

2401 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

1,000 - 1,127 SF & 1,790 SF AVAILABLE







RAPPAPORT
CULTIVATING PLACES

2401 PENNSYLVANIA AVENUE NW

WASHINGTON, DC

- | Adjacent to George Washington University's main campus
- | Located near Farragut West Metro (36,335 riders per day) and Foggy Bottom Metro (39,675 riders per day)
- | Close walk to Georgetown shops and waterfront. Located on the west-end side
- | Highly affluent neighborhood where 60% of its population (within 0.5 mile) has earned a graduate degree
- | Walk Score = 96

DEMOGRAPHICS 2025

	.5 MILE	1 MILE	2 MILES
 POPULATION	19,597	43,559	192,343
 DAYTIME POPULATION	79,105	232,154	503,319
 HOUSEHOLD INCOME	\$128,257	\$147,525	\$148,206
 TRAFFIC COUNTS	17,000 on Pennsylvania Avenue		

AREA RETAILERS



sweetgreen



2401 PENNSYLVANIA AVENUE NW
WASHINGTON, DC

La Chaumière

GEORGES

NOBU

Fairmont
HOTELS & RESORTS

PARK HYATT

EST. 1981
Chef Geoff's
RESTAURANT

MARRIOTT
WASHINGTON
GEORGETOWN

Tatte
BARBET & CAFE

24TH ST NW 7,519 VPD

PNC BANK

TRADER JOE'S

FOUR SEASONS



2401
PENNSYLVANIA
AVENUE

MOXEE

AROMA CAFE

orange theory

THE BLOOMINGDALE

Ristorante La Perla
of Washington

PENNSYLVANIA AVE NW 17,000 VPD

L ST NW 8,147 VPD

2500
PENN
CREATED BY ARCHITECT

soi 38 citibank

beardon office

CALL YOUR
MOTHER

FOR FINE
WINE SOAKS

CASTA'S

YOURS
TRULY

K ST NW 28,342 VPD

MELROSE
GEORGETOWN HOTEL
WASHINGTON, DC
REMINGTON

Fabulous
HABNET

WASHINGTON CIRCLE

GW

NORTH
ITALIA



7
ELEVEN

M
metro

THE WATERGATE HOTEL

WHOLE
FOODS
MARKET

IRCA

rōti
BOWLS. SALADS. PIZZA.

SITE PLAN

2401 PENNSYLVANIA AVENUE NW | WASHINGTON, DC
1,000 - 2,300 SF AVAILABLE





2401 PENNSYLVANIA AVENUE NW, WASHINGTON, DC

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