

FRANKLIN TOWER

WASHINGTON, DC

1,536 - 3,759 SF AVAILABLE

FRANKLIN TOWER

1401





1401

RAPPAPORT
CULTIVATING PLACES

FRANKLIN TOWER WASHINGTON, DC

- Highly visible 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

RARE

Joe's
BREWERY & BAKERY

KITCHEN
KOCKTAILS

BOBBY VAN'S
Shackles
EST. 1969

The
Cheesecake
Factory



FRANKLIN TOWER
WASHINGTON, DC

VERMONT AVE NW

MASSACHUSETTS AVE NW

CONVENTION
CENTER



FRANKLIN
TOWER

K ST NW 23,355 VPD

FRANKLIN
SQUARE

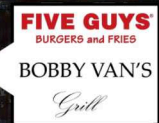


APPLE
CARNEGIE
LIBRARY

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

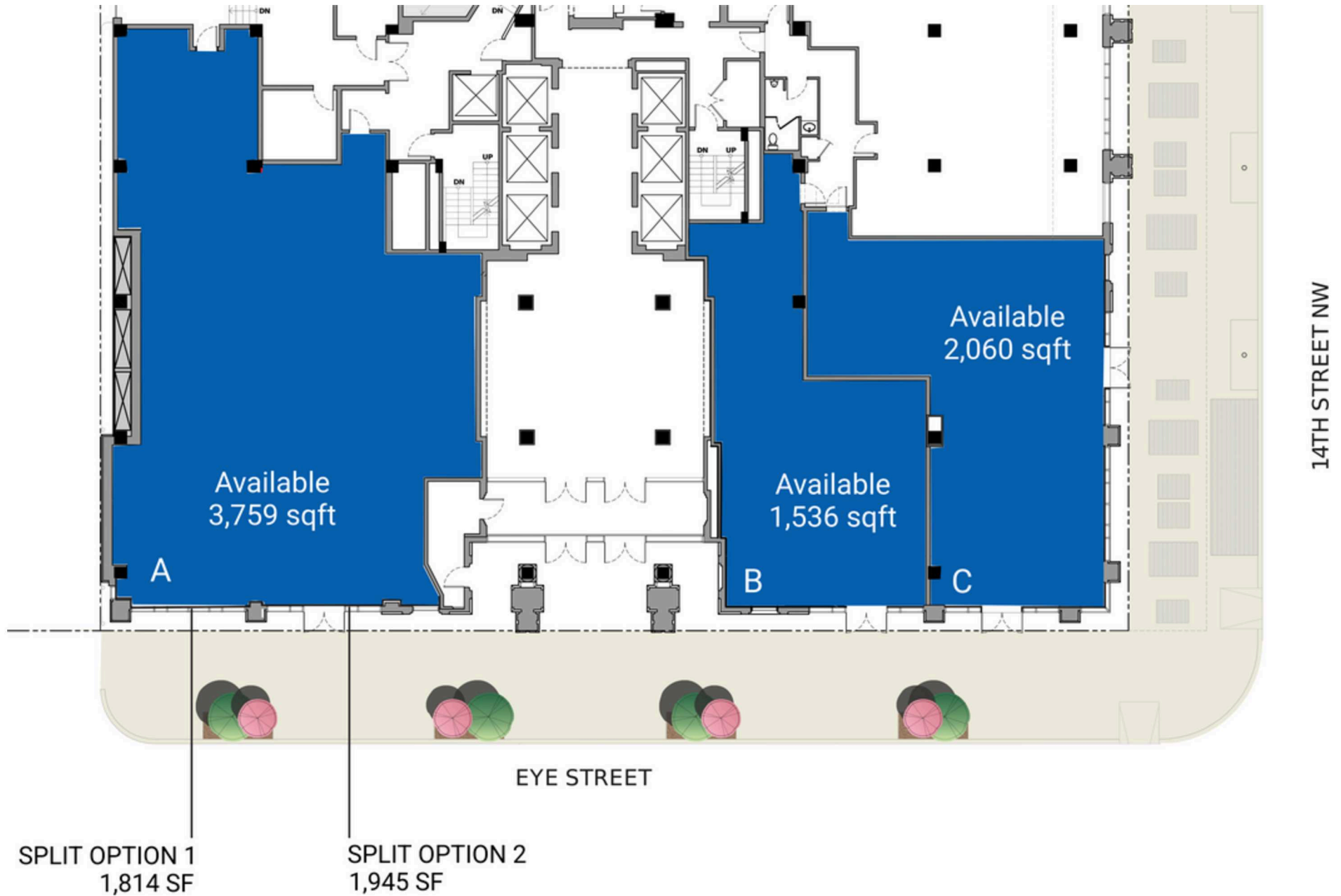
CAPITAL
ONE
ARENA



SITE PLAN

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FRANKLIN TOWER | 1401 I STREET NW, WASHINGTON, DC

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