

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 McPherson Square Metro Station and the newly renovated Franklin Park

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

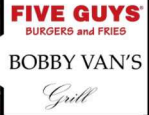
K ST NW 23,355 VPD

CONVENTION CENTER

FRANKLIN SQUARE



APPLE CARNEGIE LIBRARY



I ST NW

CONNECTICUT AVE NW

17TH ST NW

15TH ST NW

NEW YORK AVENUE

H ST NW

WHITE HOUSE



NATIONAL PORTRAIT GALLERY

CAPITAL ONE ARENA

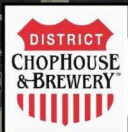
7TH STREET NW

14TH ST NW 31,345 VPD

13TH STREET NW



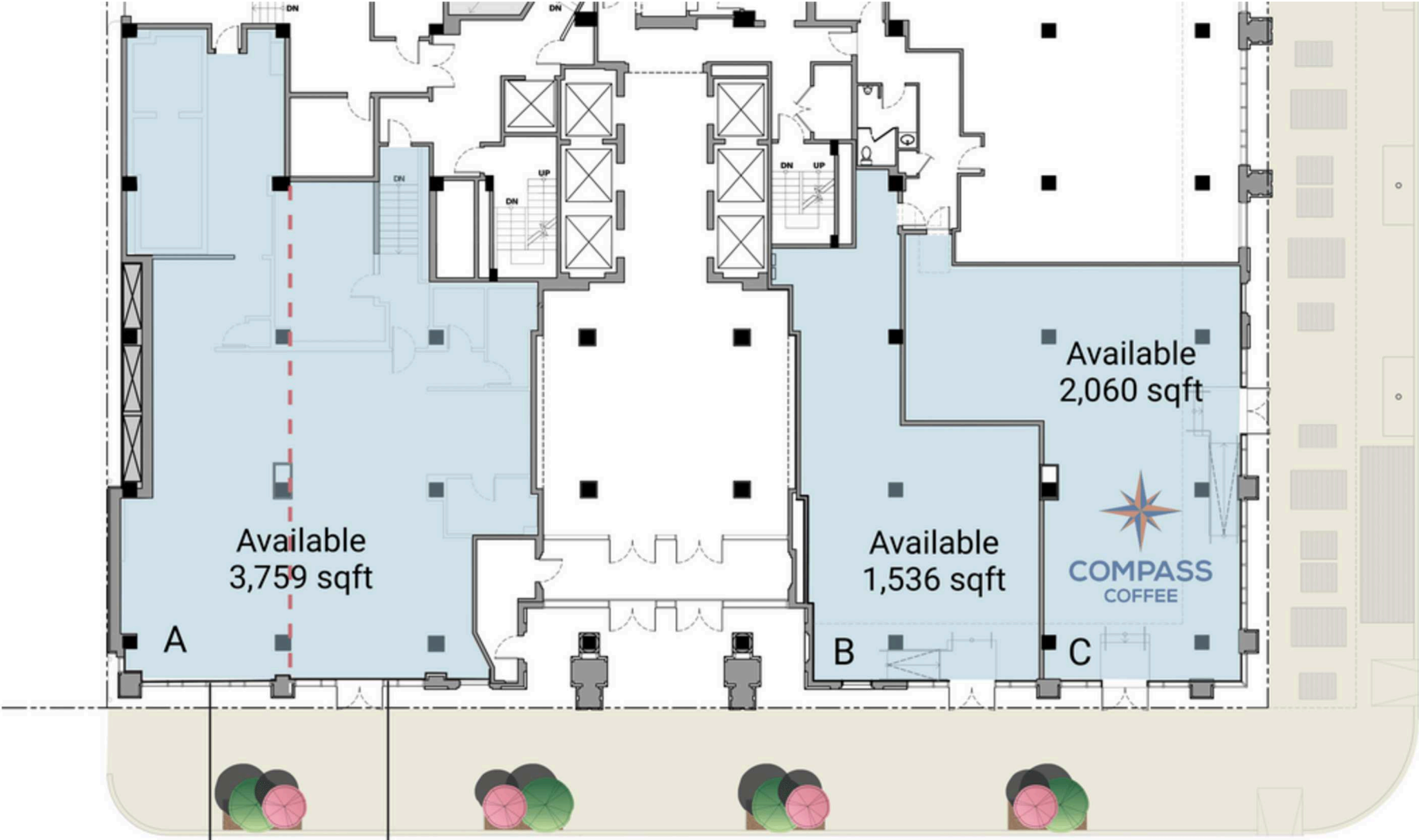
THE NATIONAL THEATRE



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

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