



**FRANKLIN  
SQUARE**

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1300 EYE ST NW



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FRANKLIN SQUARE  
nuveen



# The Center of Action

**10M+**

Greater DCn area population

**700,000+**

District population

**250+**

Museums and monuments

**65**

Professional theaters

**5**

Major sports team

**27M+**

Annual visitors

**\$11.7B+**

Annual visitor spending

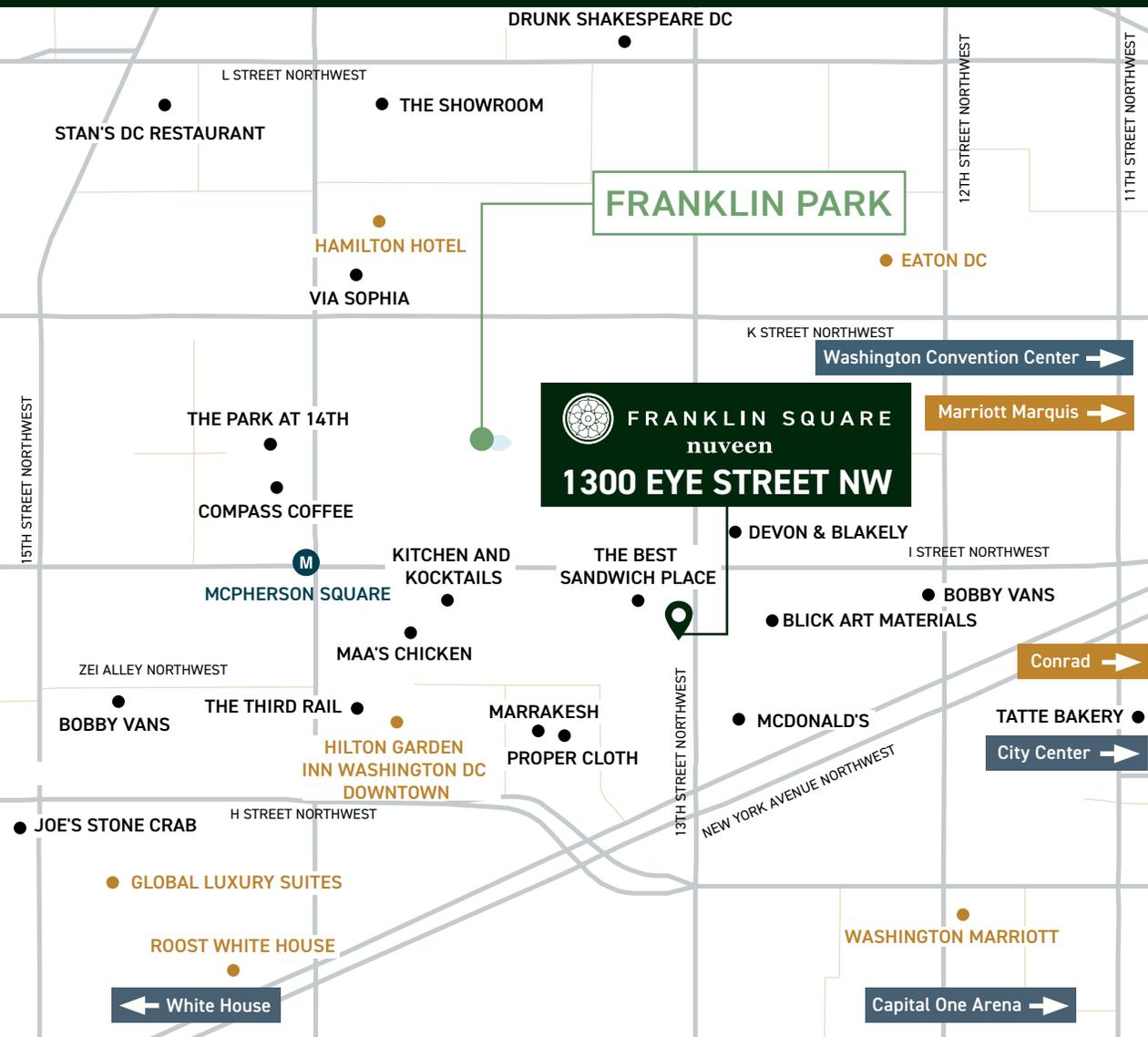


## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	59,231	412,807	853,487
2025 TOTAL DAYTIME	338,175	860,317	1,302,170
2025 AVERAGE HOUSEHOLD INCOME	\$180,589	\$184,503	\$176,453
2025 DAYTIME POPULATION	323,143	730,560	984,300



# FRANKLIN SQUARE



4.79 Acre Park renovated in 2021, Franklin Park features a restored central fountain with interactive Jets, children's garden and promenade for new restaurant



## Franklin Park

### FRANKLIN PARK

\$21MM Renovation



### PRIVATE 1ST FLOOR ENTRANCE

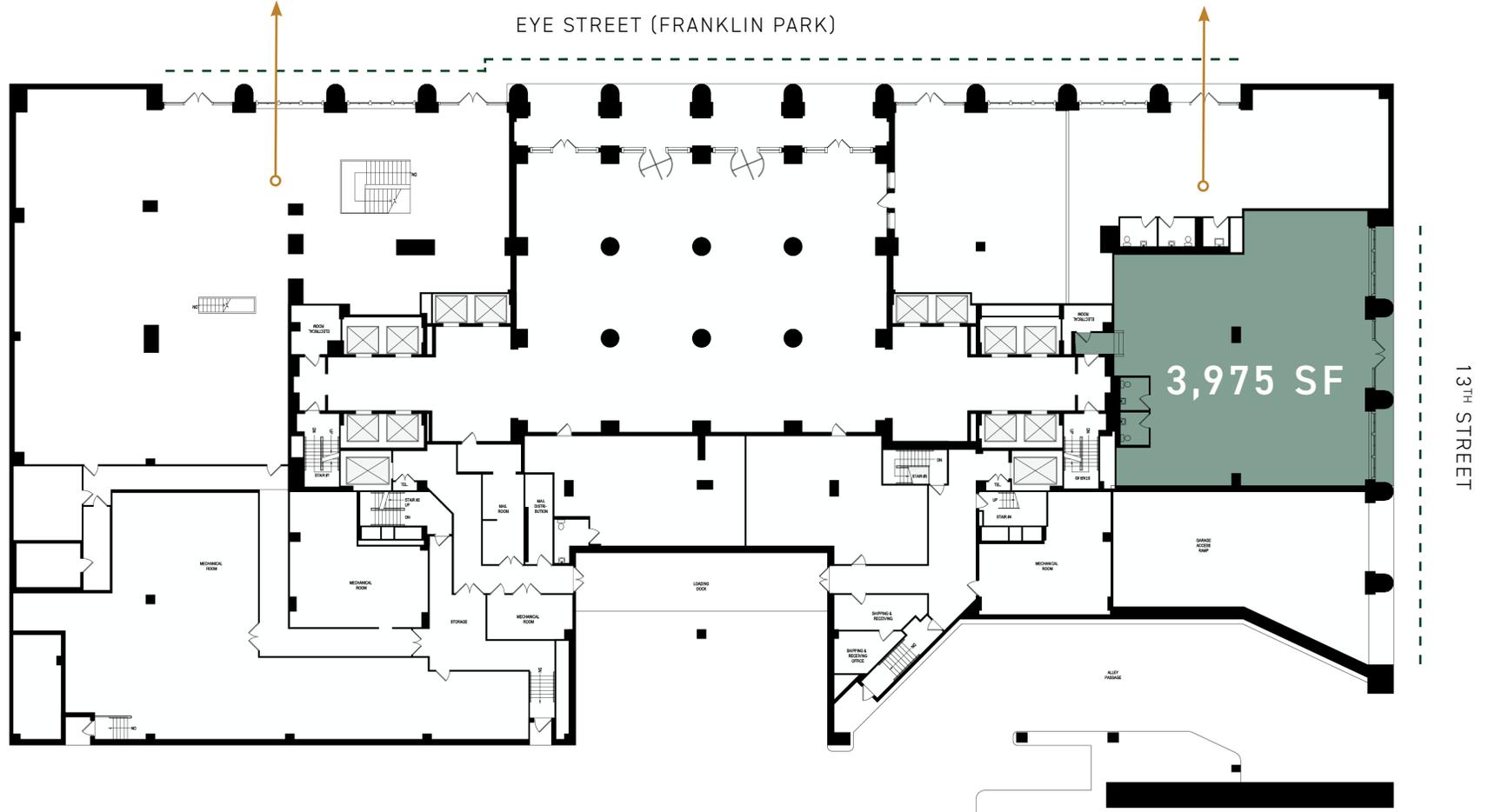
SIGNAGE OPPORTUNITY



# Partial 1st Floor (East Tower)

**KITCHEN & KOCKTAILS**

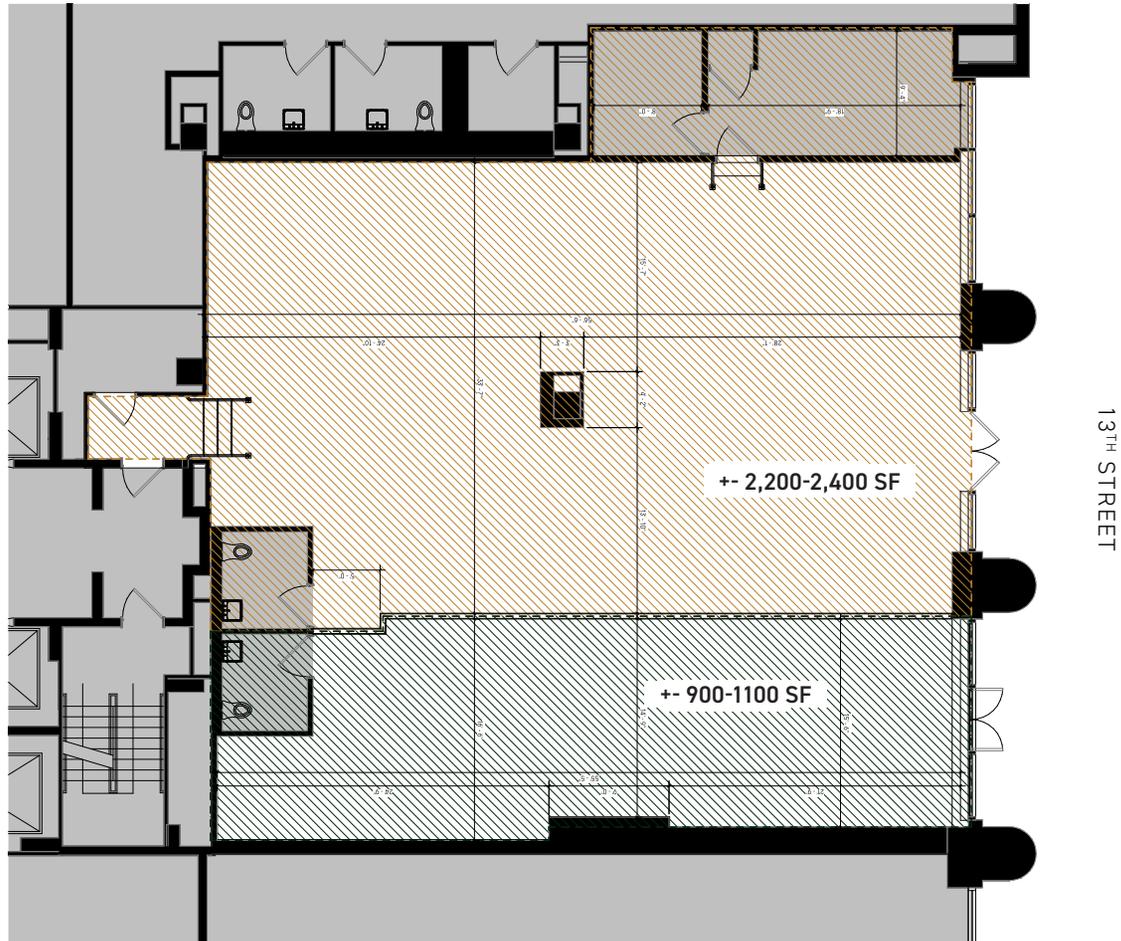
**THE BEST SANDWICH PLACE**





# Demising Plan

Eye Street NW and 13th Street NW





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