

One Thomas Circle NW
Washington DC

4,032 s.f. Available

Excellent Corner Retail Opportunity on Thomas Circle

For Lease

Highlights

- 4,032 s.f., divisible
- 11'7" Floor-to-slab ceilings
- Highly visible corner facing Thomas Circle with over ~55,000 vehicles per day
- Extreme pedestrian foot traffic, connecting the 14th Street Corridor to the Central Business District
- \$144,500 average household income in trade area
- Surrounded by Logan Circle, Shaw / Mt. Vernon Triangle, 14th Street, Dupont Circle and Midtown Center, the new 679,000 s.f. Fannie Mae Headquarters development
- 31.6M of extremely dense office within .5 miles
- 14 hotels within .25 miles
- Within 3 blocks of McPherson and Farragut North Metro, close proximity to Dupont Circle and Mt. Vernon Metro Stations

Surrounding Retailers

HOTEL
ZENA
WASHINGTON DC



CulinAerie
The Pinnacle of Food
& Wine Instruction



WESTIN[®]
HOTELS & RESORTS

PAPPE



Residence
Inn[®]
Marriott



DAUPHINE'S
SEAFOOD • BAR • BOUCHERIE

For more information, please contact:

Andy Corno

O: 202 719 6137

M: 301 520 2620

Andy.Corno@jll.com

Thomas Jackman

O: 202 719 5624

M: 301 580 1512

Thomas.Jackman@jll.com



Washington DC by the numbers



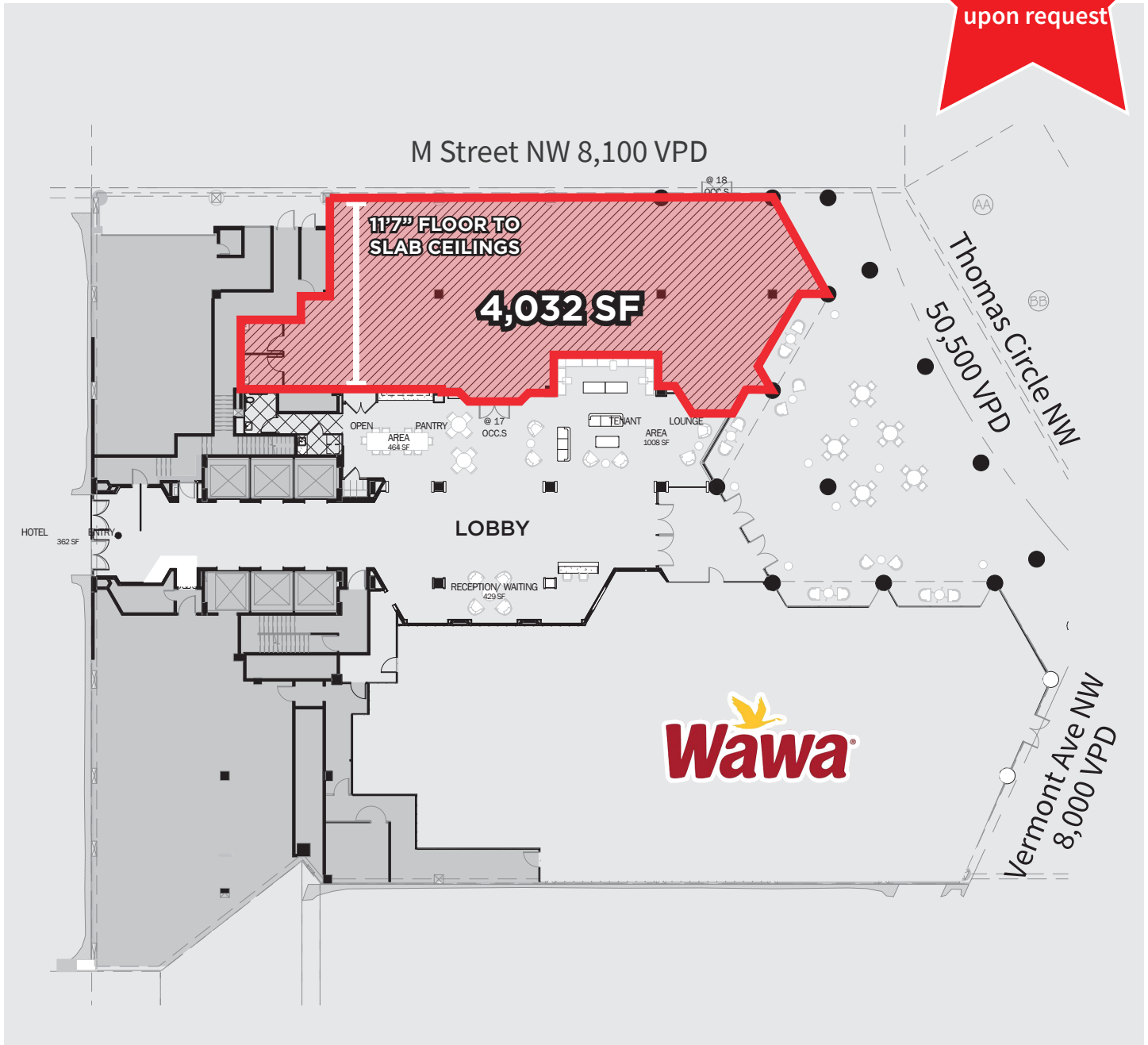
Demographics from subject site

	.25 miles	.5 miles	1 miles
Population	9,076	22,700	81,774
Average HH Income	\$128,040	\$143,754	\$144,526
Households	6,240	14,278	46,219
Employees	29,064	103,089	275,735
Businesses	1,662	6,635	16,215



The space

Demising
plans available
upon request





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

One Thomas Circle NW
Washington, DC