

**1615 L STREET, NW - DC**

3,775 RSF Fully Built-Out Second Generation Café/Restaurant  
Available for Lease





## PROPERTY DETAILS

### PROPERTY HIGHLIGHTS:

- Fully built-out second generation café/restaurant space
- Outdoor patio seating fronting L Street with excellent visibility and signage potential. Ideal for capturing both weekday office traffic and evening/weekend dining demand.
- Prime ground-floor location in a 420,000 SF Class-A office tower, in DC's Central Business District, surrounded by a dense daytime population of office workers, law firms, National Geographic Headquarters, federal agencies, and hotels, generating consistent foot traffic.

### NEARBY ATTRACTIONS:

- Nearby area retail includes popular full-service restaurants such as Barcode, The Ned, Ruth's Chris Steak House, Joe's Seafood, Prime Steak & Stone Crab, Dauphine's Pisco y Nazca, and Alhambra at the St. Regis, and fast casual restaurants such as Shack Shack, Peet's Coffee, Paul Bakery and Potbelly.
- Surrounded by landmark hotels including The St. Regis, The Jefferson, The Mayflower Hotel, Sofitel, and the Hay-Adams.
- Immediate access to McPherson Square Metro (Blue, Orange, and Silver Lines) and within minutes of Metro Center and Farragut North.
- Proximity to key cultural and civic institutions such as Renwick Gallery of the Smithsonian, The White House, and The National Mall.



SHAKE SHACK



## BY THE NUMBERS



9,112  
Resident Population



\$157,154  
Avg HH Income



126,509  
Daytime Population



98  
WALKSCORE

\*Demographics based on a 10-minute walk radius. (2025v)





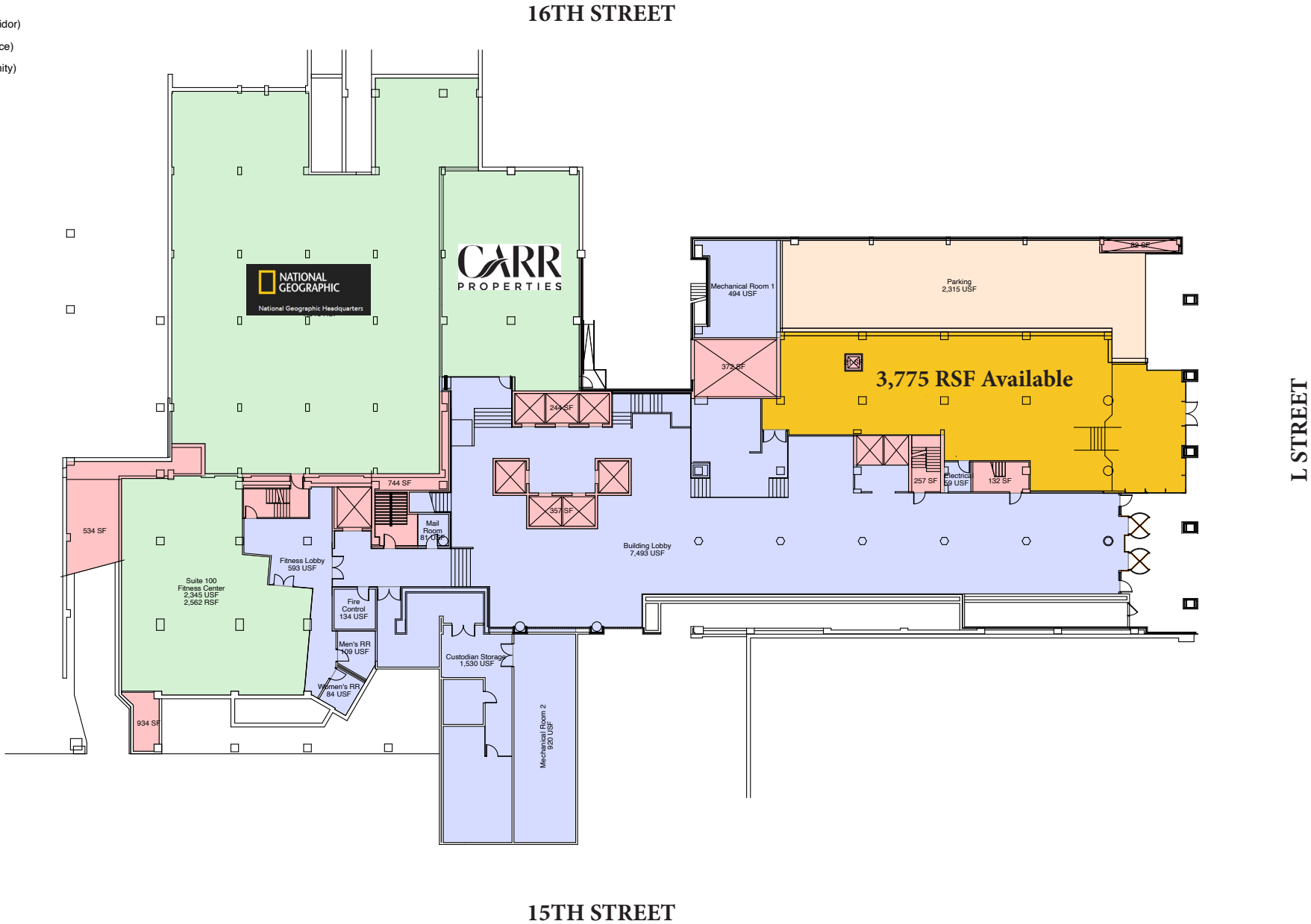
**1615 L STREET, NW - DC**  
Washington, DC

**MILLER WALKER**  
RETAIL REAL ESTATE





- Vacant
- Floor Rentable (Service)
- Floor Rentable (Ex. Corridor)
- Building Common (Service)
- Building Common (Amenity)
- Vertical Penetration
- Parking/ Loading
- Occupant Storage
- Tenant
- Condo





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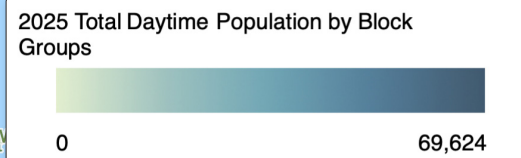
MILLER WALKER  
RETAIL REAL ESTATE





# DEMOGRAPHICS

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2025 Daytime Population	43,048	126,509	199,044
2025 Resident Population	1,246	9,112	30,560
2025 Average Household Income	\$109,811	\$157,154	\$184,180





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