



# FOR LEASE

- 1,529 SF high profile, fully vented space available on the corner of 14th St NW and Eye St NW
- Located directly at McPherson Square Metro Station with 10,410 RPD
- High foot traffic and visibility along Eye St with 20,002 VPD
- Outstanding Demographics in trade area with heavy daytime and evening/weekend business potential.

**1400 EYE ST, NW**

For more information, please contact:

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# CENTRAL LOCATION



## 10 MINUTE **WALK** TIME

Residential Population - 12,013

Daytime Pop - 79,258

Median HH Income - \$93,925

Bachelor Degree or higher - 79.3%



## 10 MINUTE **DRIVE** TIME

Residential Population - 283,548

Daytime Pop - 530,506

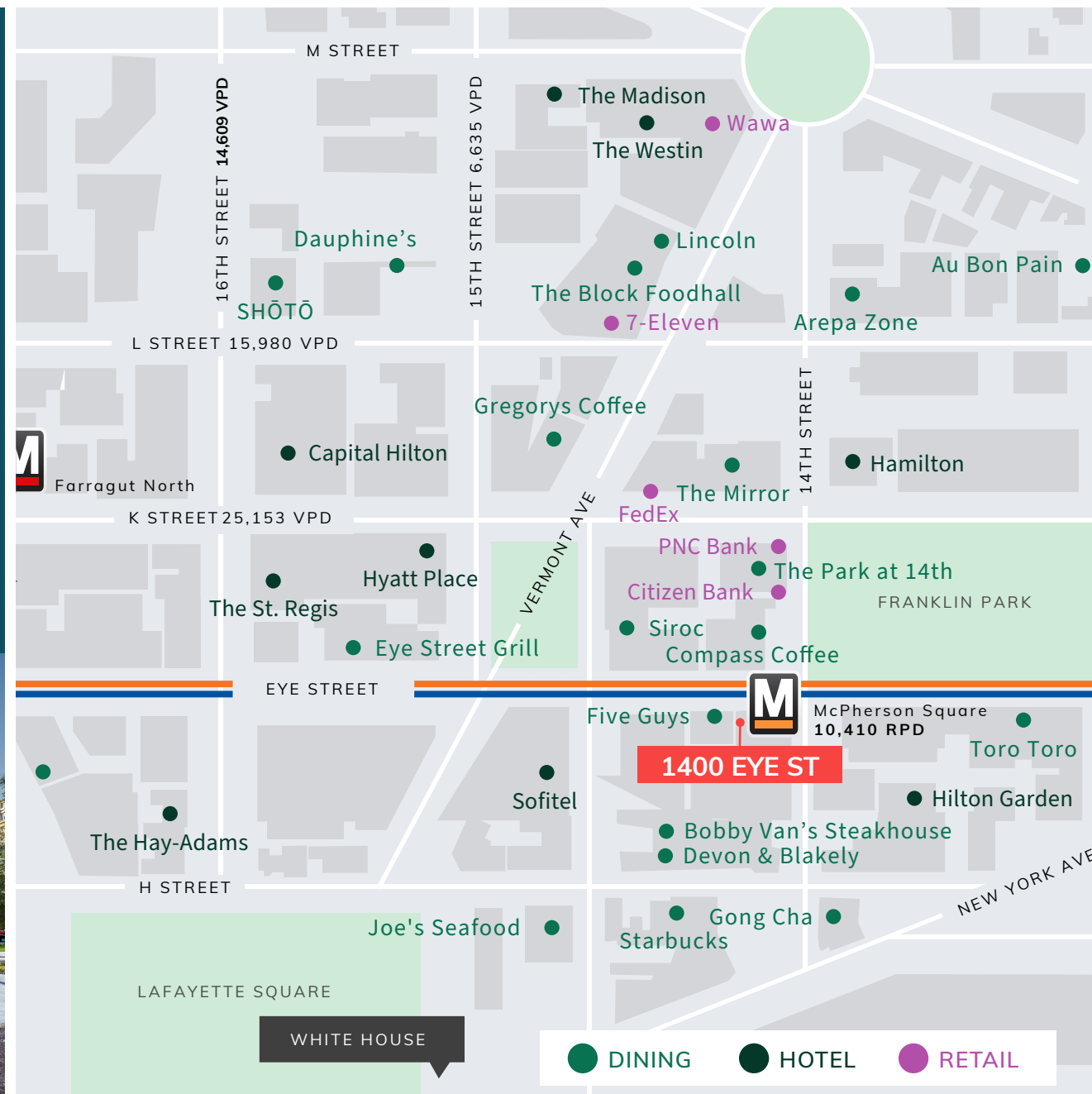
Median HH Income - \$113,936

Bachelor Degree or higher - 79.3%



# RETAIL SPACE FOR LEASE

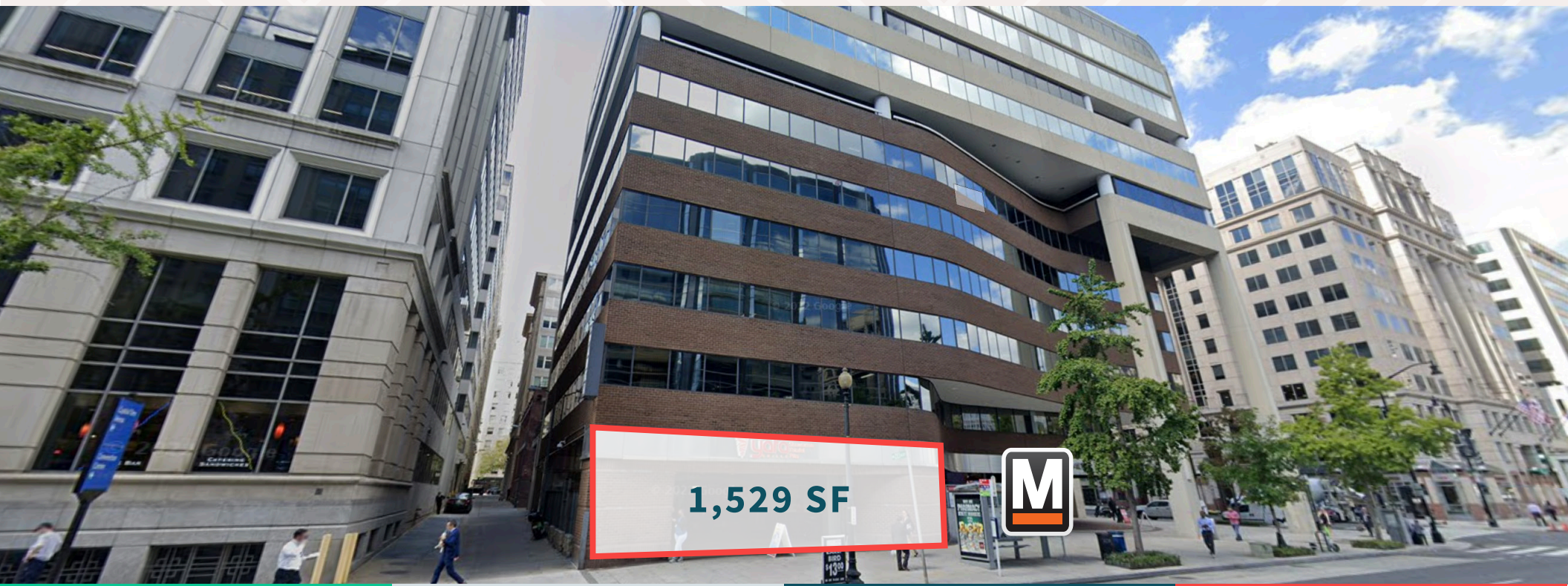
- 1,529 SF corner space with excellent visibility
- 2nd Generation fully vented space situated on the ground floor of a 175,000 SF Office Building
- Across from McPherson Square and less than a mile from The White House
- Located at McPherson Metro Station at the corner of 14th & Eye St
- 55.6 million Office SF within .5 Miles
- 12,166 hotel rooms within .5 miles
- Nearby Retailers include Five Guys, Compass Coffee, Starbucks, PNC Bank, Citizens Bank, and FedEx



# THE OPPORTUNITY







## 1400 EYE STREET, NW

High profile 1,529 SF space available on Eye Street NW

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