

# 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

**FRANKLIN TOWER**

**CONVENTION CENTER**

**K ST NW 23,355 VPD**

**FRANKLIN SQUARE**

**CITY CENTER**

**APPLE CARNEGIE LIBRARY**

kate spade NEW YORK  
LOUIS VUITTON GUCCI  
HERMÈS

**I ST NW**

**FIVE GUYS**  
BURGERS and FRIES  
BOBBY VAN'S  
*Grill*

**NEW YORK AVENUE**

**H ST NW**

**CHOPT**  
Creative Salad Company  
Panera  
FRANKLIN TOWER  
BEST ASSORTMENT

**NATIONAL PORTRAIT GALLERY**

**CAPITAL ONE ARENA**

**PROPER**  
RESTAURANT

**SUCCOTASH**  
RESTAURANT & BAR  
THE SMITH

**DISTRICT**  
CHOPHOUSE & BREWERY

**BLT**  
**M&S**  
McCORMICK & SCHMICK'S  
EST. 1974

**GREGORYS**  
**CHIPOTLE**  
MEXICAN GRILL

**COMPASS COFFEE**

**17TH ST NW**

**VERMONT AVE NW**

**MASSACHUSETTS AVE NW**

**CONNECTICUT AVE NW**

**15TH ST NW**

**TRIBE**  
STEAKHOUSE & TAVERN

**BLACKFINN**  
AMERIPUB

**Joe's**  
BAR  
PUB  
CLASSIC  
AMERICAN

**The Cheesecake Factory**

**WHITE HOUSE**

**14TH ST NW 31,345 VPD**

**13TH STREET NW**

**OLD EBBITT GRILL**  
**HAMILTON**  
OLD FASHIONED

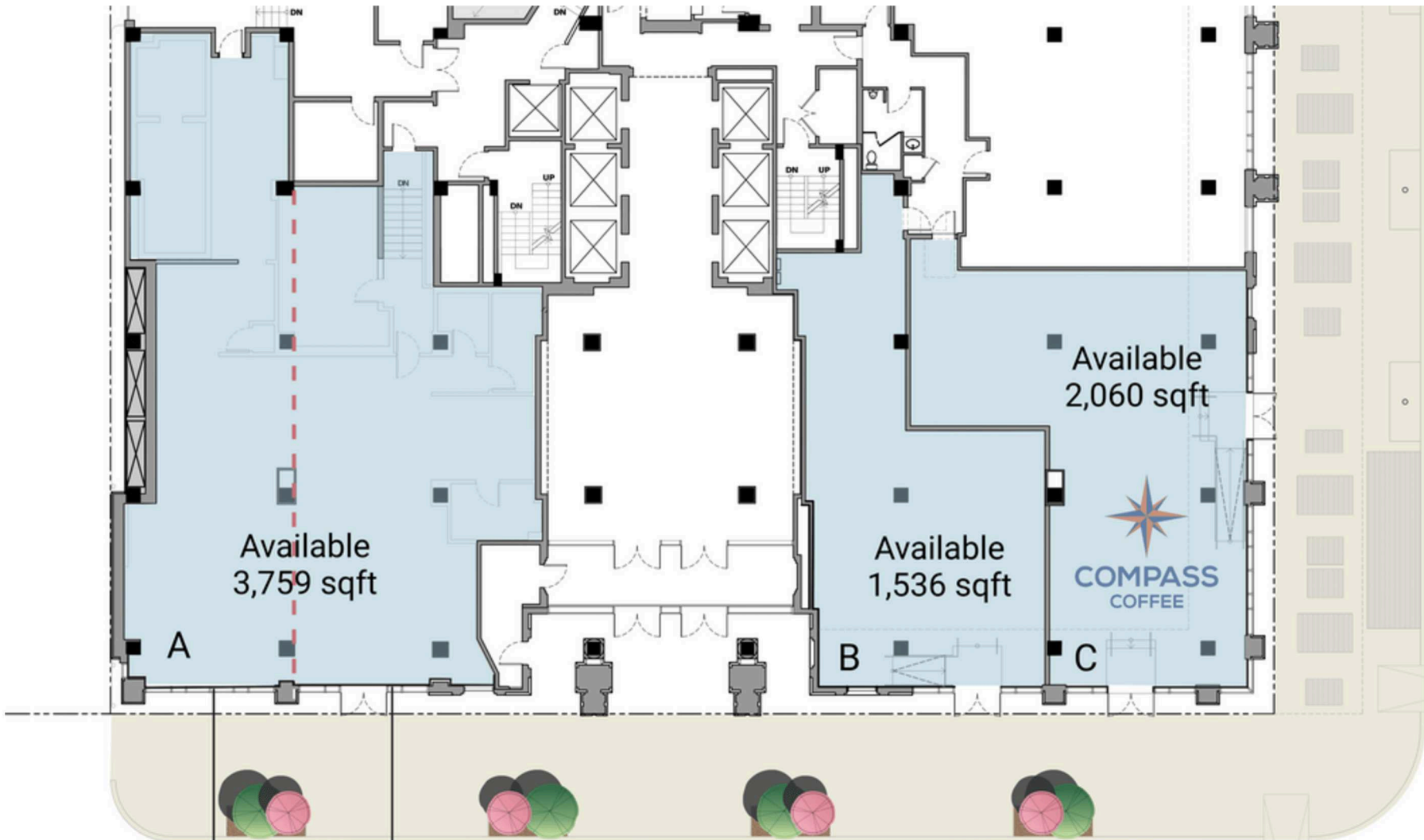
**THE NATIONAL THEATRE**

**7TH STREET NW**

# SITE PLAN

FRANKLIN TOWER | WASHINGTON, DC

1,536 - 3,759 SF AVAILABLE



Available  
3,759 sqft

A

Available  
1,536 sqft

B

Available  
2,060 sqft

COMPASS  
COFFEE

C

14TH STREET NW

EYE STREET

SPLIT OPTION 1  
1,814 SF

SPLIT OPTION 2  
1,945 SF



**FRANKLIN TOWER | 1401 I STREET NW, WASHINGTON, DC**

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