



1225EYE

NW, Washington D.C. 20005

SECOND GENERATION CAFÉ
AVAILABLE FOR LEASE



PROPERTY OVERVIEW

1225 Eye St. is in the heart of the East End - a vibrant and rapidly evolving area that blends historic charm with modern development. The East End is known for its cultural landmarks, theaters, restaurants, and proximity to the National Mall. Steps from Washington Post's HQ with frontage on the newly renovated Franklin Park, this is the ideal spot for any QSR or fastcasual concept.

ADDRESS: 1225 Eye St., NW

SIZE: 1,450 SF

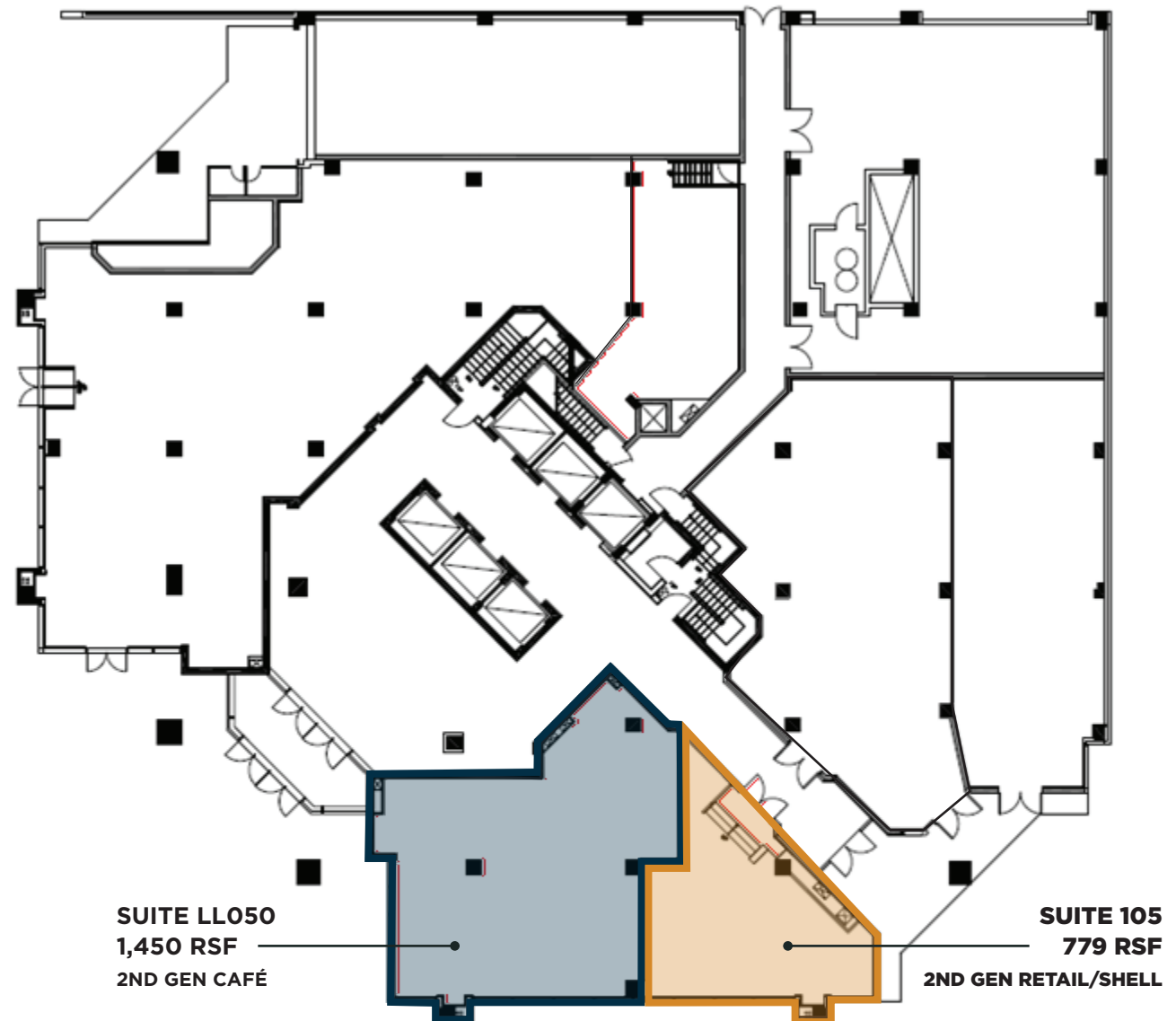
CONDITION: 2nd Gen Café

SIZE: 779 SF

CONDITION: 2nd Gen Retail/Shell

Prime Corner Location

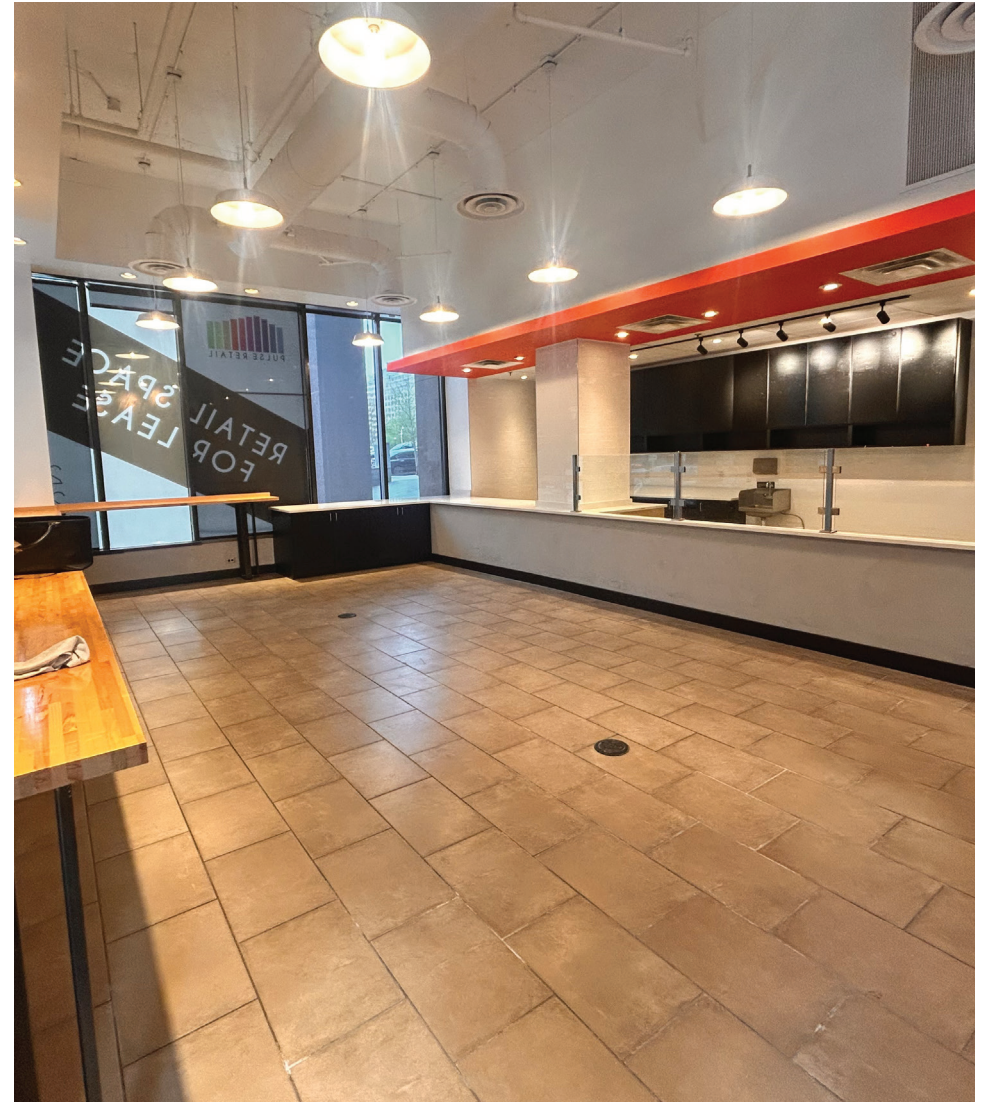
Facing Franklin Park



SUITE LL050
1,450 RSF
2ND GEN CAFÉ

SUITE 105
779 RSF
2ND GEN RETAIL/SHELL

PROPERTY PHOTOS



NEIGHBORHOOD AMENITIES & TRANSIT



RESTAURANTS

- | | | |
|--------------------------|-------------------|-----------------------|
| 1 Devon & Blakely | 14 Starbucks | 27 Compass Coffee |
| 2 Atrium Cafe | 15 Potbelly | 28 Soho Cafe & Market |
| 3 Immigrant Food | 16 Brasserie Beck | 29 Via Sophia |
| 4 Bobby Van's Steakhouse | 17 Cosi | 30 The Brown Bag |
| 5 Michele's | 18 Taylor Gourmet | 31 Paul |
| 6 Baker's Daughter | 19 Five Guys | 32 TbSP |
| 7 Mezzanine Cafe | 20 Subway | 33 Taylor Gourmet |
| 8 Allegory | 21 Starbucks | 34 Subway |
| 9 Fire & Sage | 22 Au Bon Pain | 35 Potbelly |
| 10 Dunkin' Donuts | 23 Compass Coffee | 36 Georgia Brown |
| 11 JJ Steakhouse | 24 The Park | 37 Claudia's |
| 12 Cosi | 25 Pow Pow | 38 Old Ebbitt Grill |
| 13 Au Bon Pain | 26 Slipstream | |


HOTELS


- | | |
|---------------------------|--------------------------------|
| 1 Hilton Garden Inn | 5 Hamilton Hotel Washington DC |
| 2 Washington Marriott | 6 Eaton DC |
| 3 Embassy Suites | 7 Conrad |
| 4 Four Points by Sheraton | |

 **14,861**
TRAFFIC COUNT

 **100**
TRANSIT SCORE

 **99**
WALK SCORE

 **328,742**
DAYTIME EMPLOYEES
WITHIN 1-MILE

 **\$697,452**
MEDIAN HOUSEHOLD INCOME



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For More Information Please Contact:

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