

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 2025

	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



17TH ST NW



FRANKLIN TOWER



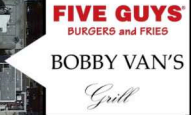
K ST NW 23,355 VPD

CONVENTION CENTER

CONNECTICUT AVE NW



15TH ST NW



FRANKLIN SQUARE

I ST NW



APPLE CARNEGIE LIBRARY



NEW YORK AVENUE

H ST NW

WHITE HOUSE



NATIONAL PORTRAIT GALLERY

7TH STREET NW

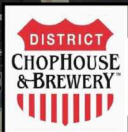
CAPITAL ONE ARENA



THE NATIONAL THEATRE

14TH ST NW 31,345 VPD

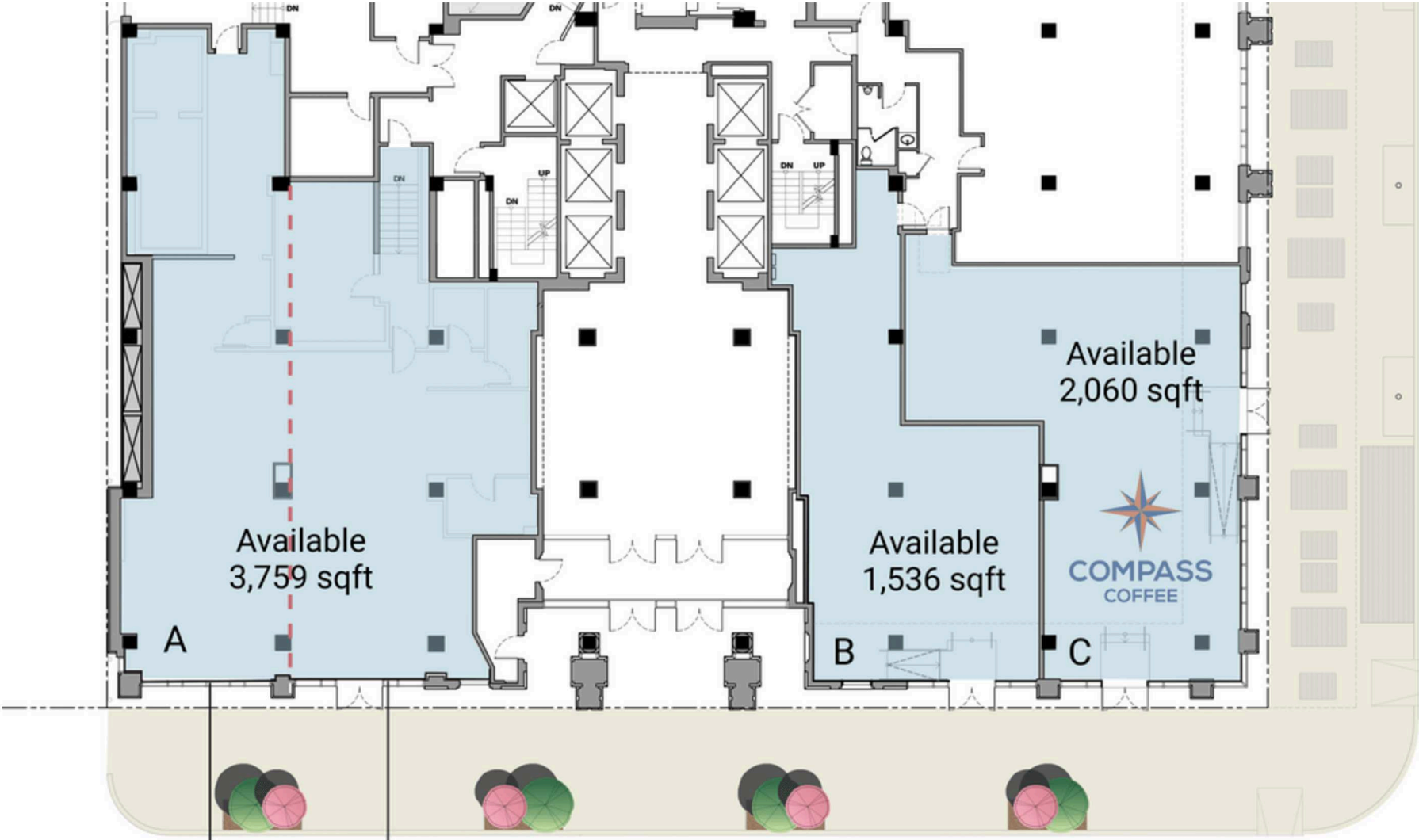
13TH STREET NW



SITE PLAN

FRANKLIN TOWER | WASHINGTON, DC

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14TH STREET NW

EYE STREET

SPLIT OPTION 1
1,814 SF

SPLIT OPTION 2
1,945 SF



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