



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

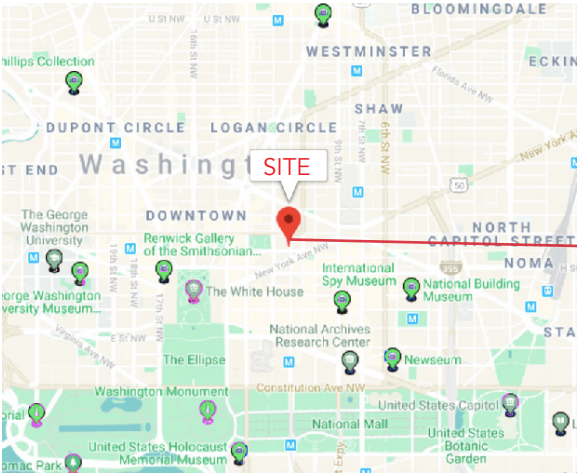
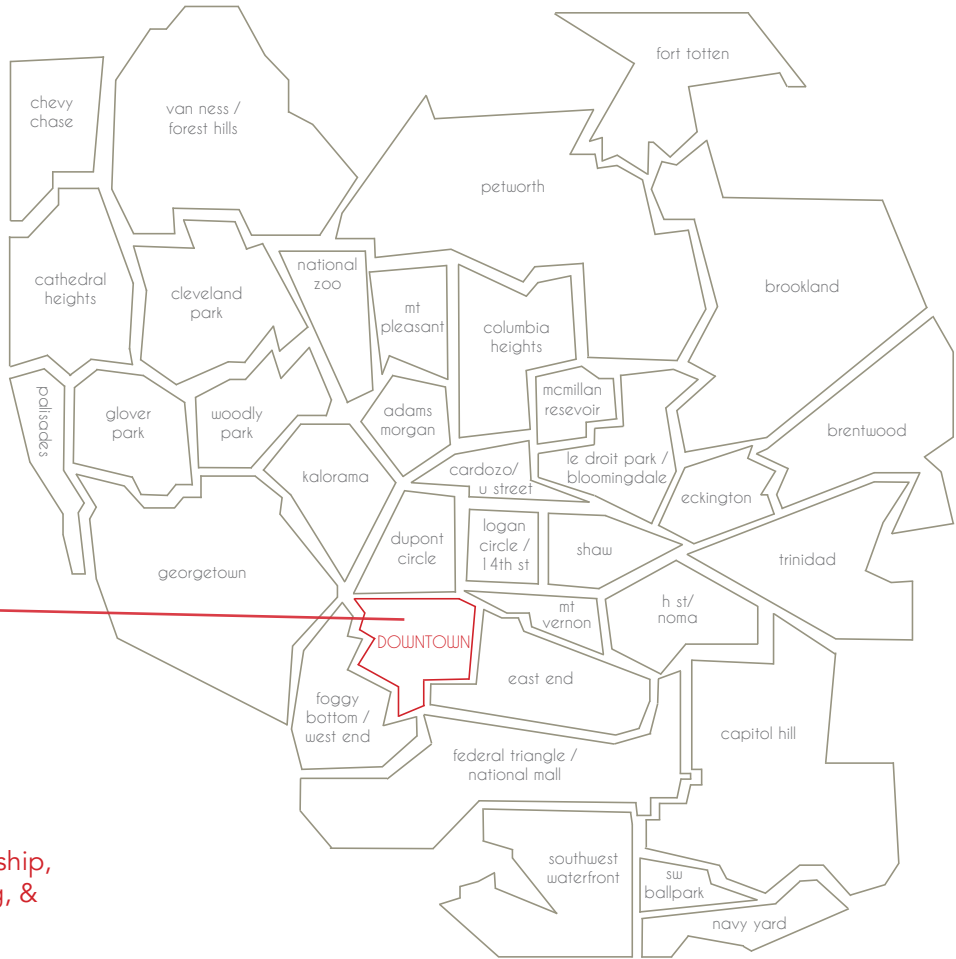
NEIGHBORING
TENANTS





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

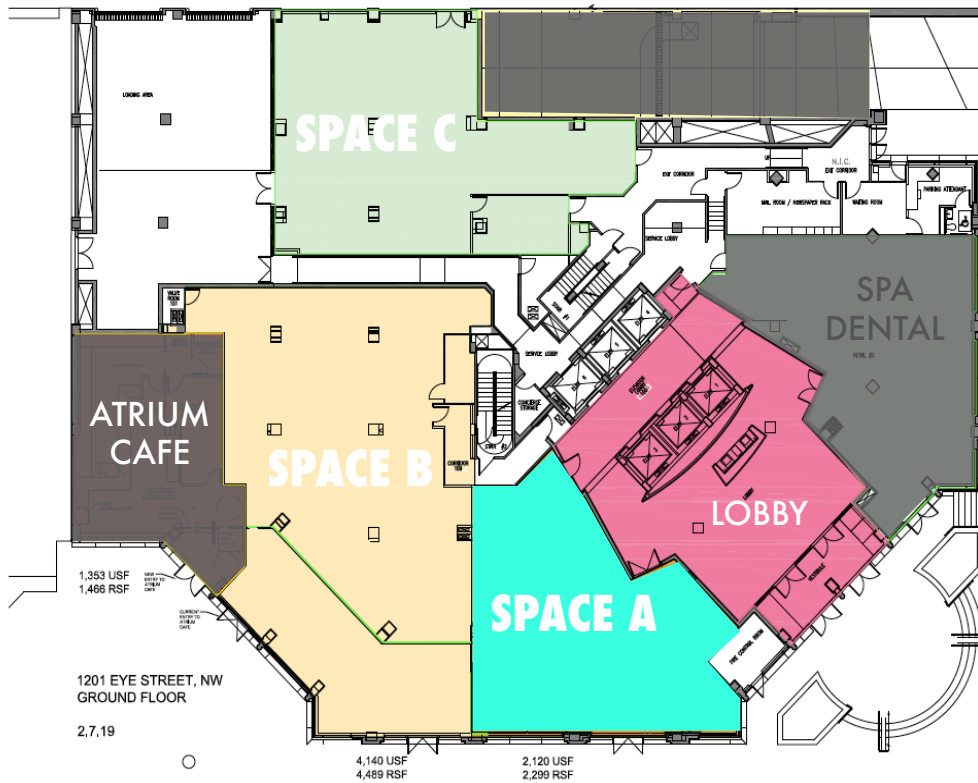
Square Feet of
Retail & Dining
3.8 M

Metrail stations
serving all system
lines
7

People within a
1 mile radius
41,840

*DC Economic Partnership

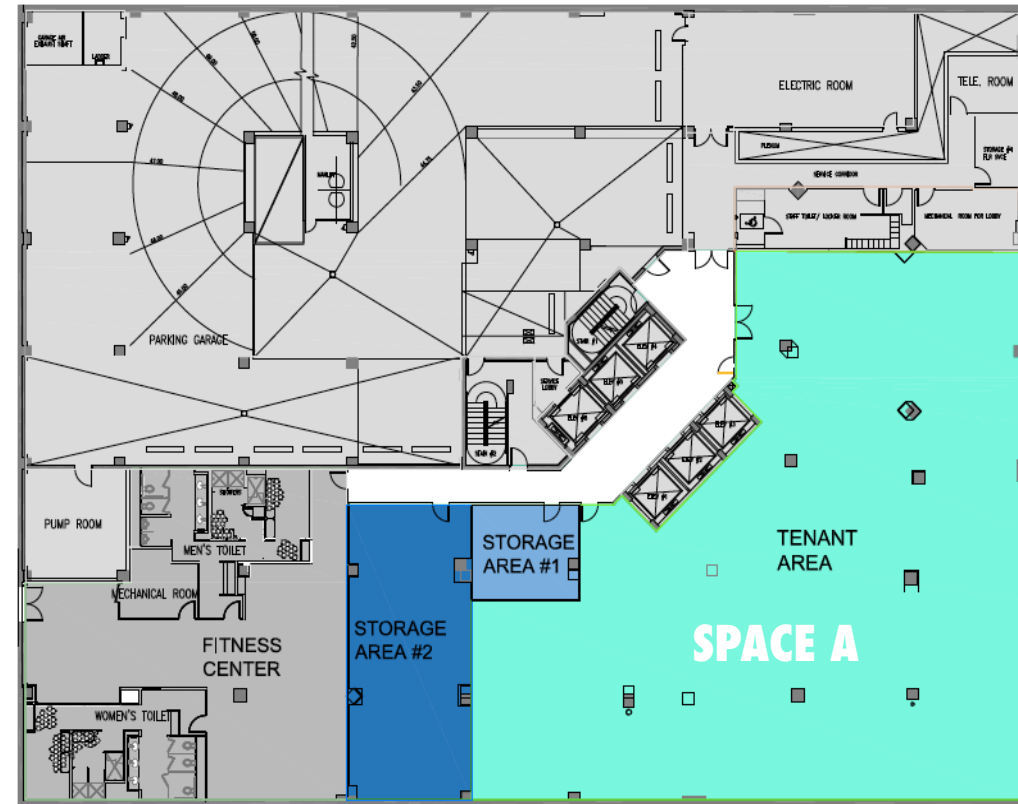
GROUND FLOOR



SPACE A
2,299 SF GROUND
8,672 SF LL
10,971 TOTAL RSF

SPACE B
4,489 TOTAL RSF

LOWER LEVEL



SPACE C
2,860 TOTAL RSF

GALLERY



GROUND FLOOR SPACE A



GROUND FLOOR SPACE B



LL SPACE A



LL SPACE A



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