



For Lease

A prime Dupont Circle restaurant/ retail opportunity

- 6,487 s.f. with ~16 ft ceilings
- Rare opportunity with existing restaurant conditions
- World class kitchen and bar
- Tremendous outdoor seating (~125 seats)
- Excellent frontage (~200 ft) with windows on 3 sides
- Remarkable Dupont trade area and demographics
- Steps from one of DC's busiest metro stations, Dupont Metro, with 20,415 riders per day

1 Dupont Circle, NW
Washington, DC

Surrounding retail

BARRY'S
BOOTCAMP

CVS
pharmacy™

Panera
BREAD®

Buffalo Billiards
& METROPOLITAN LOUNGE

The Front Page
RESTAURANT & CAFE

PARADISO
BREAD

Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	7,138	19,585	81,159
Average HH Income	\$127,365	\$156,255	\$149,413
Households	4,821	12,963	46,448
Employees	21,353	83,270	236,706
Businesses	1,630	5,581	13,608

For more information,
please contact:

Andy Corno
+1 202 719 5000
andy.corno@am.jll.com

Thomas Jackman
+1 202 719 5000
thomas.jackman@am.jll.com



Dupont Circle

One of DC's most diverse neighborhoods with over 100 boutique shops, more than 150 restaurants, 70+ embassies, numerous hotels and worldclass museums, walkable blocks, easy access to housing, offices, and the metro.

"A hub for the hip, international, and the young at heart"

DC Urban Turf

"Enticing new restaurants and shops"

Washingtonian

"Distinctive architecture, great transit access and restaurants aplenty"

Huffington Post



TRAFFIC



HOSPITALITY



CULTURE



COMMUNITY

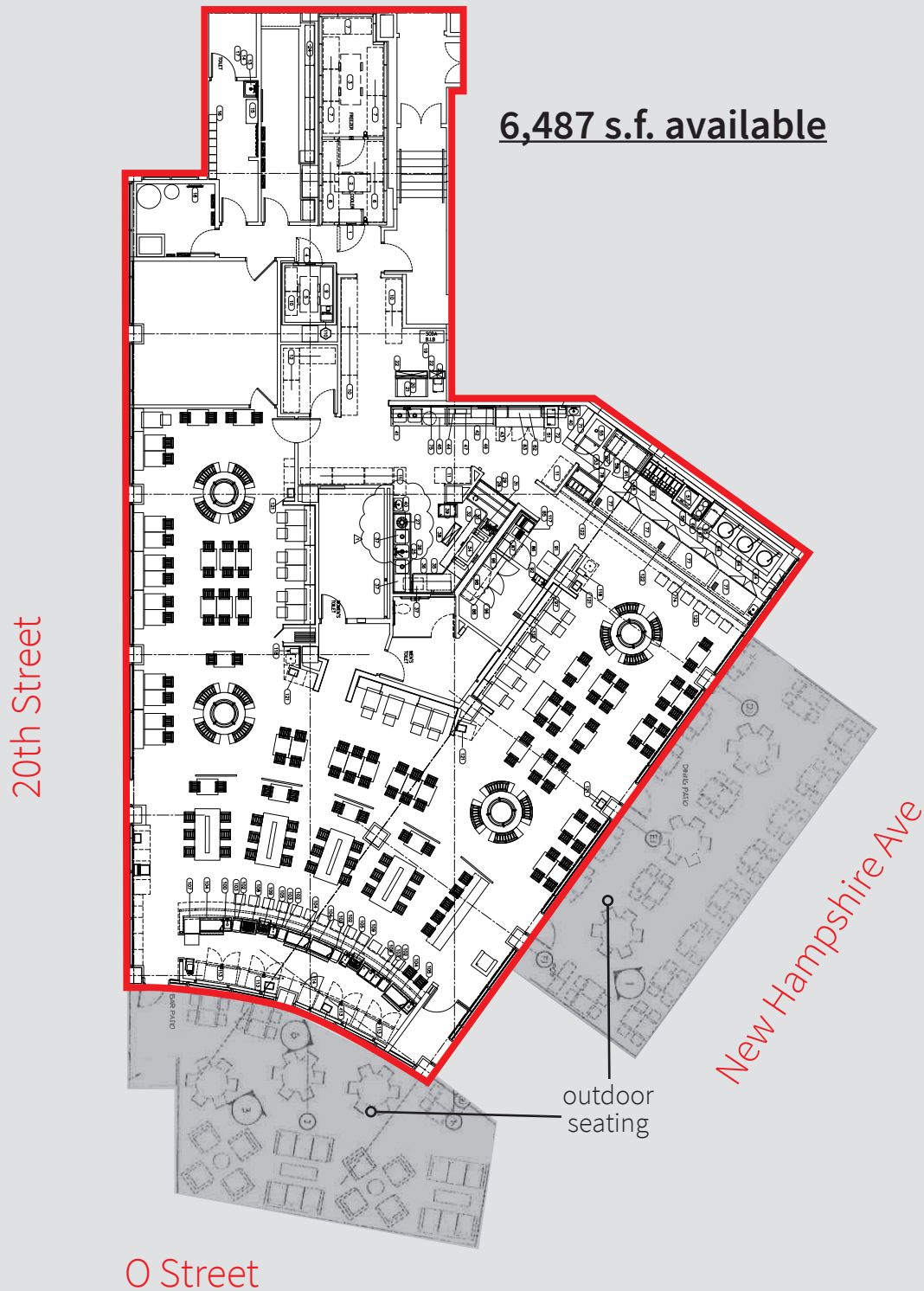


GREATER DUPONT

Surrounding retail & traffic counts



The space



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