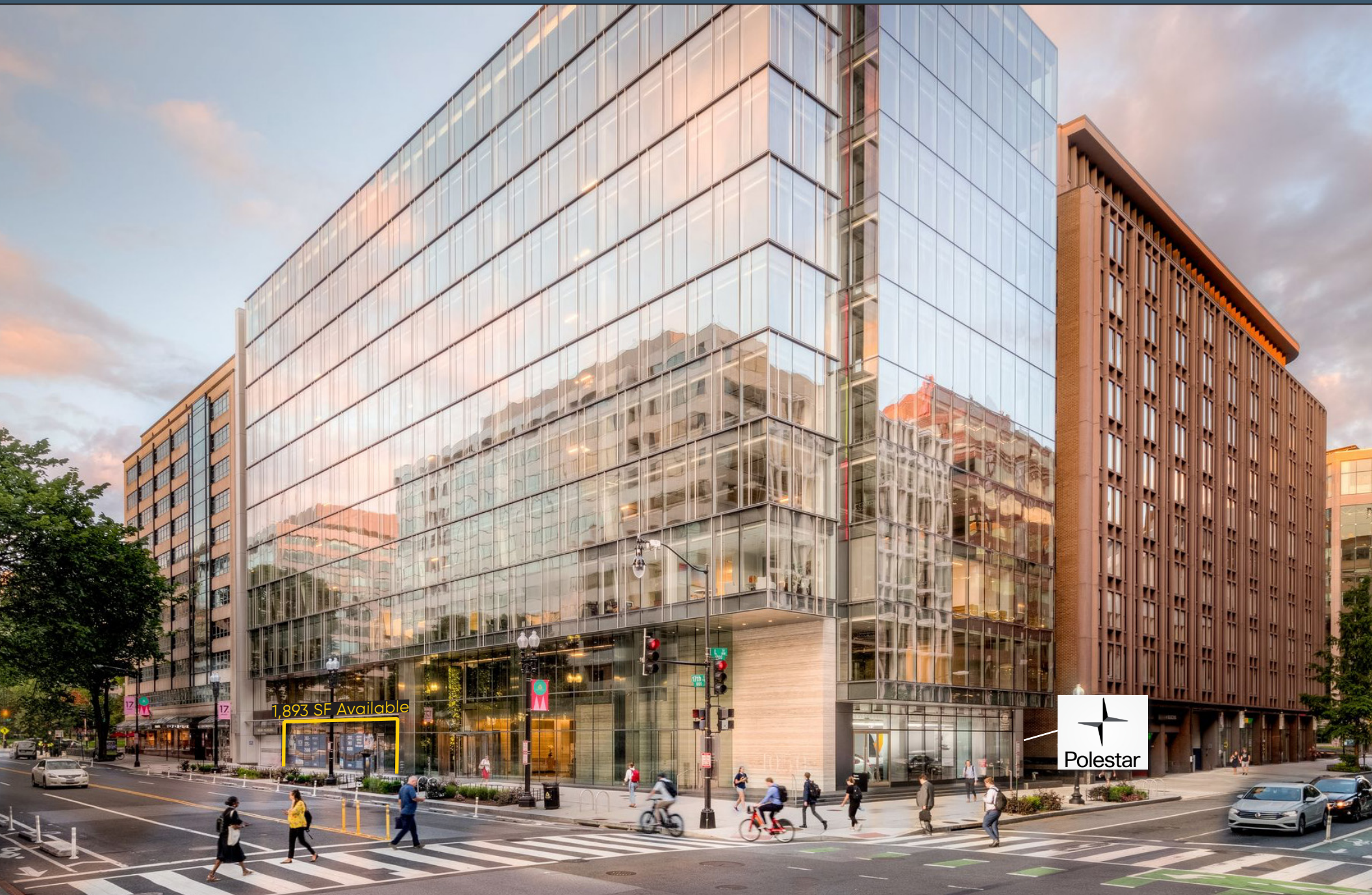


MILLER  WALKER
RETAIL REAL ESTATE

1050 17TH STREET NW
CENTRAL BUSINESS DISTRICT - DC

1,600 SF Available | \$47.50 NNN



1050 17TH STREET NW

Washington, DC

MILLER WALKER
RETAIL REAL ESTATE

Trophy Office Building in the Heart of the CBD

Designed by the renowned architectural firm, Gensler, and proudly owned and managed by Hines, this building is nestled within the vibrant and diverse neighborhood of the Central Business District.

It is anchored by the esteemed law firm of Davis Polk and is surrounded by everything the CBD has to offer. It is a diverse neighborhood that houses businesses from law firms to high-end retailers and restaurants and is known for iconic landmarks like The White House and The National Geographic Society. Its high foot traffic, including tourists, commuters, and residents, makes it a prime location for retail businesses.

Nearby Retail

MOI
MOI



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MODERN MEDITERRANEAN



The Maryflower
EST. 1925

By the Numbers



132,581

Daytime Population
0.5 Mi Radius



\$149,756

Average Household
Income
0.5 Mi Radius



11,715

Total Population
0.5 Mi Radius



1050 17TH STREET NW

Washington, DC

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Alley To L Street

Loading Dock

1,600 SF
Available

Polestar

17th Street

L Street

1050 17TH STREET NW

Washington, DC

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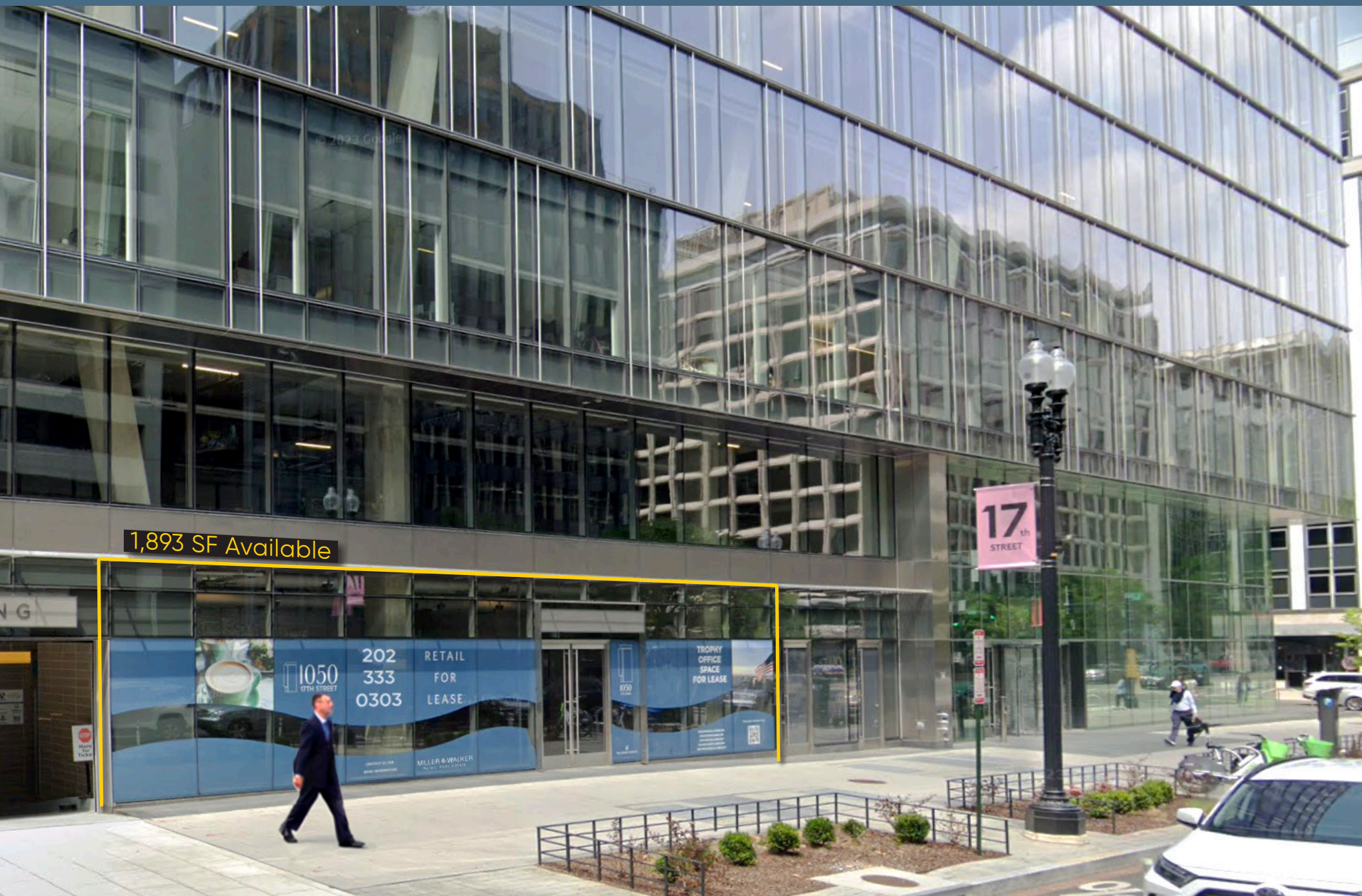
Polestar

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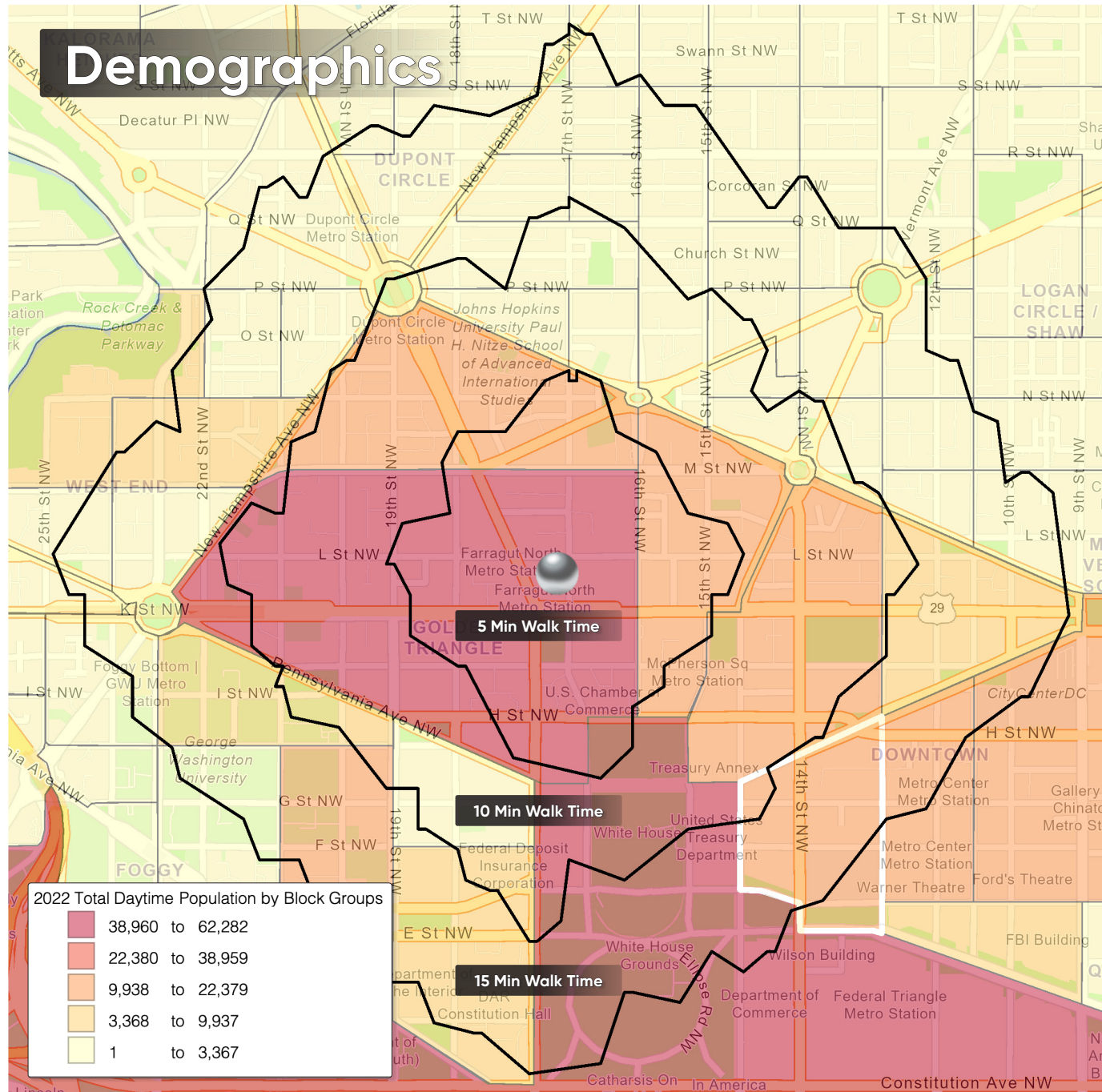


1050 17TH STREET NW

Washington, DC

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Demographics



WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2022 Daytime Population	48,794	129,369	210,405
2022 Resident Population	529	10,174	37,498
2022 Average Household Income	\$111,589	\$149,204	\$161,322

DISTANCE	.25 MILE RING	.5 MILE RING	1 MILE RING
2022 Daytime Population	52,472	132,581	313,661
2022 Resident Population	504	11,715	69,366
2022 Average Household Income	\$111,561	\$149,756	\$180,576

DRIVE TIME	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
2022 Daytime Population	263,058	614,328	1,060,411
2022 Resident Population	60,911	239,453	613,236
2022 Average Household Income	\$174,240	\$181,364	\$182,861

www.millerwalker.com