

FRANKLIN TOWER

WASHINGTON, DC

1,536 - 3,759 SF AVAILABLE

FRANKLIN TOWER

1401

1401





RAPPAPORT
CULTIVATING PLACES

FRANKLIN TOWER

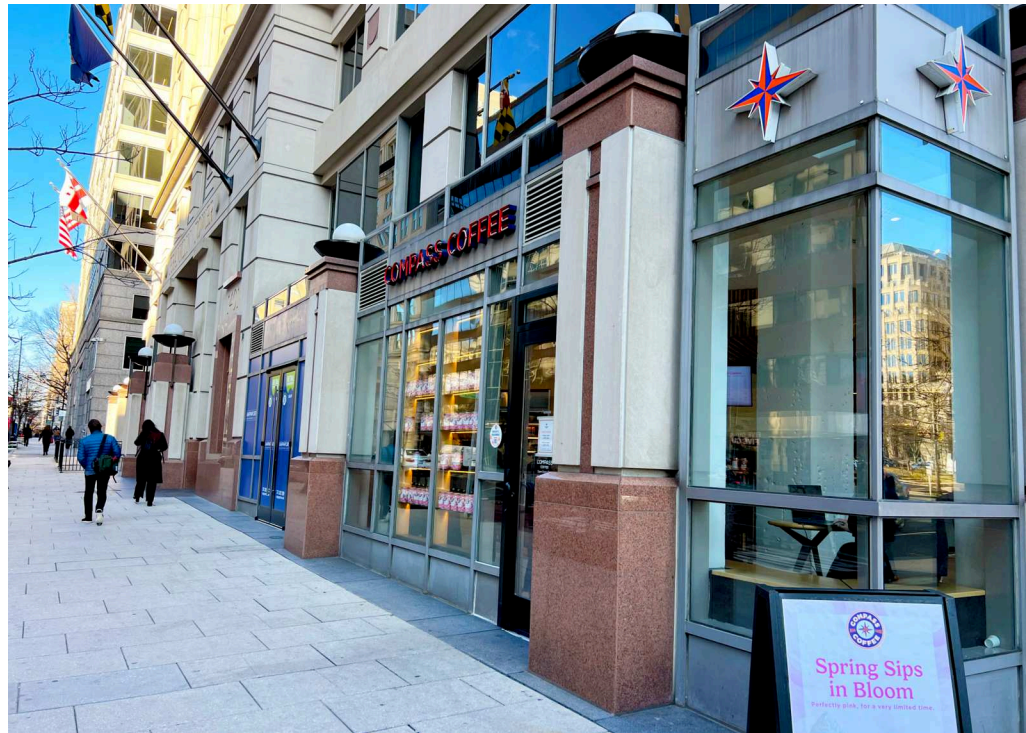
WASHINGTON, DC

- | Highly visibly opportunities in the heart of D.C.
- | 2nd Gen Coffee and Cafe Space
- | At the center of a dense office, hotel, and retail district within walking distance of the Hay-Adams, the Hamilton Hotel, and CityCenterDC
- | Located directly across from the McPhearson Square Metro Station

DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	1,033	13,196	60,133
 DAYTIME POPULATION	51,958	148,279	298,671
 HOUSEHOLD INCOME	\$181,765	\$207,703	\$192,720
 TRAFFIC COUNTS	31,345 on 14th Street NW		

AREA RETAILERS



FRANKLIN TOWER
WASHINGTON, DC

VERMONT AVE NW

MASSACHUSETTS AVE NW

CONVENTION
CENTER



FRANKLIN
TOWER

K ST NW 23,355 VPD

FRANKLIN
SQUARE

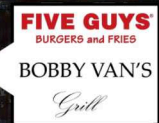


APPLE
CARNEGIE
LIBRARY

CONNECTICUT AVE NW



15TH ST NW



I ST NW

NEW YORK AVENUE

H ST NW



WHITE
HOUSE



14TH ST NW 31,345 VPD



13TH STREET NW



THE
NATIONAL
THEATRE



NATIONAL
PORTRAIT
GALLERY

7TH STREET NW

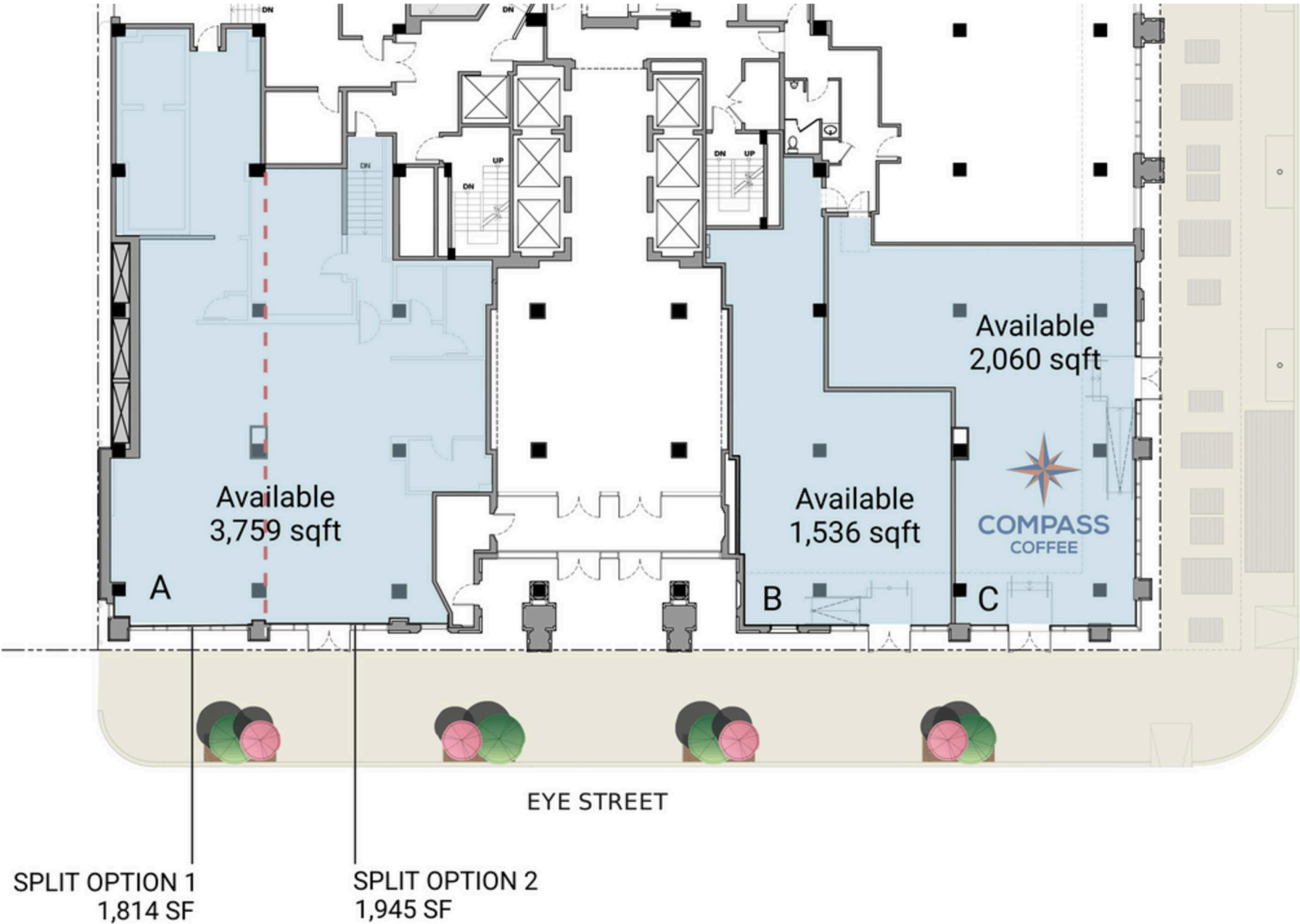
CAPITAL
ONE
ARENA



SITE PLAN

FRANKLIN TOWER | WASHINGTON, DC

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FRANKLIN TOWER | 1401 I STREET NW, WASHINGTON, DC

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Mike Howard | mhoward@rappaportco.com | 571.382.1219

rappaportco.com