



1225 I ST NW



PULSE RETAIL



highlights

features



Turn-Key Quick Serve Restaurant Space (non-vented) at Corner of 13th and I St NW.

Convenient distance from Metro center, McPherson Square, and Gallery Place Metro stops

Excellent synergistic co-tenancy at nearby City Center.

Fantastic opportunity for fitness, co-working, and restaurant concepts

EXISTING: 1,450 SF

EXPANDABLE TO: 1,767 SF

NEIGHBORING
TENANTS





Union Kitchen Soho



CITY CENTER BY THE NUMBERS

- 295,000 SF of Retail
- 458 Apartments
- 216 Condos
- 515,000 SF of Office
- 350 Hotel Rooms

RETAILERS

- Kate Spade
- Salvatore Ferragamo
- Hermes
- Gucci

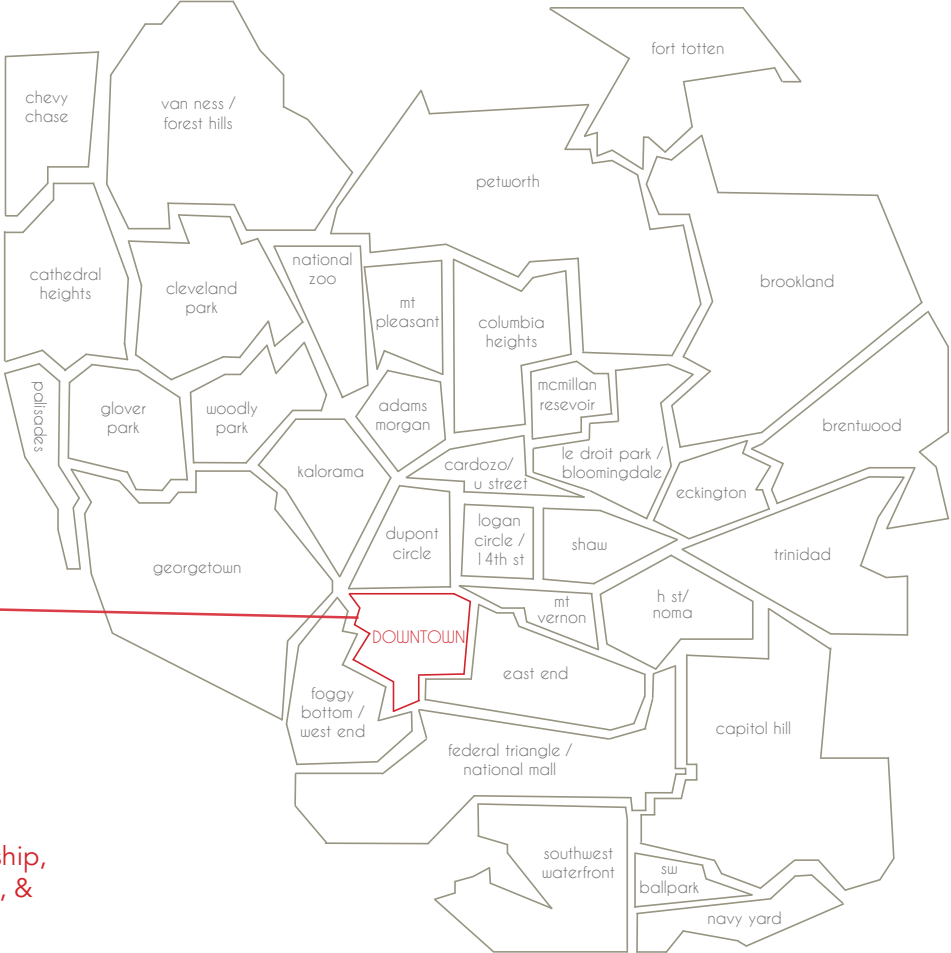
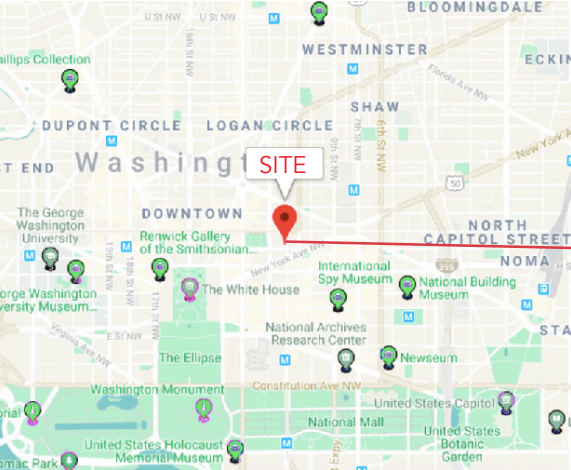
RESTAURANTS

- Alexis Bittar
- Allen Edmonds
- Arc'teryx
- Boss
- Burberry
- Canali
- Claudalie
- Longchamp
- Carolina Herrera
- Louis Vuitton
- Paul Stewart
- Corepower Yoga
- Flywheel
- David Yurman
- Dior
- Tumi
- Lillith
- Laura Piana
- RESTAURANTS
- Tumi
- Lillith
- Laura Piana
- Centrolina
- DBGB
- Del Frisco's
- Dolcezza
- Fig & Olive
- Mango Tree
- Milk/Momofuku
- Rare Sweets



DOWNTOWN DC

DC's cosmopolitan downtown neighborhood offers a mix of in-demand restaurant options, high-end shopping and plenty of must-see museums. The city's most famous address, 1600 Pennsylvania Avenue, is nestled on the border of downtown DC, giving this chic neighborhood an air of importance and sophistication.*



Average income
\$124k

Apple Store Flagship,
1776 Co-Working, &
Studio XFinity

NEW ANCHORS

Metrorail stations serving all system lines

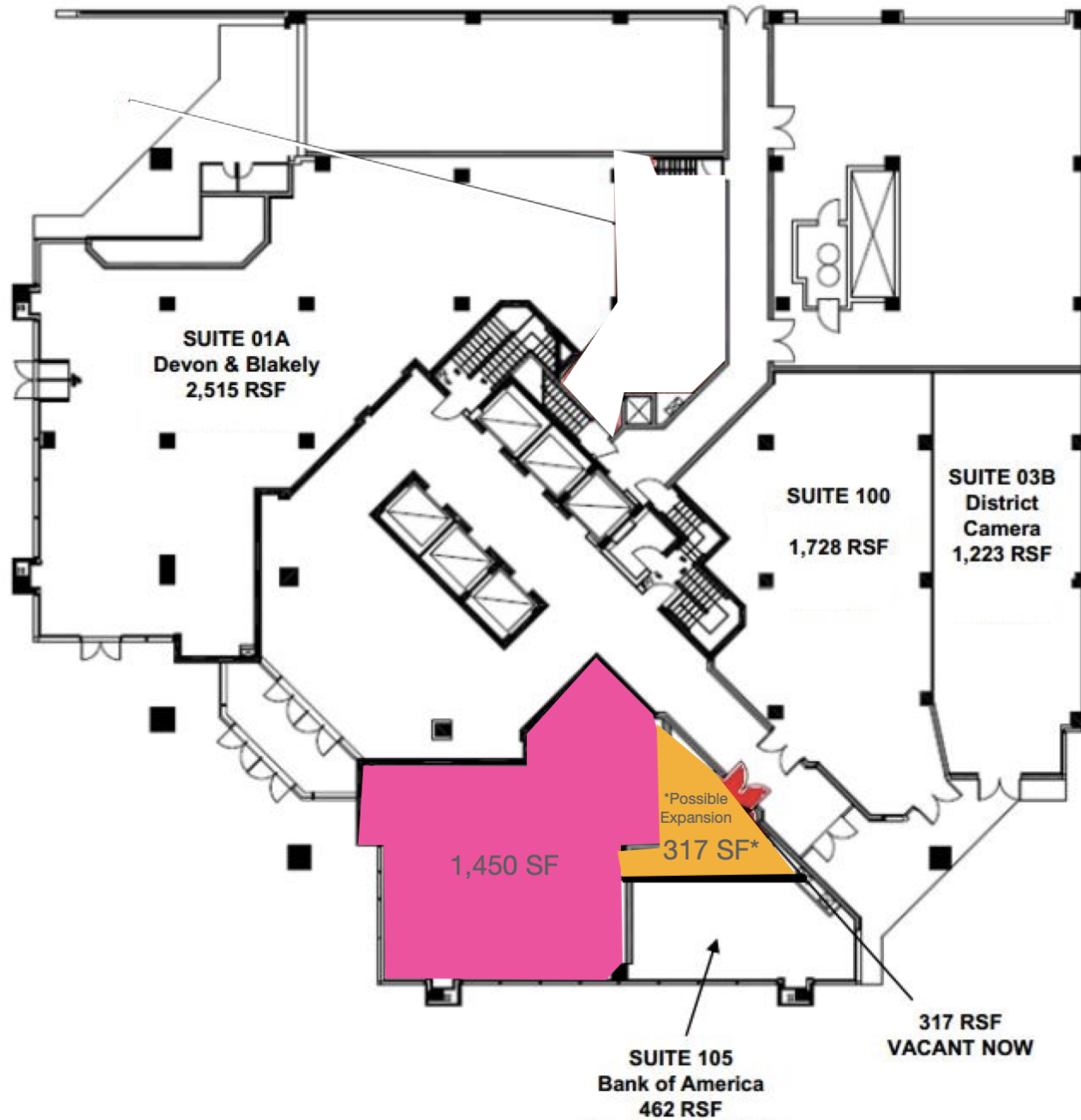
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Square Feet of Retail & Dining
3.8 M

People within a 1 mile radius
41,840

*DC Economic Partnership

SITE PLAN



GALLERY





V
VINCE.
MEN



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