surrounding retail & traffic counts

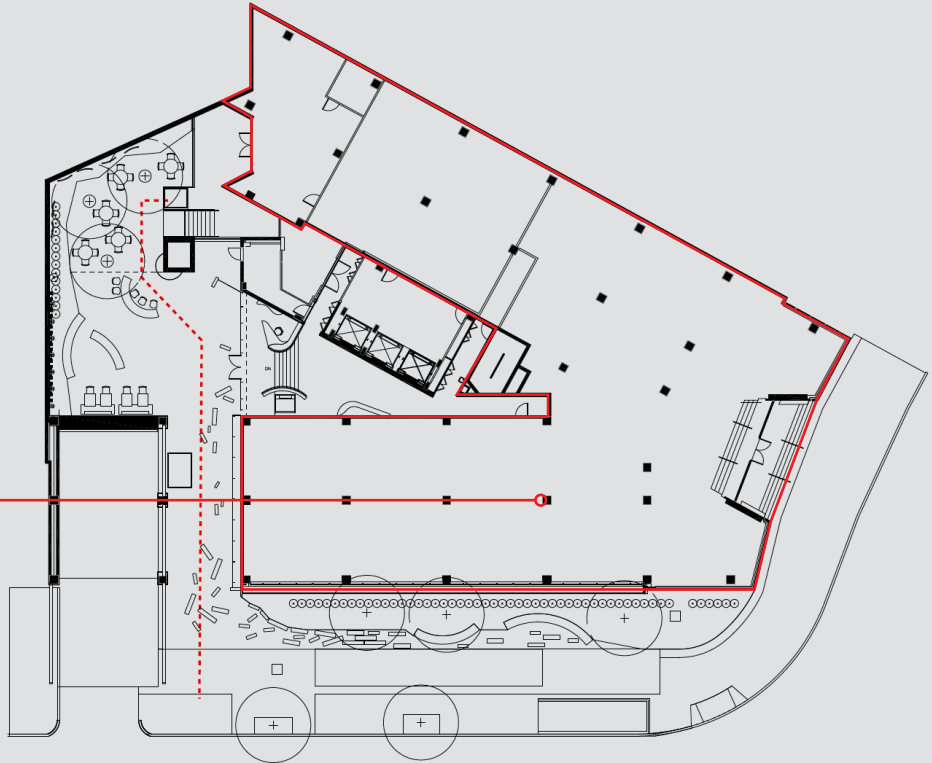


11 Dupont Circle, NW

# Availability

## FIRST FLOOR

11,619 SF



## SECOND FLOOR

14,628 SF



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