

MILLER  WALKER
RETAIL REAL ESTATE

800 17TH STREET, NW - DC
1,682 SF 2nd Generation Fast-Casual Cafe Space | Available for Lease



PROPERTY DETAILS

AVAILABLE SPACE:

- **1,682 SF 2nd Generation Fast-Cafe Space for Lease**
- Ready for tenant improvements / conversion (kitchen infrastructure largely in place)

PROPERTY HIGHLIGHTS:

- **Highly visible location in the heart of downtown D.C.,** just steps from The White House.
- **Excellent accessibility:** Adjacent McPherson Square Metro (Blue/Orange/Silver lines), and less than 2 blocks to the Farragut North Metro.
- **Abundant daytime population** supported by federal agencies, law firms, corporate headquarters, and institutional tenants.

NEARBY ATTRACTIONS:

- Landmark hotels: **The Hay-Adams, St. Regis, The Mayflower, Capital Hilton** and others.
- **The Bombay Club, La Bise, Founding Farmers, Barbouzard, Peet's Coffee & Tea, Le Pain Quotidien, Compass Coffee, Sweetgreen, Tatte Bakery** and **The Metropolitan Club.**

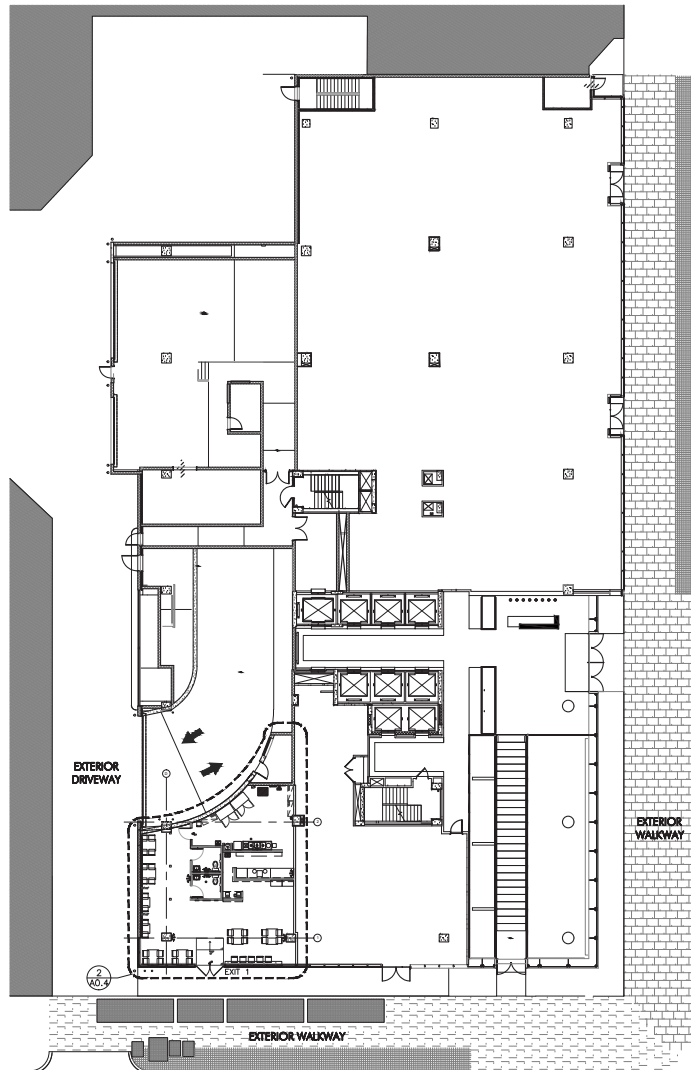


BY THE NUMBERS

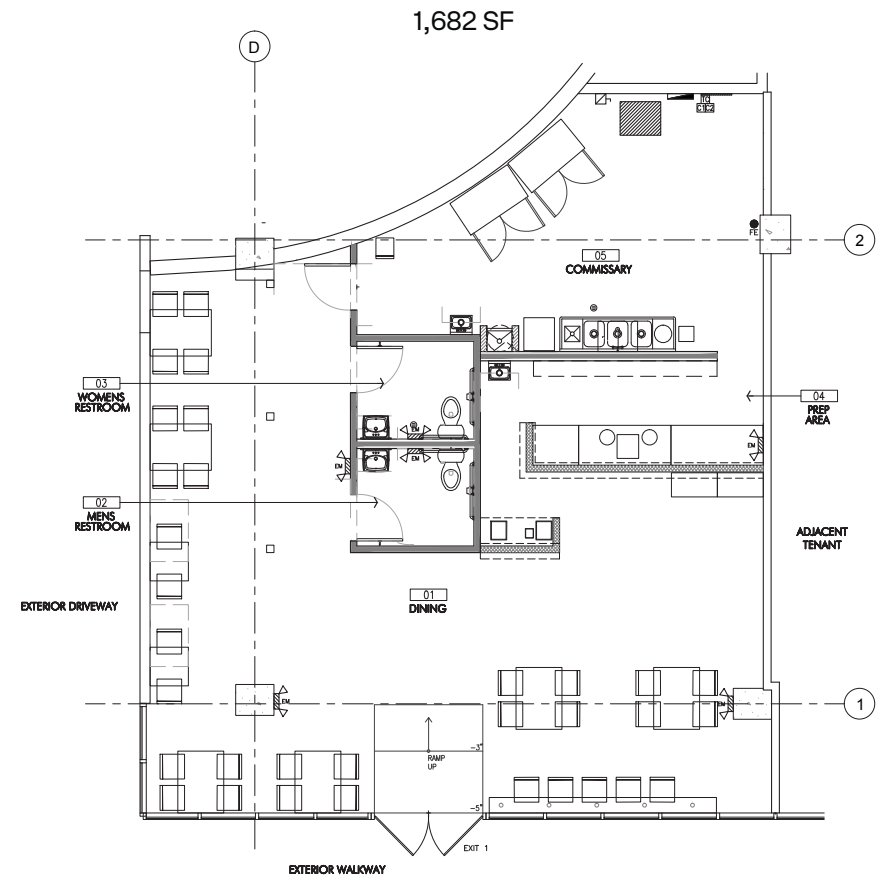


*Demographics based on a 10-minute walk radius. (2025v)





1 Site Plan
Scale 1/16" = 1'-0"



2 Floor Plan
Scale 1/4" = 1'-0"

800 17TH STREET, NW - DC

Washington, DC

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2715 M STREET, NW

SUITE 200

WASHINGTON, DC 20007

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DEMOGRAPHICS

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2025 Daytime Population	35,653	117,729	207,229
2025 Resident Population	20	5,009	21,407
2025 Average Household Income	\$108,012	\$102,456	\$150,926

2025 Total Daytime Population by Block Groups



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