



DOCHTER & ALEXANDER
RETAIL ADVISORS

Brookfield Properties

VIRTUAL TOUR [↗](#)

#104

655
NEW YORK AVE

Square Footage | 3,711 SF

Timing | Arranged

Rent/Nets | Available Upon Request

MT VERNON TRIANGLE PROPERTY

CONTACT

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HIGHLIGHTS

- Commissary kitchen space at an around the clock destination adjacent to the **Walter E. Washington Convention Center**, **Apple Carnegie Library**, **Capital One Arena** and **Blagden Alley**
- 655 NY co-tenancy includes strong line up of local and national restaurant and retail including **Pearl's Bagels**, **Rumi's Kitchen**, **Solidcore**, and **Flight Club Social Darts**
- Ability to capture both residential and office traffic from surrounding tenants such as **PWC** and **Advisory Board**

NEARBY TENANTS



LIVE NATION

THE
CAPITAL
BURGER



[solidcore]



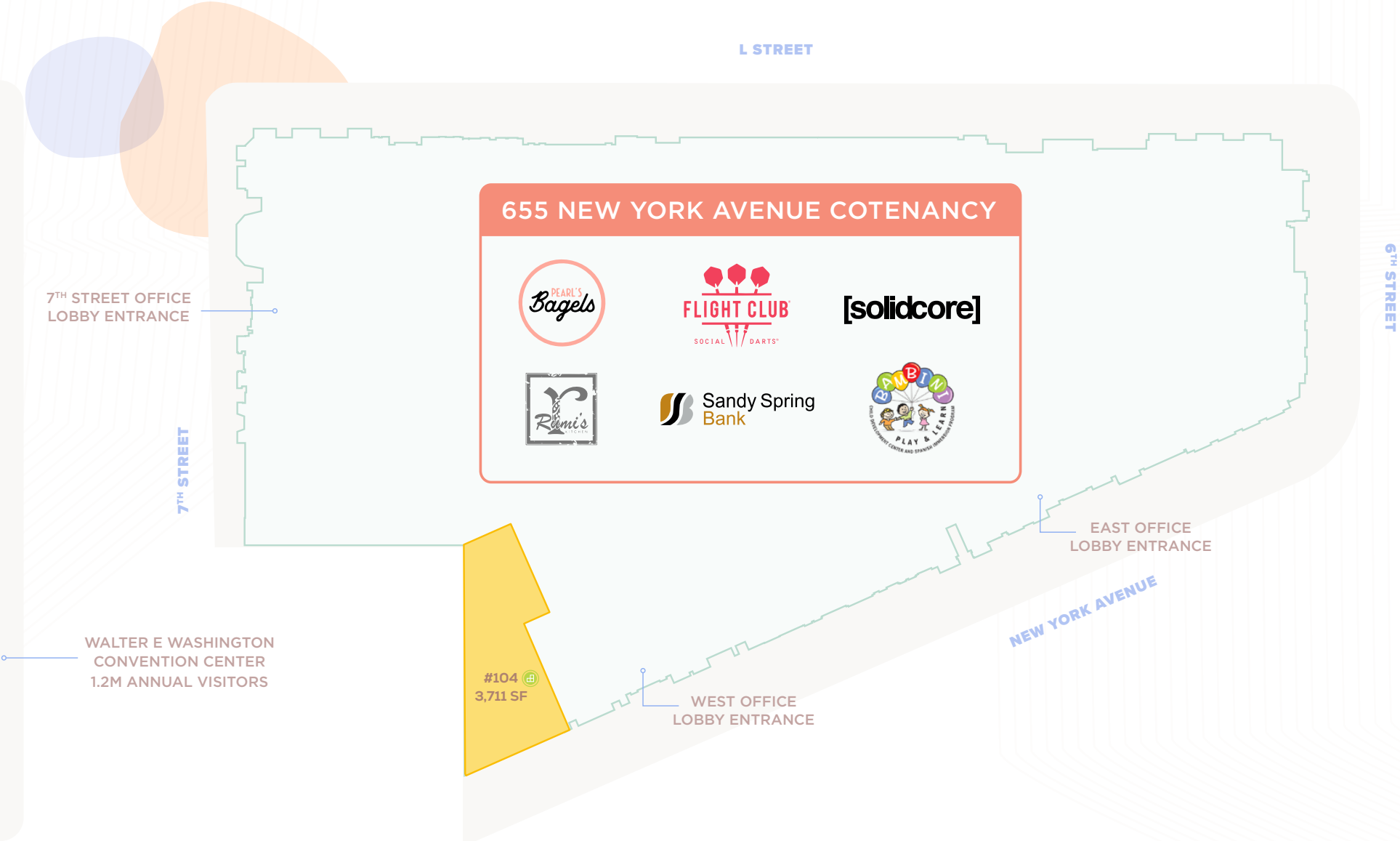


655 New York Ave
Washington, DC

Brookfield
Properties

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NEARBY CO-TENANCY



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FLOORPLAN



655 New York Ave
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SPECS

Square Footage | 3,711 SF

GROUND LEVEL | 1,883 SF

LOWER LEVEL | 1,828 SF

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[EXPLORE VIRTUAL TOUR](#)

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OFFICE INVENTORY

WITHIN .5 MILES

22.3M SF

OFFICE TENANTS

AT 655 NEW YORK AVENUE

pwc **Optum**
LIVE NATION

AVERAGE DAILY METRO RIDERS

AT METRO CENTER STATION

16,427
WEEKDAYS

CONVENTION CENTER ATTENDEES & EVENTS

AT WALTER E WASHINGTON CONVENTION CENTER

1.2M
ANNUAL ATTENDEES

114
CONFERENCES IN 2024

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$177,522	\$166,975	\$179,388
ANNUAL FOOD AWAY FROM HOME AVG	\$6,951	\$6,533	\$6,961
DAYTIME POPULATION	15,616	69,396	294,314
RESIDENTS	1,427	6,269	17,187

**2025 Data*

655 New York Ave
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DA **DOCHTER & ALEXANDER**
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