

1301 CONNECTICUT

1301 Connecticut Ave NW
Washington, DC





welcome to

DUPONT CIRCLE

Explore Dupont Circle and you'll discover a variety of bistros, bars, boutiques, embassies and museums that radiate outward from the central circle. As one of DC's most historic and authentic neighborhoods, you'll find Dupont Circle has a little something for everyone.

FOR LEASE

- 2,029 SF high profile, fully vented space available on Connecticut Ave
- Neighboring Retailers include Tatte Bakery, Chipolte, HipCity Veg, Surfside Taco Stand, Moby Dick House of Kabob, Mason's Famous Lobster Roll and many more
- Located near Dupont Circle Metro Station with 20,415 RPD
- High foot traffic and visibility along Connecticut Ave with 29,360 VPD
- Outstanding Demographics in trade area with heavy daytime and evening/weekend business potential.
- 2.1M SF of office space within 0.25 miles



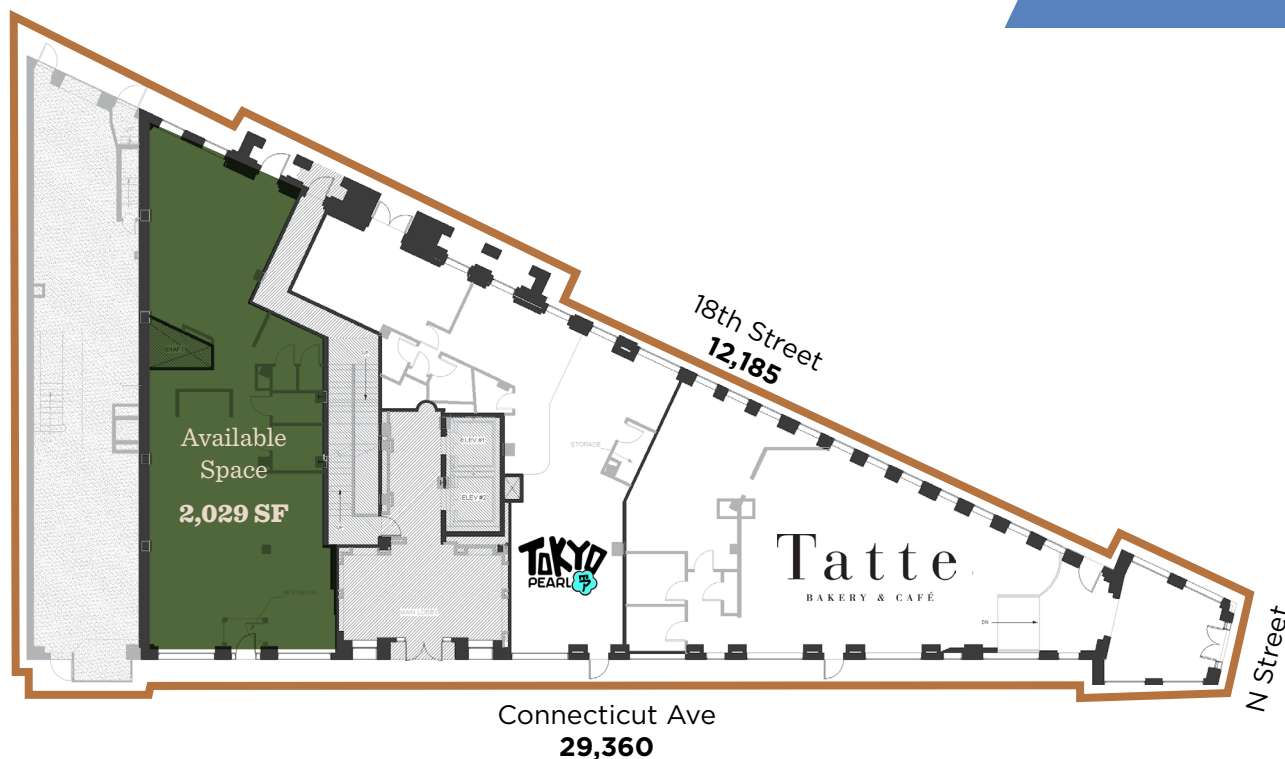
1301
CONNECTICUT



Virtual Tour

FLOOR 1 | #102

1,921 SF



DEMOGRAPHICS

(Radius of .25 mile, .5 mile, and 1 mile)

Population

4,725 21,252 81,410

Average HH Income

\$155,425 \$165,226 \$190,006

Households

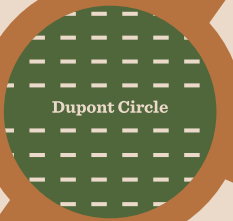
1,117 4,544 21,555

Employees

28,801 105,343 247,298

Median Age

34.5 34.9 34.3



CHI:KO

EMISSARY

firefly
KIMPTON



20th St



M St



West Wing Cafe

Nooshu

CHOPT

Qdoba
★ PRET ★

corepower
YOGA

Surfside

Palm CAVA
RESTAURANT



TEDDY

SHAKE
SHACK

Nando's

BOQUERIA OZJO DAILY GRILL



Tatte
Bakery & Cafe

amazon
DOS TOROS
TAQUERIA

BARRY'S
BOOTCAMP
moby
dick

19th St

Connecticut Ave

18th St

rosebar

Brooks Brothers



Tabard Inn

TINY JEWEL BOX

MARU VANNA

H&M



Peet's
COFFEE

agora



17th St

16th St

16th St

M St

Q St

New Hampshire Ave

Church St

P St

Massachusetts Ave

Rhode Island Ave

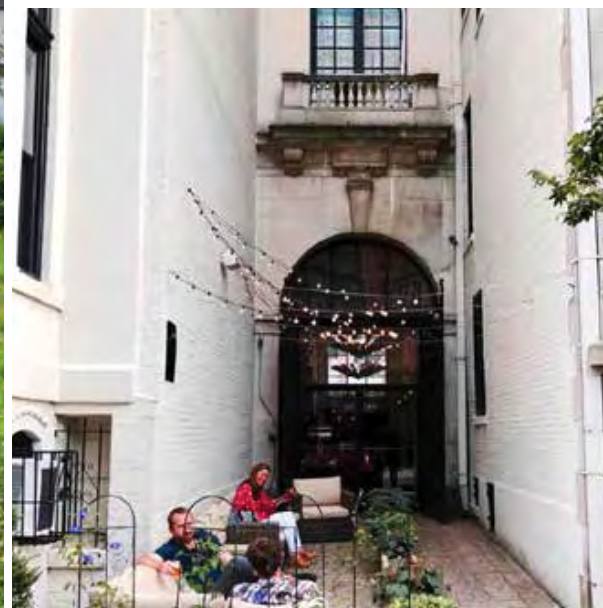
P St

O St

21st St

New Hampshire Ave

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**FOR MORE
INFORMATION,
PLEASE CONTACT**

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