



Franklin Tower

Washington, DC

1,536 - 3,759 SF available

RAPPAPORT
CULTIVATING PLACES®

Washington

District of Columbia

- Highly visible opportunities in the heart of D.C.
- 2nd Generation Coffee & Café Space Available
- Prime location in a dense office, hotel, and retail corridor
- Steps from The Hay-Adams, The Hamilton Hotel, and CityCenterDC
- Directly across from McPherson Square Metro and Franklin Park
- Located just three blocks from The White House



2026 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	997	14,028	66,081
Daytime Population	23,973	64,734	249,679
Household Income	\$188,473	\$156,564	\$174,273
Traffic Counts	31,300 on 14th Street NW		

Area Retailers





Site Plan

1,536 - 3,759 SF available

Space #	Sq. Ft.	Tenant
A	3,759	Available
B	1,536	Available
C	2,014	Coffee Republic



● Space Available

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

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