

# 455 MASSACHUSETTS AVENUE NW WASHINGTON, DC

1,365 - 5,810 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES



MAC  
FOR  
SALE  
BRUCE  
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MIKE  
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265-1007

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APARTMENTS  
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LIFE  
866.798.3358  
LIVE@25MASS.COM





SECUR. LIBERTY LEASE

1940  
RENOVATED

## 455 MASSACHUSETTS AVENUE NW WASHINGTON, DC

- | 1,640 and 5,810 SF 2nd-generation restaurant spaces in the heart of Mount Vernon Triangle
- | High foot traffic area with a 95 Walk Score and between multiple metro stops, including Metro Center, Chinatown-Gallery Place, and Mt Vernon-7th Street stations
- | Just steps from the Walter E. Washington Convention Center, Chinatown, and Gallery Place with dense professional and tourist populations
- | Type I and Type II with hoods in place
- | 230 office buildings nearby totaling 33.5M SF with 2.5M to be redeveloped by 2021 and conveniently located by 10 hotels with over 1,700 guest rooms

### DEMOGRAPHICS 2025

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	9,297	19,935	62,647
 DAYTIME POPULATION	19,687	76,420	290,384
 HOUSEHOLD INCOME	\$129,129	\$138,053	\$141,532
 TRAFFIC COUNTS	31,000 on Massachusetts Avenue		

### AREA RETAILERS



455 MASSACHUSETTS AVENUE NW  
WASHINGTON, DC

NEW YORK AVE

NEW JERSEY AVE

the dabney

SUBWAY

CVS pharmacy

BRASSERIE BECK

BOLT BURGERS  
SUBWAY

Marriott

WALTER E. WASHINGTON  
CONVENTION CENTER

COMPASS

RASA

SAFEWAY

sweetgreen

Apple

CVS pharmacy

RPM

BUSBOYS  
OF POETS



455 MASSACHUSETTS AVE

Orangetheory FITNESS

Hampton Inn

FARMERS of DISTILLERS

NEW YORK AVE

Starbucks

Starbucks

POCAMADRE

TIFFANY & CO.

HERMES PARIS  
kate spade  
D8CB KITCHEN AND BAR  
CENTROLINA  
ZADIG & VOLTAIRE

CUBA LIBRE

FOOD 52

Mando's

CAPITOL CITY

Starbucks

FIVE GUYS

chopt

REGAL CINEMAS  
Clude's  
URBAN OUTFITTERS

CVS pharmacy

WISEGUY PIZZA

Walmart

Starbucks

MASSACHUSETTS AVE

HYATT REGENCY

H&M

ella's  
Wood Fired Pizza

Capital One  
Arena

CAPITOL  
CROSSING

Hard Rock  
Cafe

Poli DC

# SITE PLAN

455 MASSACHUSETTS AVENUE NW | WASHINGTON, DC

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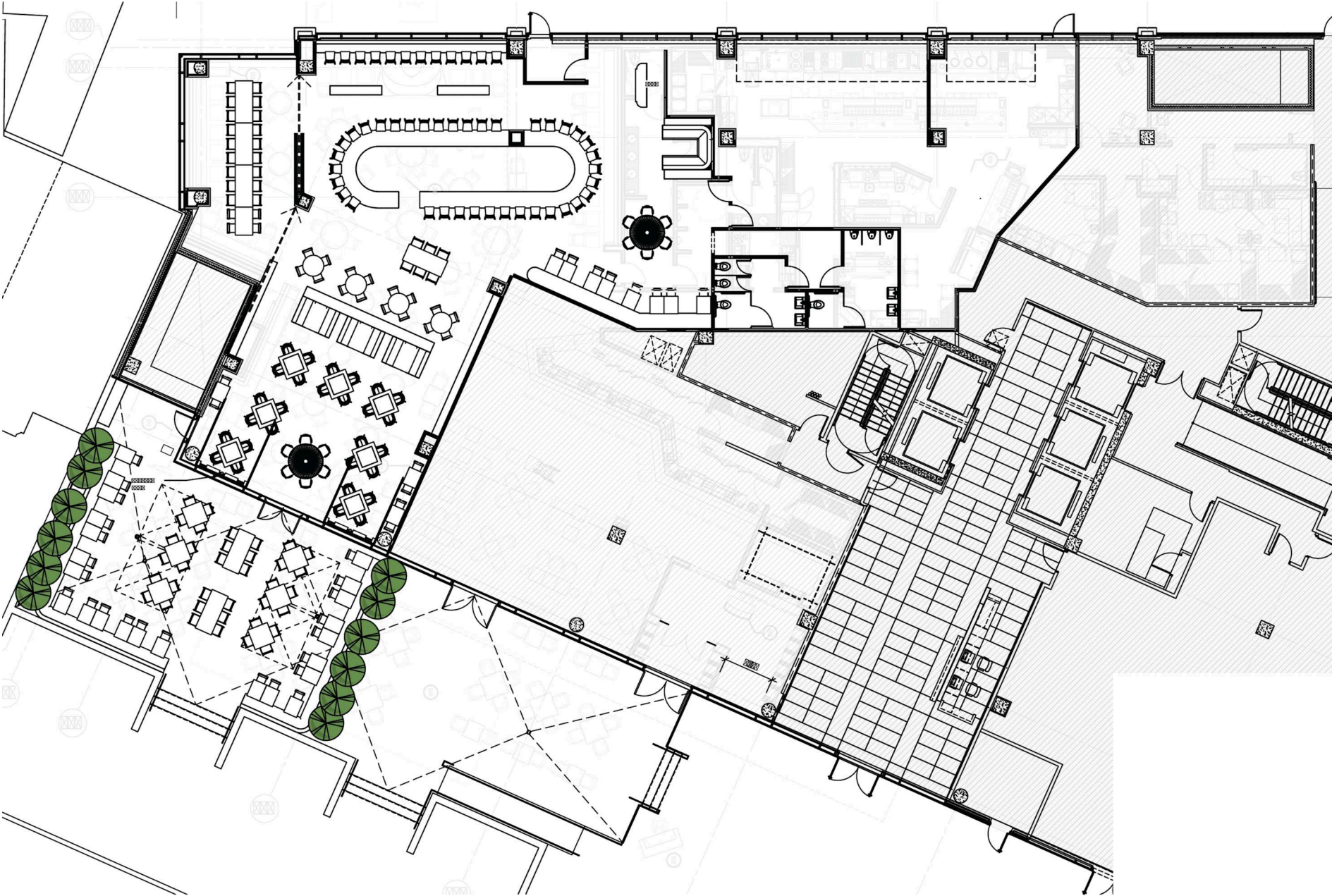
**OPTION 1**

455 MASSACHUSETTS AVENUE NW | WASHINGTON, DC



# OPTION 2

455 MASSACHUSETTS AVENUE NW | WASHINGTON, DC





**455 MASSACHUSETTS AVENUE NW | 455 MASSACHUSETTS AVENUE NW, WASHINGTON, DC**

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