

1200 NEW HAMPSHIRE AVENUE NW





WASHINGTON, DC
FULLY LEASED



1200 NEW HAMPSHIRE AVENUE NW WASHINGTON, DC

- | 4,300 SF second-generation retail space with high ceilings and dramatic architecture
- | Located in great high-end neighborhood with more than 3,500 hotel rooms nearby and high office density
- | Luxury hotel and fine dining district with names like Ritz Carlton, Westin, Fairmont, Park Hyatt, Rasika, and Nobu
- | Dense daytime and evening traffic from George Washington University and the State Department
- | Lifestyle brand neighborhood including Whole Foods, Trader Joe

DEMOGRAPHICS 2025

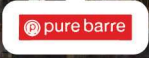
	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	5,756	18,517	61,534
 DAYTIME POPULATION	21,962	101,913	225,548
 HOUSEHOLD INCOME	\$113,484	\$124,539	\$152,314
 TRAFFIC COUNTS	16,000 on M Street NW		

AREA RETAILERS

[solidcore] Walgreens NOBU SOULCYCLE PLANTA Tatte BAKERY & CAFE



1200 NEW HAMPSHIRE AVENUE NW
WASHINGTON, DC



DUPONT METRO
17,519 DAILY RIDERS

P STREET NW

MASSACHUSETTS AVE NW

23RD STREET NW



NEW HAMPSHIRE AVENUE NW 7,500 VPD



RHODE ISLAND AVE NW



M STREET NW 20,800 VPD



1200 NEW HAMPSHIRE AVENUE



18TH STREET NW / 12,200 VPD



CONNECTICUT AVE NW 28,000 VPD



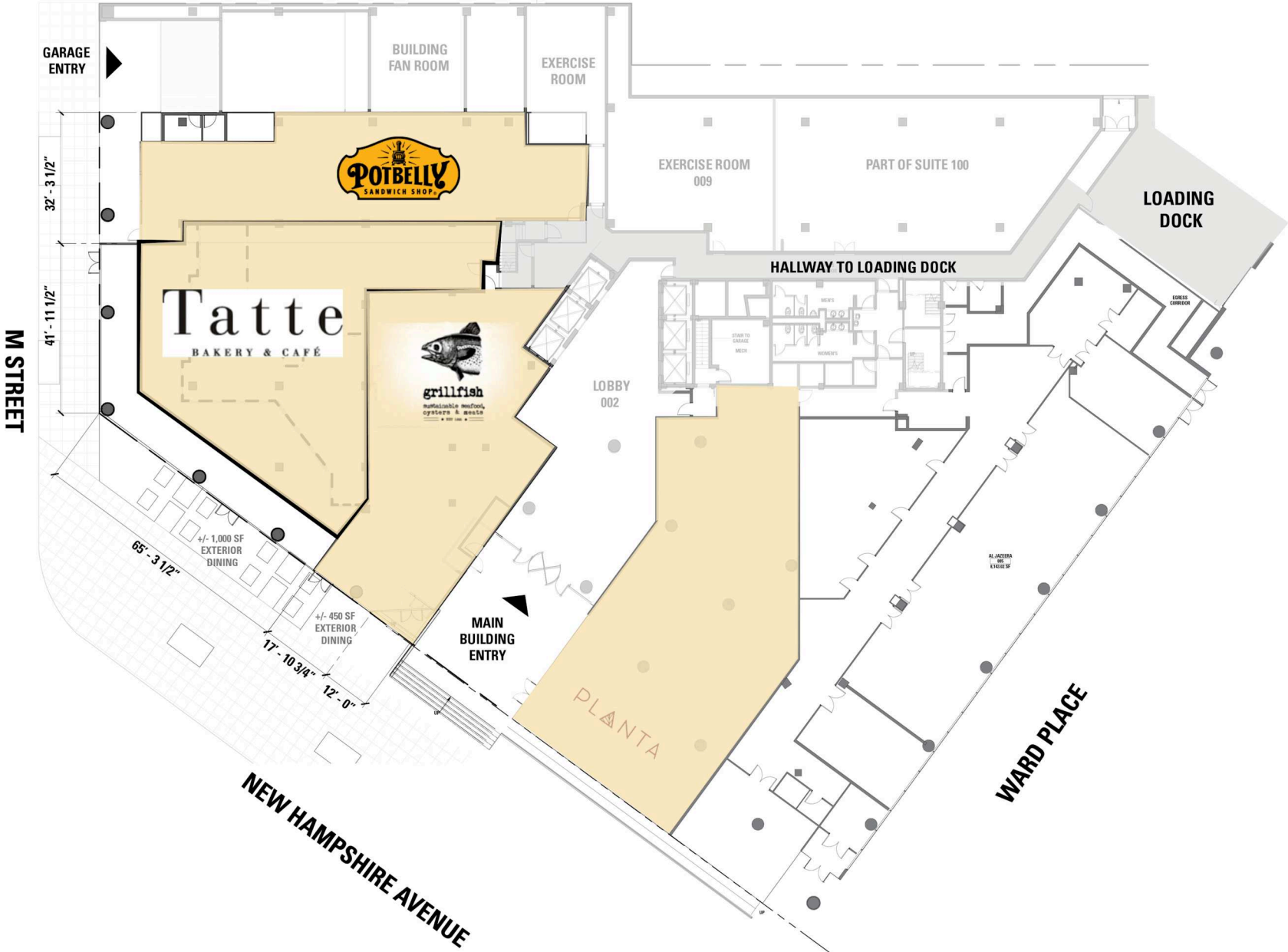
WASHINGTON CIRCLE NW



FARRAGUT NORTH METRO
22,949 DAILY RIDERS

SITE PLAN

1200 NEW HAMPSHIRE AVENUE NW | WASHINGTON, DC



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WASHINGTON, DC





1200 NEW HAMPSHIRE AVENUE NW, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Mike Howard | mhoward@rappaportco.com | 571.382.1219

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

rappaportco.com