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.
- 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

Coffee Republic · RARE · The Cheesecake Factory · Bobby Van's Grill Est. 1969 · Kitchen Kocktails · Joe's Seafood Prime Steak & Stone Crab



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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

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