



Available

# 815 CONNECTICUT AVE

Washington, DC

# DEMOGRAPHICS

	.25 mi	.5mi	1 mi
Population	318	5,571	58,262
Average HH Income	\$98,933	\$161,536	\$170,326
Households	99	2,269	33,031
Employees	44,442	165,147	330,004
Median Age	32.8	28.2	32.4

# PROPERTY HIGHLIGHTS

- 2,972 SF: Inline facing Eye Street/Farragut park, current Bank of Labor space
- 2,038 SF: End-cap facing Connecticut Avenue, current Farragut Medical space
- Excellent visibility on Connecticut Ave (28,300 VPD)
- One block from Farragut West (20,348 RPD) and Farragut North (28,184 RPD) Metro stations
- High foot traffic on Connecticut Ave and Eye Street NW with 54,153 average daytime population
- Situated in a trade area with 52,259,081 SF of existing office space and 1,646,562 SF in the pipeline
- Diverse office tenants surrounding include: Baker & McKenzie, Twitter, O'Melveny & Myers, US Chamber of Commerce, and McLarty Associates



# AVAILABILITIES



CONNECTICUT AVE NW

EYE STREET NW

# 815 CONNECTICUT

815 Connecticut Ave, NW, Washington, DC



## Contact Us

### Andy Corno

O: +1 202 719 6137  
M: +1 301 520 2620  
andy.corno@jll.com

### Thomas Jackman

O: +1 202 719 5624  
M: +1 301 580 1512  
thomas.jackman@jll.com

### Simms Henschel

O: +1 202 533 2529  
M: +1 301 332 5220  
simms.henschel@jll.com



© 2022 Jones Lang LaSalle IP, Inc. All rights reserved.  
All information contained herein is from sources deemed  
reliable; however, no representation or warranty is made to  
the accuracy thereof.