



For Lease

Rare large block opportunity on Dupont Circle

- Space available:
 - First floor – 11,619 SF
 - Second floor – 14,628 SF
- Multiple demising options
- Direct outdoor areas
- Excellent frontage / Signage opportunity facing Dupont Circle
- Remarkable trade area with residential and office density surrounding (\$105,000 median household income within .5 miles)
- Steps from one of DC's busiest metros, Dupont Metro (20,415 riders per day)
- 32 hotels within .5 miles

11 Dupont Circle, NW
Washington, DC

Surrounding retail

**BARRY'S
BOOTCAMP**

CVS
pharmacy

**Panera
BREAD**

LOFT

lou lou

BGR
THE BURGERS

Bank of America

PNC

SUNTRUST

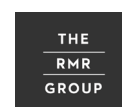
Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	6,189	21,791	85,464
Average HH Income	\$144,869	\$150,296	\$148,891
Households	4,124	14,466	48,378
Median Age	34.0	34.1	33.2
Employees	16,634	77,028	238,012
Businesses	1,312	5,257	13,668

For more information,
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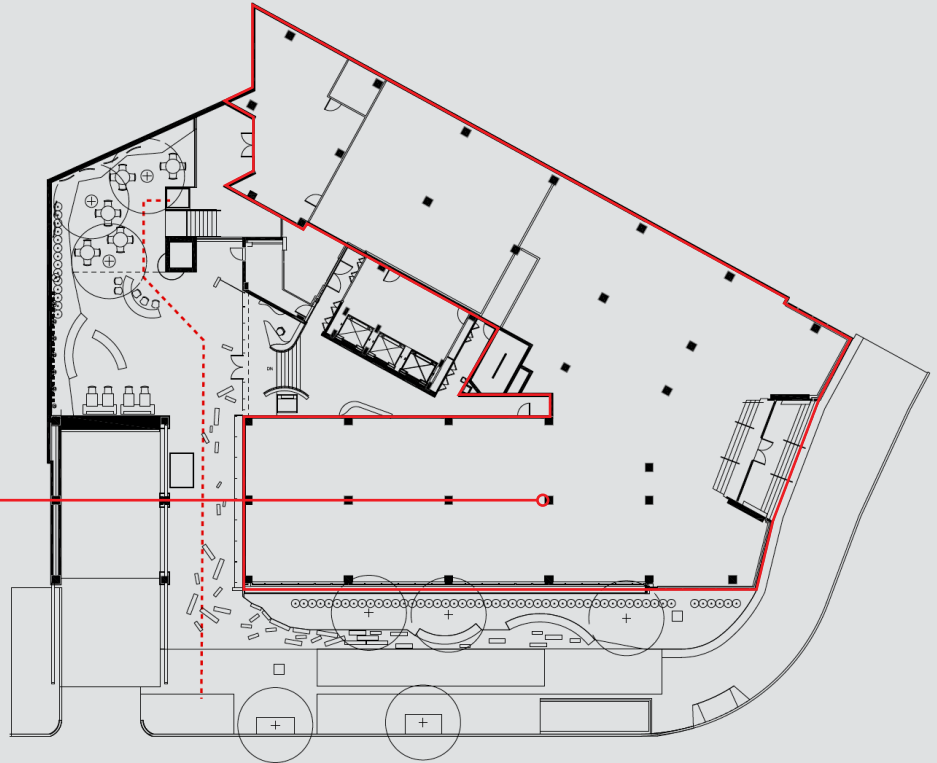
Surrounding retail & traffic counts



Availability

FIRST FLOOR

11,619 SF



SECOND FLOOR

14,628 SF



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