



1201 I ST NW



PULSE RETAIL



highlights

features



Large contiguous block of space in the heart of downtown DC with excellent ceiling height and unique configuration

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

**SPACE A :**

Ground : 2,299 SF  
Lower Level : 8,672 SF

**TOTAL: 10,971 SF**

**SPACE B :**

4,489 SF

**SPACE C :**

2,860 SF

NEIGHBORING  
TENANTS



HOTELS



STARBUCKS



- 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
- RESTAURANTS**  
 Tumi  
 Lillith  
 Laura Piana  
 Tumi  
 Lillith  
 Laura Piana  
 Centrolina  
 DBCB  
 Del Frisco's  
 Dolcezza  
 Fig & Olive  
 Mango Tree  
 Milk/Momofuku  
 Rare Sweets

Paul Bakery  
 Suntrust  
 180 salon

PLANET  
 WORD

Starbucks  
 Bank of America  
 District Camera  
 Atrium Cafe

Blick  
 McDonalds

EATON  
 HOTEL

Franklin Grill  
 Sakina Grill  
 Golf Doctor

SPA Dental Group  
 Bobby Van's Grill

Sushi AOI  
 Noodles on 11th  
 HAAD Thai

Bibiana  
 Capital City  
 Brew Co

MARRIOTT

Bolt Burgers  
 Subway

MOXY

Potbelly  
 EMBASSY  
 SUITES  
 Finn & Porter

Sfoglina  
 CVS

CITY CENTER BY THE NUMBERS  
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 458 Apartments  
 216 Condos  
 515,000 SF of Office  
 350 Hotel Rooms  
 RETAILERS  
 Kate Spade  
 Salvatore Ferragamo  
 Hermes  
 Gucci

MARRIOTT  
 MARQUIS

Starbucks  
 Capital One

CONRAD  
 HOTEL  
 (development)

Alexis Bittar  
 Allen Edmonds  
 Arc'teryx  
 Boss  
 Burberry  
 Canali  
 Claudalie  
 Longchamp  
 Carolina Herrera  
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Tumi  
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CROWN  
 PLAZA

HILTON  
 GARDEN  
 INN

FRANKLIN  
 SQUARE

H St NW

L St NW

13th St NW

K St NW

I St NW

12th St NW

11th St NW

10th St NW

9th St NW

14th St NW

MASSACHUSETTS AVE NW

NEW YORK AVE NW

NEW YORK AVE NW

Le Pain Quotidien

Brown Bag  
 Starbucks

Capitale  
 Soho

Brasserie Beck

& Pizza  
 Skewer  
 PNC  
 FEDEX  
 Park  
 Au Bon Pain  
 Compass Coffee



Bank of Georgetown  
 Buredo

Penn 6

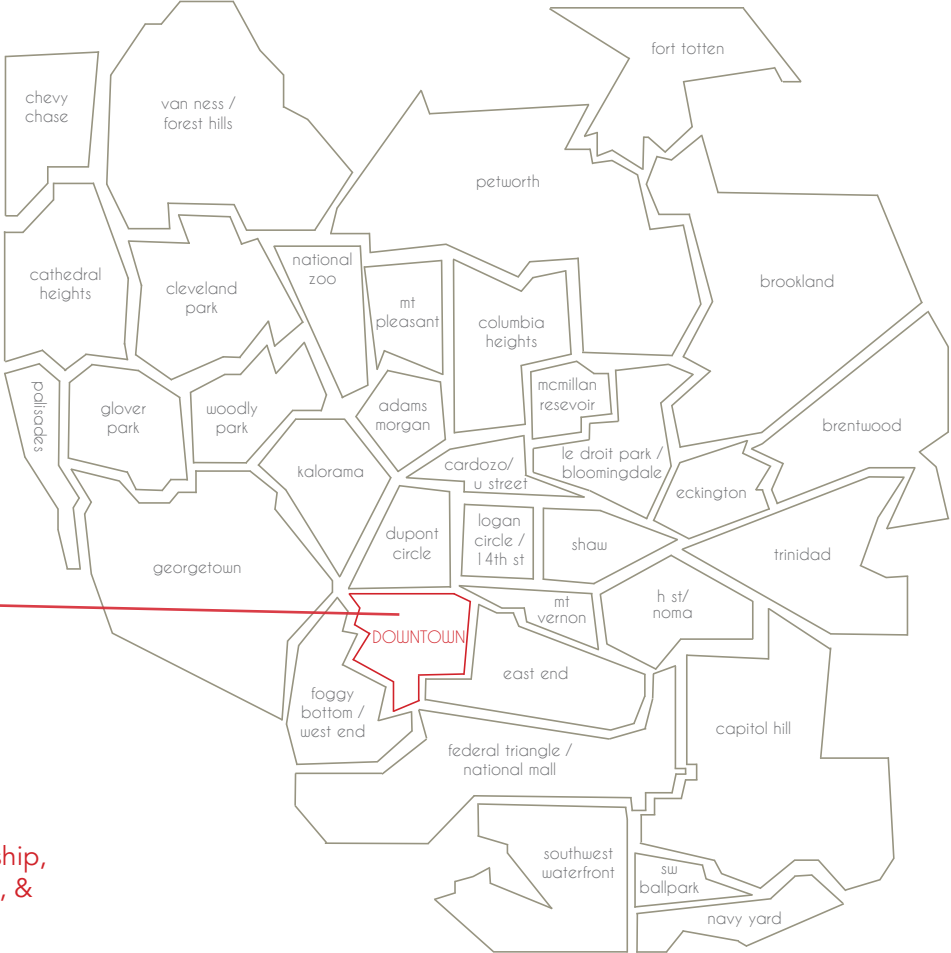
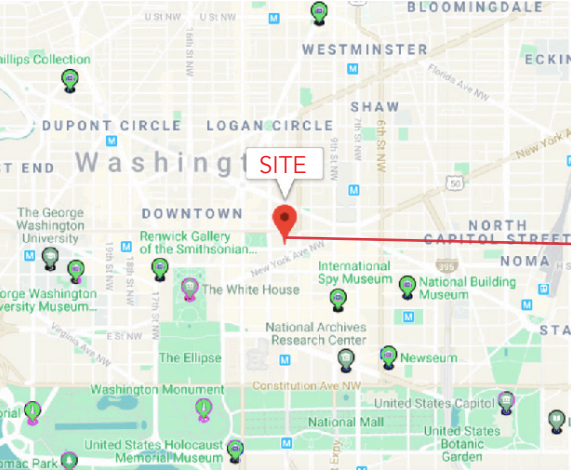
Toro Toro  
 Block Advisors  
 Well's Fargo

Cosi  
 Pret a Manger



# 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 **7**

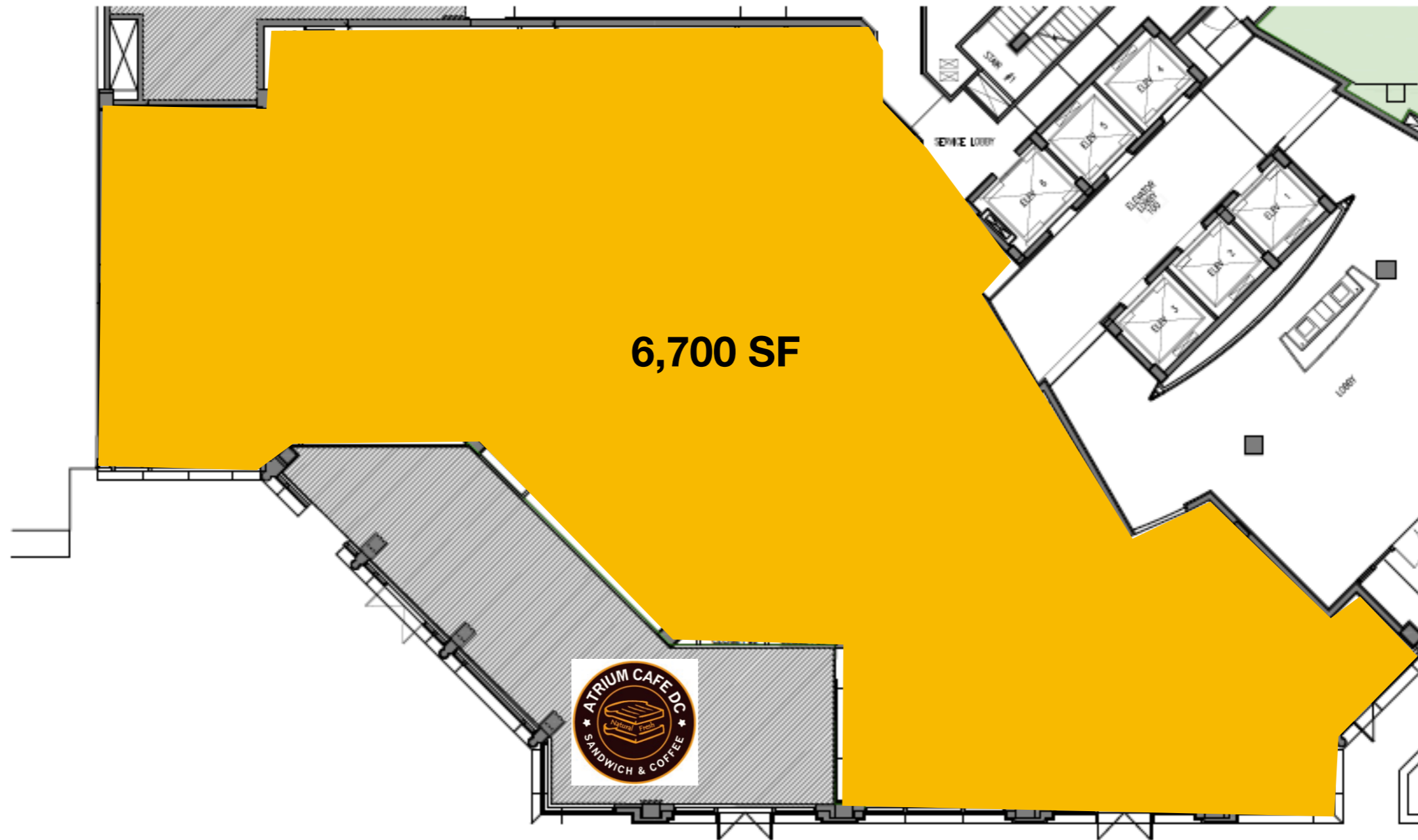
Square Feet of  
Retail & Dining  
**3.8 M**

People within a  
1 mile radius  
**41,840**

\*DC Economic Partnership



# Alternative Scenario: 6,700 SF of ground floor space



# GALLERY



GROUND FLOOR SPACE A



GROUND FLOOR SPACE B



LL SPACE A



LL SPACE A



V  
VINCE.  
MEN



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