

6TH & INDIANA



601 Indiana Ave, NW • Washington, DC

For Lease



Rare corner opportunity with 150 ft. of wrapping frontage for lease

- Up to 2,724 s.f. (divisible) with additional outdoor seating
- ~14' ceiling heights
- Existing restaurant conditions and fully vented
- Dense foot traffic driven by Superior Courts, 6,319,619 s.f. of office space within 3 blocks
- Close proximity to Capital One Arena, boasting an average of 220 events per year
- Surrounded by Navy War Memorial, National Archives and many more attractions

Surrounding retail

RASIKA
FLAVORS OF INDIA

THE
CAPITAL®
G·R·I·L·L·E

Fiola

FedEx®

Capital One Bank

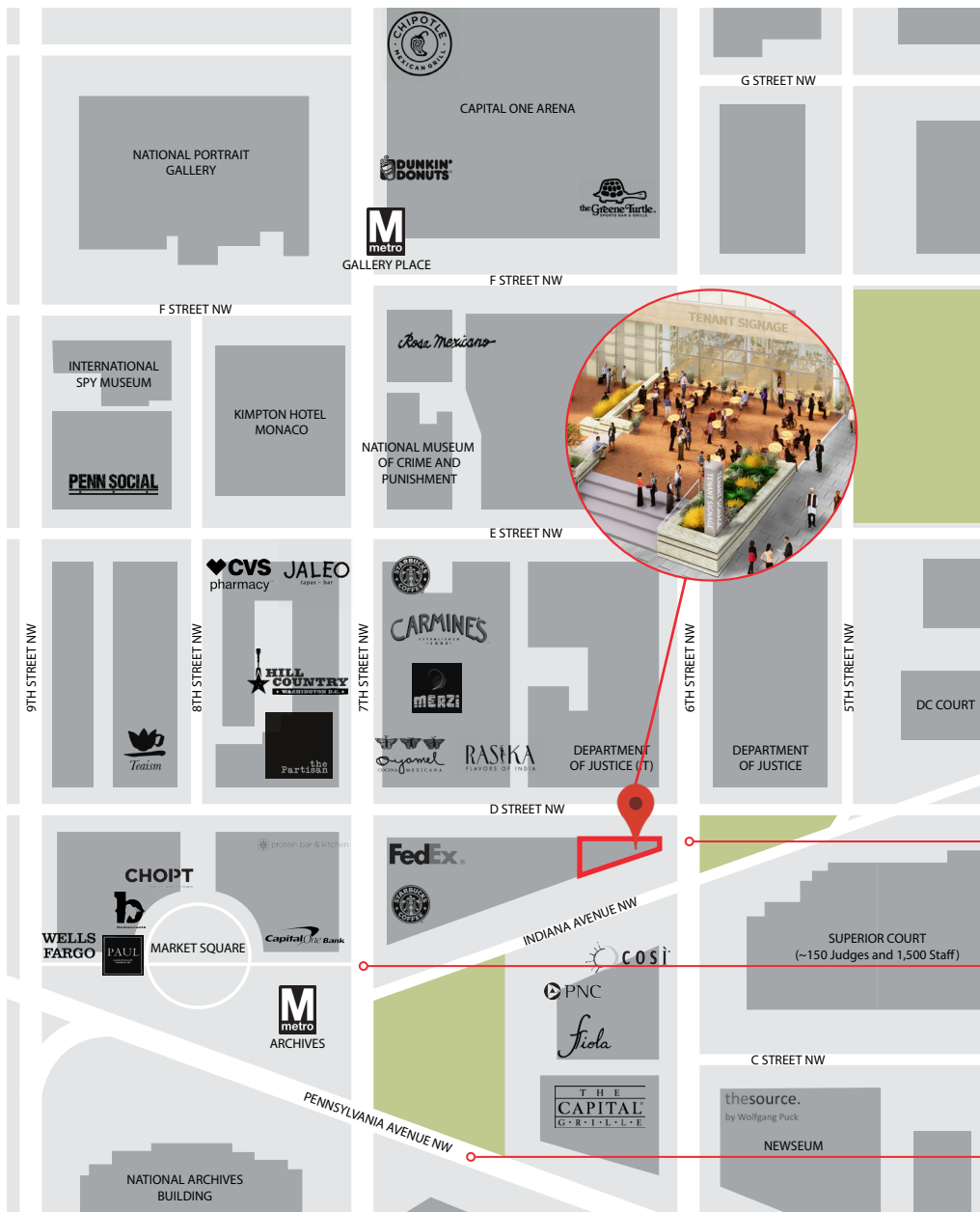
WELLS
FARGO

For more information,
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Washington DC by the numbers



250+
Museums and monuments

\$6.7B
Annual visitor spending

20M+
Annual visitors

220
Events per year at the
Capital One Arena

M RIDERS
PER DAY

Archives
8,628

Gallery Place
22,375

V VEHICLES
PER DAY

6th Street
10,200

7th Street
15,300

Penn Ave
36,800

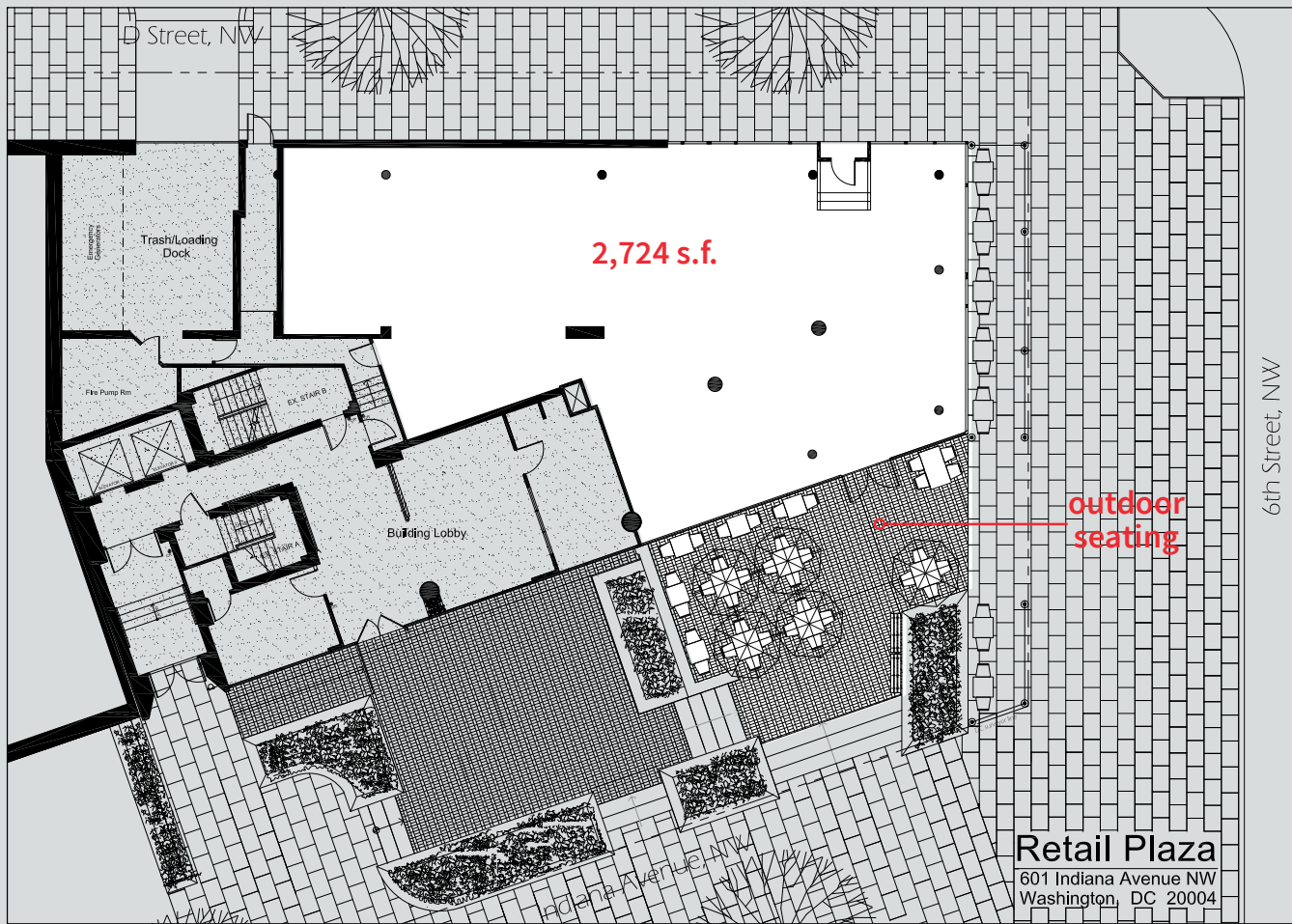
Demographics from subject site

| | .25 mi | .5 mi | 1 mi |
|-------------------|-----------|-----------|-----------|
| Population | 1,457 | 6,522 | 33,898 |
| Average HH Income | \$179,077 | \$154,858 | \$120,593 |
| Households | 1,022 | 3,749 | 18,517 |
| Employees | 19,589 | 57,031 | 229,842 |
| Median Age | 36.5 | 33.2 | 33.9 |

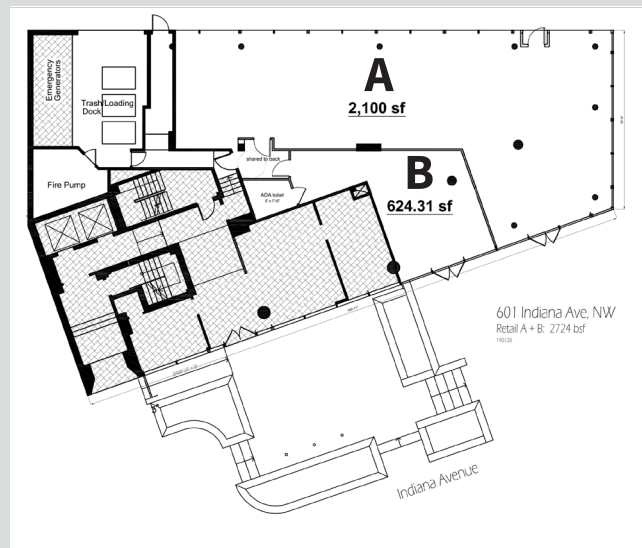
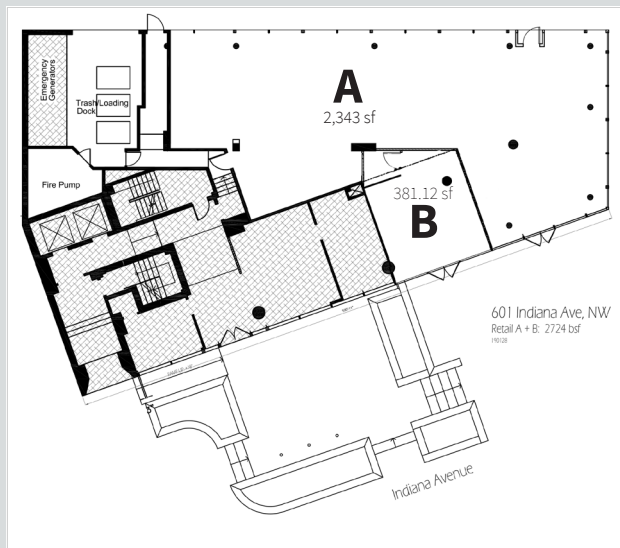


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Full space



Demising Options



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