

2601 VIRGINIA AVENUE, NW

WASHINGTON, DC



4,919 SF

available
restaurant space

Rent Negotiable

**By The
Numbers**

3 Million

annual visitors at the
Kennedy Center

27,159

students enrolled at
George Washington
University

336

rooms at the nearby
Watergate Hotel

NEIGHBORHOOD

- Starbucks
- Farmers Fishers Bakers
- Sequoia
- CVS
- DC Public Library
- Potbelly
- Dunkin' Donuts
- Zeitoun
- Thompson Boat Center

Foggy Bottom

The Foggy Bottom neighborhood is home to several federal government offices, including the State Department and the Office of the Vice President, and numerous nonprofit organizations, such as the American Red Cross and the World Bank. Other major points of interest are the GWU campus, DAR Constitution Hall, and the Watergate Complex. The National Symphony Orchestra resides in the nearby John F. Kennedy Center for the Performing Arts.

91

walk score

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Studio 4D View-NE Perspective

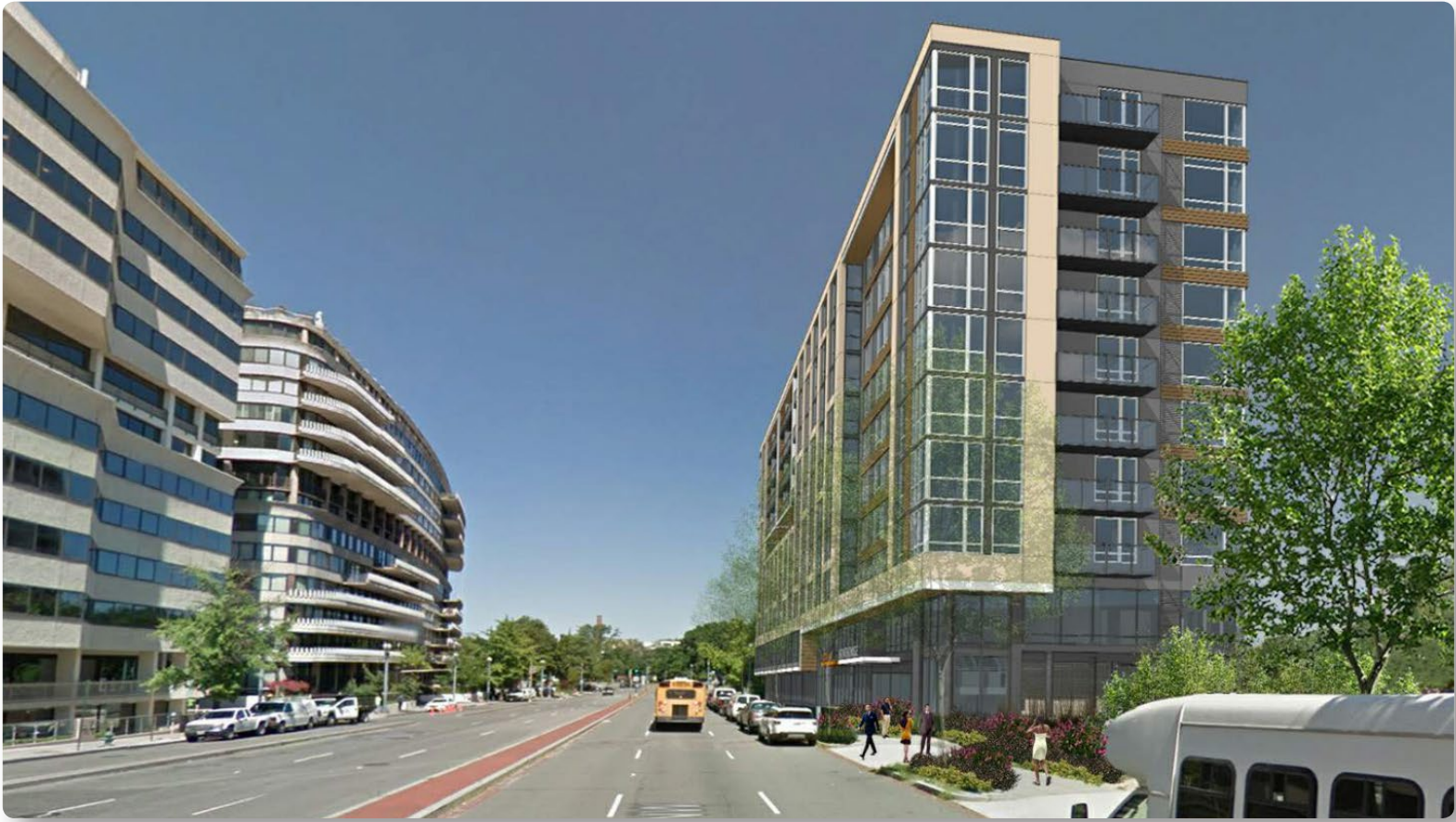


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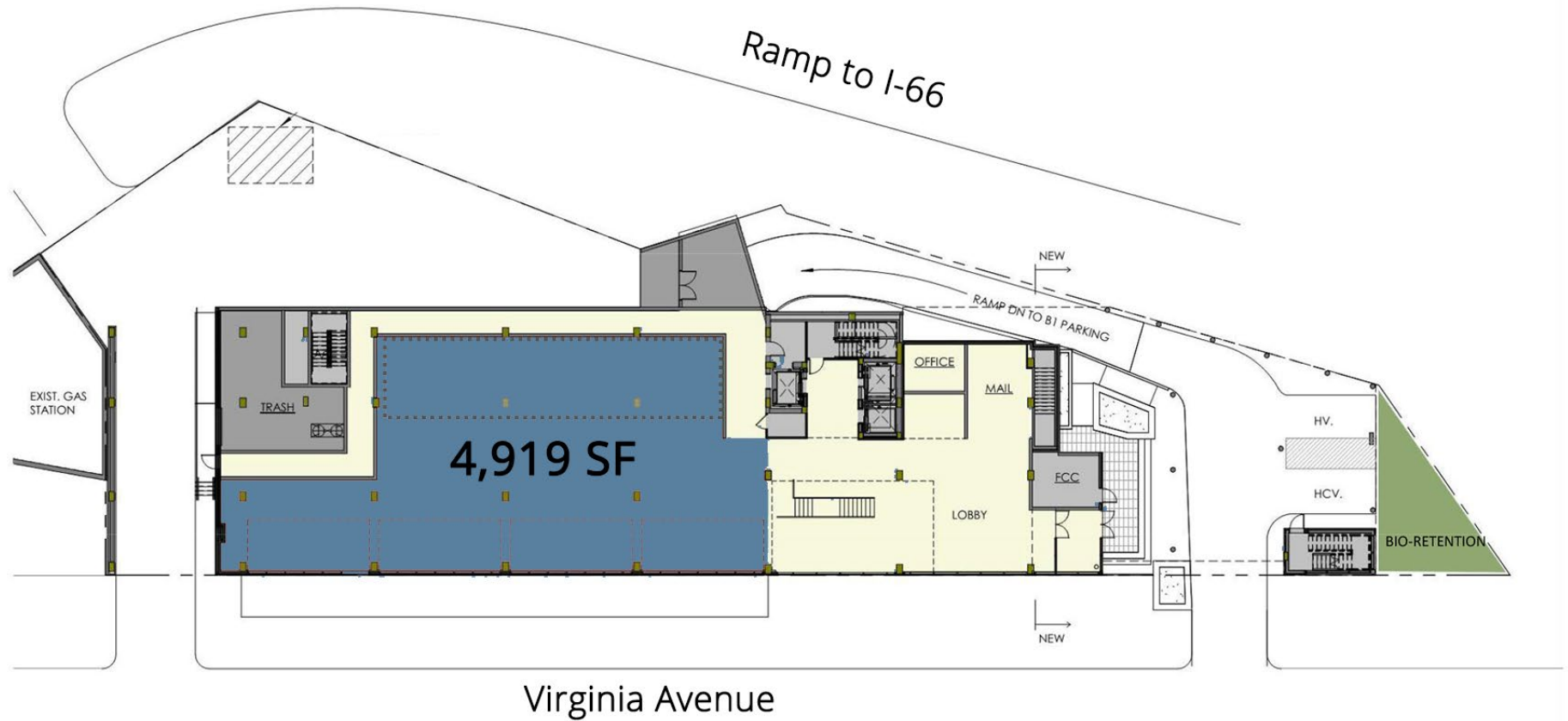
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PROPOSED 1ST FLOOR



SEAT COUNT

INTERIOR

- 47 BAR/DINING AREA
- 40 DINING ROOM
- 18 COFFEE

TOTAL: 105

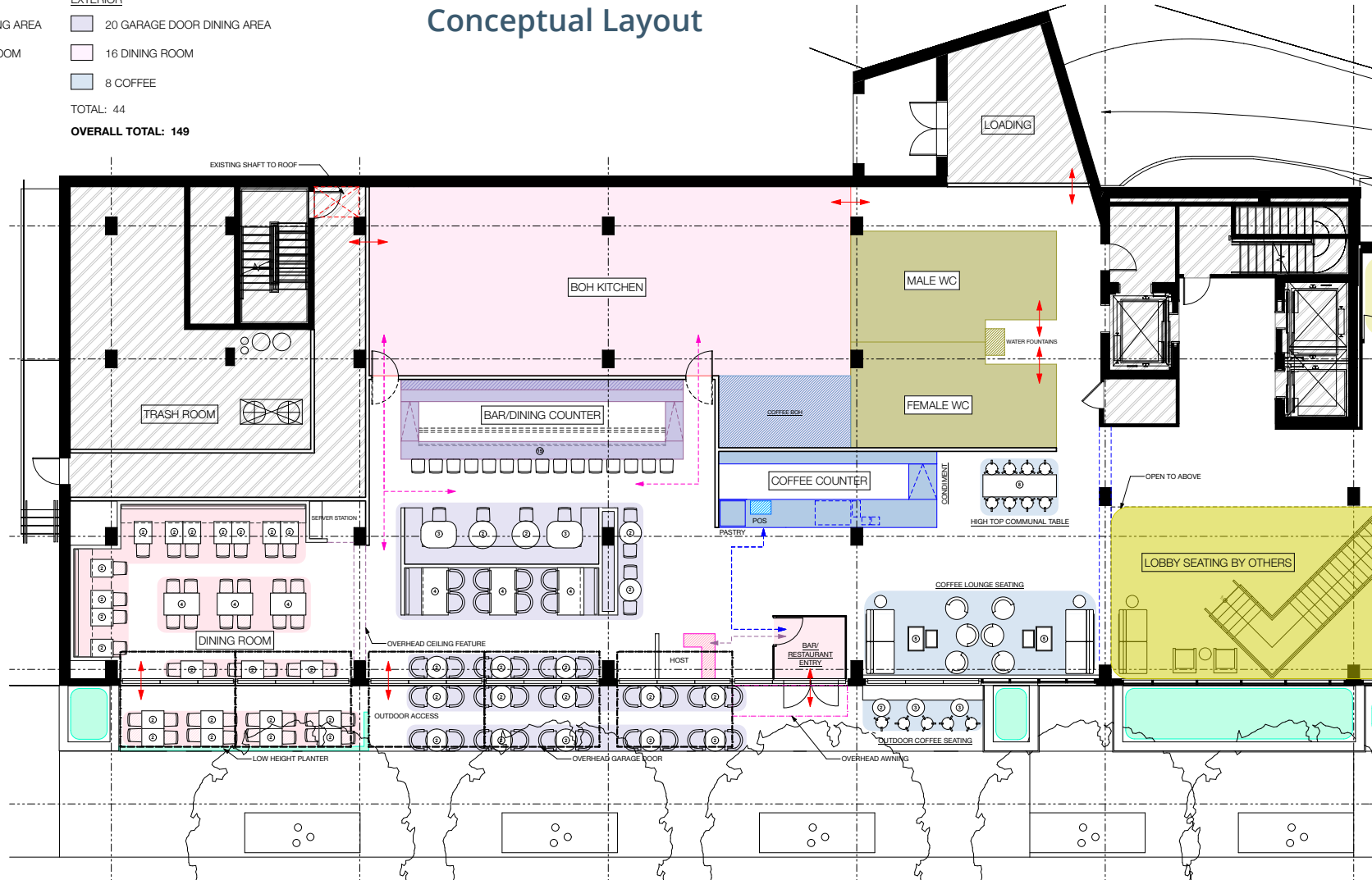
EXTERIOR

- 20 GARAGE DOOR DINING AREA
- 16 DINING ROOM
- 8 COFFEE

TOTAL: 44

OVERALL TOTAL: 149

Conceptual Layout



1 First Floor
Scale: 3/32" = 1'-0"

CORE

NW

WEST END/ FOGGY BOTTOM



**THE WEST END/
FOGGY BOTTOM
NEIGHBORHOODS** have a perfect confluence of 19th century historic architecture, iconic mid-century modern buildings, institutional campuses and contemporary mixed-use projects to achieve a perfectly balanced powerhouse community. Furthermore, with a sense of prestige, this neighborhood attracts world diplomatic leadership visiting the State Department's headquarters.



GEORGE WASHINGTON UNIVERSITY

DC's largest university has nearly 18,000 students and its hospital has more than 800 doctors and staff.

NEW MIXED-USE DEVELOPMENT

Two projects, both expected to deliver in 2017, will bring new residences and community services to the West End. West End Square 37 will consist of 164 residential units, 7,600 SF of retail space and a 21,000 SF library. West End Square 50 will contain 61 condos, a 19,000 SF squash club and a new 15,000 SF fire station.

4.6 MILLION /
3,000+

Private office SF² /
Hotel rooms³



THE WATERGATE HOTEL

A \$125 million renovation to the historic hotel, including a complete remodel of the building's interior and a new 7,000 SF ballroom, will result in 336 hotel rooms when it re-opens in late 2016.

0-½ mi 0-1 mi 0-3 mi

POPULATION

Population	20,735	43,439	341,308
Male	46%	49%	49%
Female	54%	51%	51%
High School Graduate +	98%	99%	94%
Bachelor's Degree +	88%	90%	76%
Graduate/Professional Degree	61%	60%	46%

HOUSEHOLDS

Households (HH)	9,349	24,012	174,618
Average HH Size	1.4	1.5	1.8
Owner-occupied	30%	32%	36%
Renter-occupied	70%	68%	64%
Median HH Value	\$615,942	\$711,776	\$670,045

INCOME

Average HH	\$119,888	\$133,223	\$117,376
Median HH	\$83,149	\$95,725	\$88,776
HH Income <\$50k	34%	28%	29%
HH Income \$50-\$75k	12%	13%	14%
HH Income \$75k+	54%	59%	57%
Average HH Disposable	\$80,470	\$88,505	\$81,841

AGE

Age < 20	18%	12%	14%
Age 20-34	54%	51%	41%
Age 35-64	19%	27%	35%
Age 65+	10%	11%	10%
Median Age (years)	26.4	30.2	33.2

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$37,724	\$107,383	\$679,682
Computers & Accessories	\$4,297	\$12,090	\$76,057
Entertainment & Recreation	\$47,372	\$135,087	\$868,406
-Pets	\$7,355	\$20,860	\$133,771
Food at Home	\$79,440	\$224,813	\$1,433,149
Food away from Home	\$53,201	\$151,434	\$959,004
Health Care	\$59,654	\$169,037	\$1,099,231
-Medical Care	\$26,457	\$74,972	\$488,298
Home Improvement	\$21,441	\$62,818	\$426,281
Household Furnishings	\$15,990	\$45,417	\$286,992
Personal Care Products	\$7,220	\$20,416	\$128,612
Vehicle Maint. & Repair	\$16,166	\$45,605	\$290,862

AVAILABLE VEHICLES PER HH¹

0	59%	54%	35%
1	36%	38%	48%
2-3	4%	8%	16%
4+	0%	0%	1%

METRORAIL BOARDINGS (Avg. weekday)

Foggy Bottom GWU **21,462**

WALKSCORE

98 Walker's Paradise

CAPITAL BIKESHARE ARRIVALS

Average Monthly (10/2014-9/2015) **22,530**

Source: ESRI, 2015 Estimates & Projections
 1. American Community Survey (2009-2013), values are rounded to nearest whole percent 2. CoStar (Q4 2015) 3. Boundary defined as Constitution Ave., 22nd St., 27th St., N St

CONTACT

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