

MILLER WALKER
RETAIL REAL ESTATE

COLUMBIA SQUARE

555 13TH STREET NW | UP TO 15,640 SF AVAILABLE FOR LEASE



HIGHLIGHTS

PRIME LOCATION: In the heart of Downtown Washington, D.C.'s 100 million Square Foot bustling business district..

METRO ACCESS: Directly above the entrance to Metro Center, which includes the Red, Orange, Silver and Blue lines.

DINING & RETAIL: Surrounded by top-tier restaurants, cafes, entertainment, and luxury retail, including The Warner Theater, Old Ebbitt Grill, and CityCenterDC.

NEARBY HOTELS: Close to high-end hotels like Willard InterContinental, the Conrad Hotel, and JW Marriott.

TOURIST FOOT TRAFFIC: Near the National Mall and White House, benefiting from high visibility and foot traffic.

NEARBY TENANTS

NORDSTROM
rack

ELEPHANT & CASTLE
PUB AND RESTAURANT

OLD EBBITT GRILL

ST REGIS
WASHINGTON, D.C.

Hogan
Lovells

THE HAMILTON
EAT · DRINK · LISTEN

CITYCENTERDC
STYLE. DINE. EXPERIENCE.

WILLARD
INTERCONTINENTAL
WASHINGTON D.C.

BY THE NUMBERS



4,107

2024 Resident Pop.
10 Min Walk Radius



\$206,932

2024 Avg HH Income
10 Min Walk Radius



43,945

2024 Daytime Pop.
10 Min Walk Radius



99

WALKSCORE

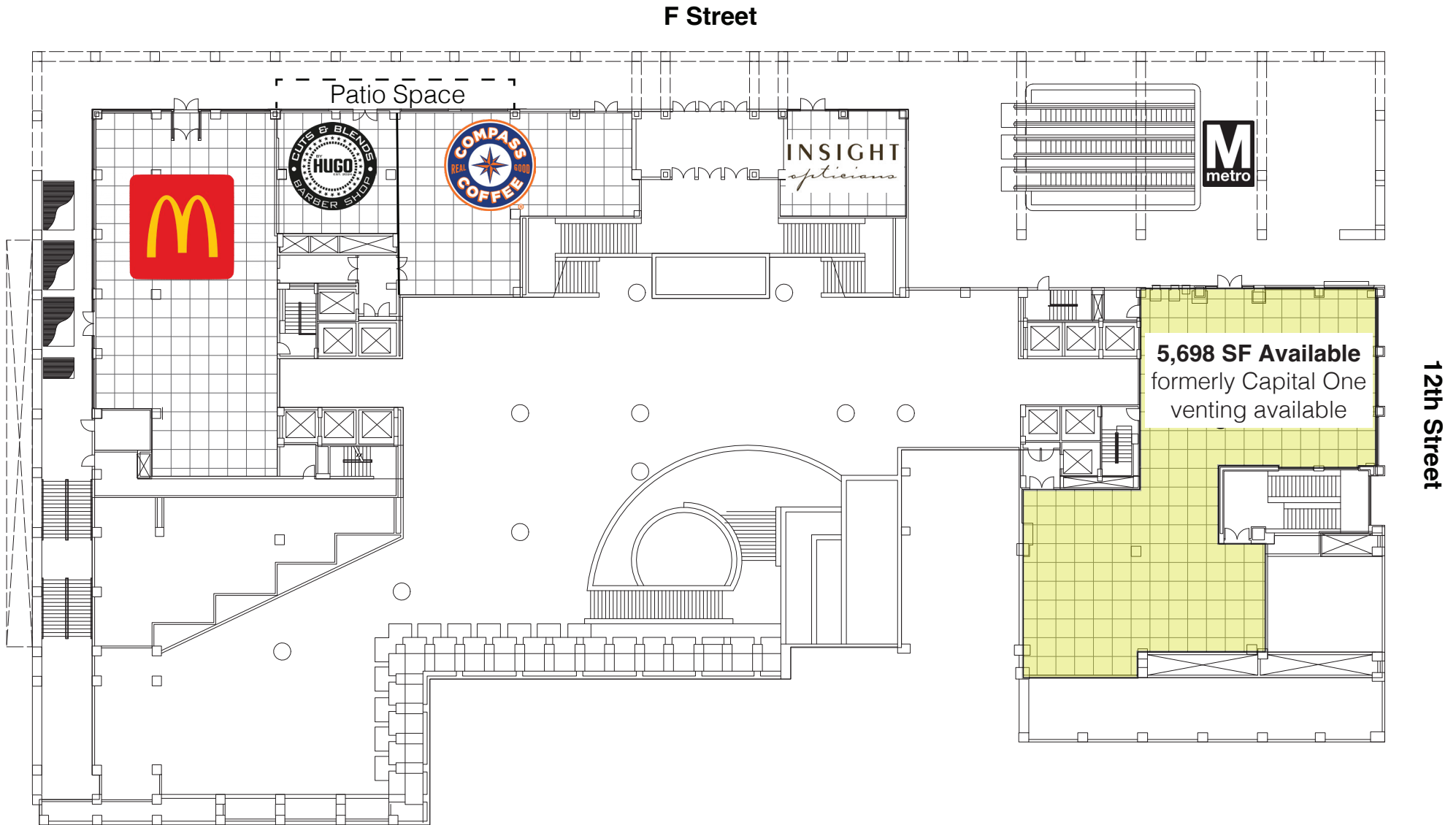


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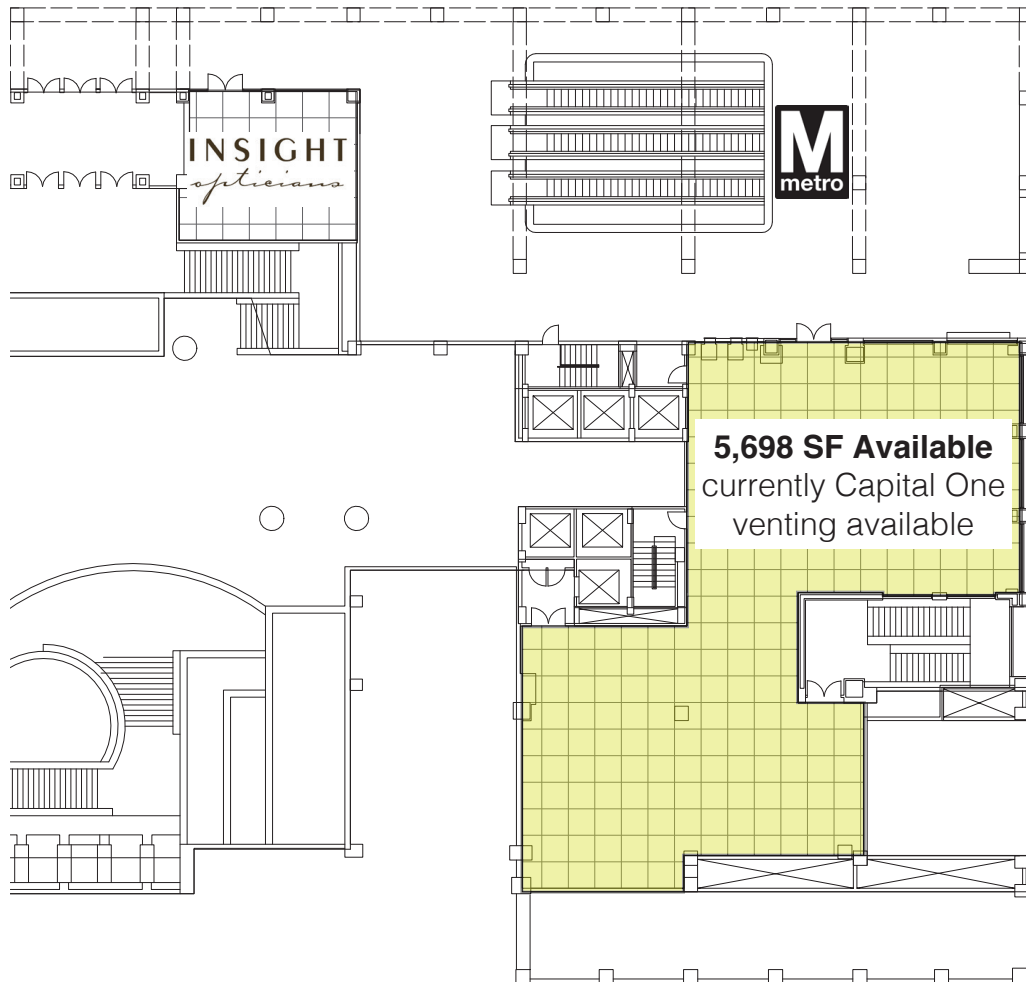


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F Street



12th Street

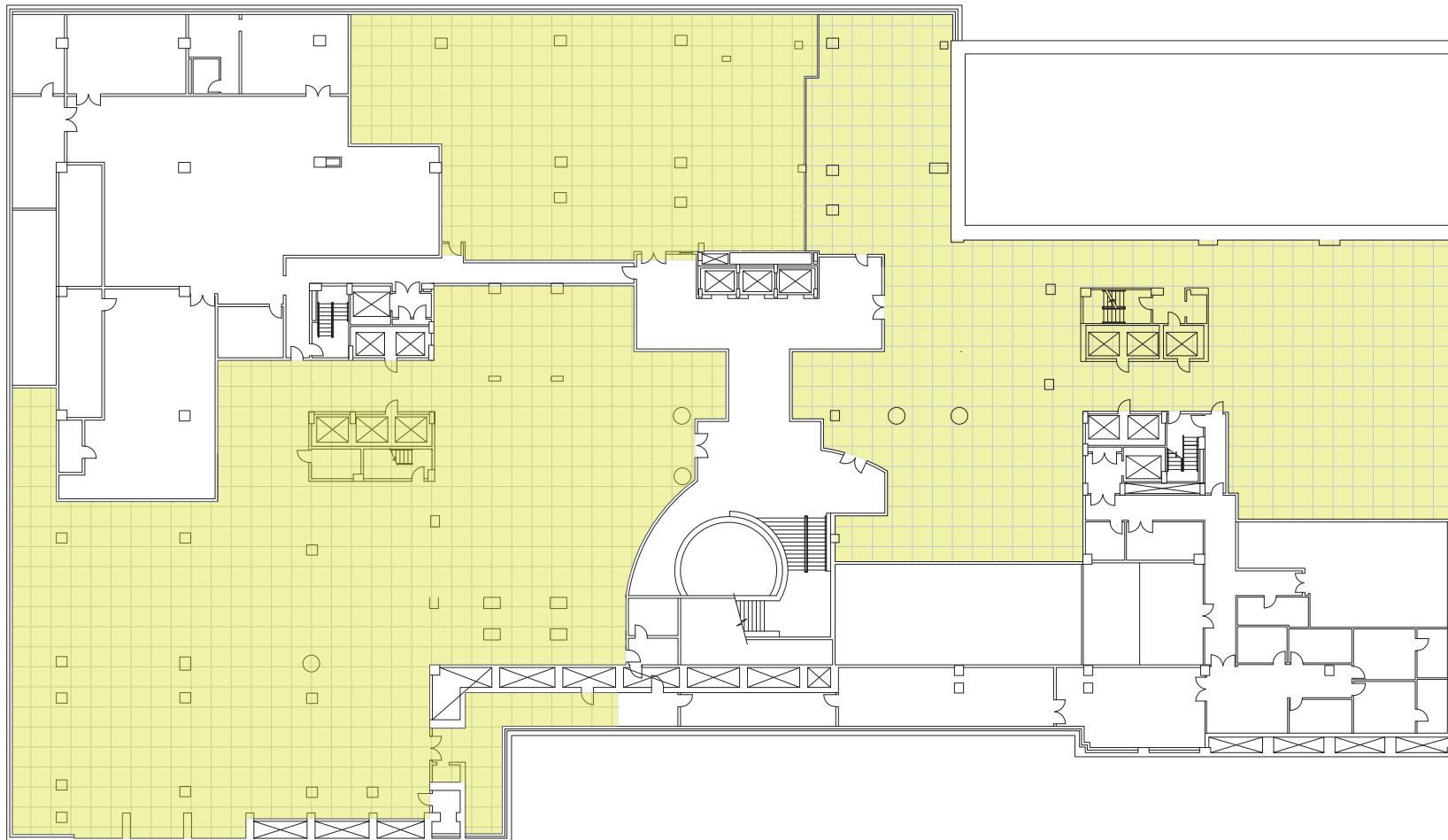


15,640 SF Available
currently The City Club

13th Street

F Street

13th Street entrance
Ground level



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13th Street Entrance

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The City Club

Demographics

WALK TIME	10 MIN WALK	15 MIN WALK	20 MIN WALK
2024 Daytime Population	43,945	113,148	198,374
2024 Resident Population	63	4,107	12,984
2024 Average Household Income	\$219,158	\$206,932	\$184,170

