

2120 L STREET NW

foggy bottom/west end
 washington, dc

4,544sf
 available

site details

- Large outdoor seating capability
- 1,638 Hotel rooms within 1/4 mile
- Available immediately


demographics

Metro Ridership - Foggy Bottom-GWU


 20,392 Average Weekday Passenger Boardings

Walkscore®
 99 - Walker's Paradise
 Daily errands do not require a car


Daytime Population

 .5 mi 123,035
 1 mi 248,678

Residential Population

 .5 mi 20,815
 1 mi 55,847

Average Household Income

 .5 mi \$120,100
 1 mi \$135,875

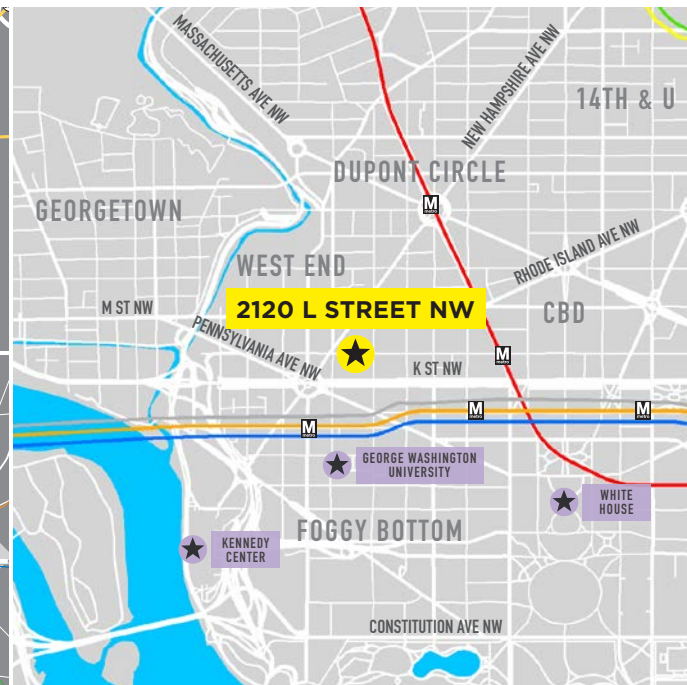
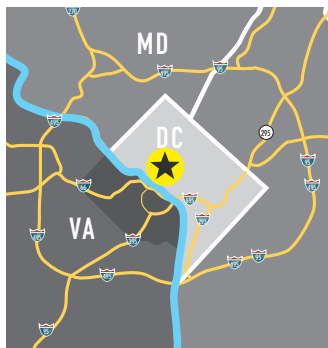


now available: prime retail site at the intersection of foggy bottom, west end & downtown dc

contacts

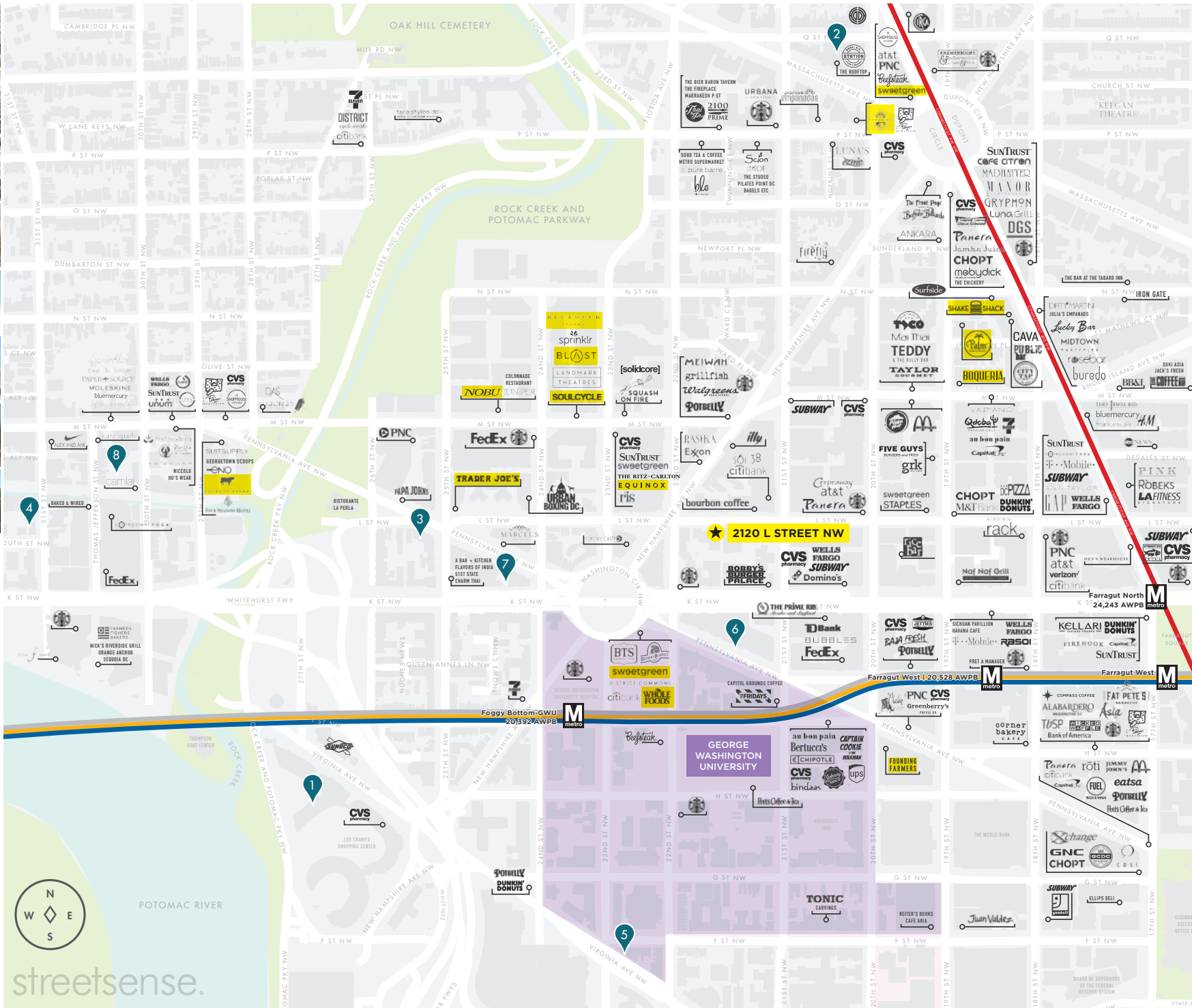
jared meier
 240.479.7195
 jmeier@streetsense.com

andrew poncher
 202.730.9890
 aponcher@streetsense.com



corridor map

- 1 **The Watergate Hotel**
2650 Virginia Ave NW
- 2 **The Embassy Row Hotel**
2015 Massachusetts Ave NW
- 3 **Avenue Suites Georgetown**
2500 Pennsylvania Ave
- 4 **Rosewood**
1050 31st St NW
- 5 **Hotel Hive**
2224 F St NW
Micro-Hotel
Jim Abdo
83 Rooms
- 6 **2112 Pennsylvania Ave**
Office Use
240,000sf
11-Story
- 7 **Melrose Georgetown Hotel**
2430 Pennsylvania Ave NW
- 8 **The Graham Georgetown**
1075 Thomas Jefferson St NW



NEIGHBORHOOD DEMOGRAPHIC

SNAPSHOT

POPULATION
28,959

MEDIAN AGE
30

EMPLOYEES
173,025

AVERAGE HOUSEHOLD INCOME
\$126,244

EDUCATION
Bachelor's & Higher
86.14%

neighborhood aerial

- | | | | | | |
|-------------------------------|---------------------------------|------------------------------------|-------------------------|-------------------------------|----------------------------|
| 1. The Graham Georgetown | 10. The District by Hilton Club | 19. Residence Inn by Marriott | 28. Hotel RL | 37. The Woodward | 46. District Hotel |
| 2. Georgetown Suites | 11. Embassy Suites | 20. One Washington Circle Hotel | 29. Kimpton Topaz Hotel | 38. Hilton Garden Inn | 47. Kimpton Mason & Rook |
| 3. Four Seasons | 12. Fairmont | 21. The Ritz-Carlton | 30. Beacon Hotel | 39. Crowne Plaza The Hamilton | 48. Homewood Suites |
| 4. Georgetown Suites Harbour | 13. Park Hyatt | 22. Washington Marriott Georgetown | 31. The Mayflower Hotel | 40. Hyatt Place | 49. Loews Madison Hotel |
| 5. The Baron Hotel | 14. The Westin | 23. Hyatt Place | 32. Hampton Inn | 41. Capital Hilton | 50. The Westin |
| 6. The Fairfax at Embassy Row | 15. Avenue Suites | 24. Kimpton Hotel Madera | 33. AKA White House | 42. The Jefferson | 51. Washington Plaza Hotel |
| 7. Kimpton Hotel Palomar | 16. Melrose Georgetown | 25. The St. Gregory Hotel | 34. Club Quarters Hotel | 43. Courtyard by Marriott | 52. Kimpton Donovan Hotel |
| 8. Residence Inn by Marriott | 17. The River Inn | 26. Renaissance | 35. The Hay-Adams | 44. Kimpton Rouge | |
| 9. The Dupont Circle Hotel | 18. University Inn | 27. Hotel Lombardy | 36. Sofitel | 45. Double Tree | |



site plan

