





## Neighborhood Highlights:

1666 Connecticut Avenue NW is ideally located in the heart of Dupont Circle, surrounded by boutique hotels and residential buildings, with nearby accommodations such as **The Dupont Circle Hotel**, **The Ven at Embassy Row**, and **The St. Gregory Hotel**.

The neighborhood boasts a dynamic dining and nightlife scene with well-known establishments like **Annie's Paramount Steakhouse**, **La Tomate**, **Mission Dupont**, **DuPont Coffee Collective**, **Sette Osteria**, and the iconic **Kramerbooks & Café**.

Within walking distance to national retailers including **Starbucks**, **CVS**, and **Bluestone Lane**, and just two blocks from the **Dupont Circle Metro Station (Red Line)** for seamless access to the rest of DC.

Also proximate to major institutions, including **Embassy Row**, **The Phillips Collection**, and numerous think tanks and international organizations, reinforcing Dupont's reputation as one of DC's most desirable live-work-play environments.

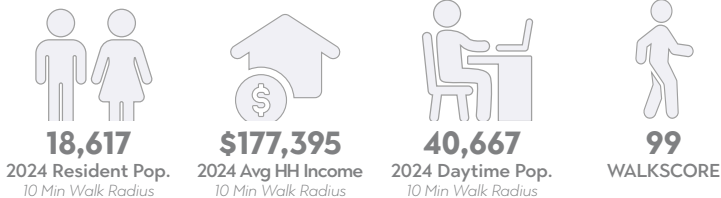
## Location Benefits:

- Prime location at the gateway to **Dupont Circle** – DC's most walkable, transit-rich retail corridor
- Surrounded by national brands, embassies, upscale housing & top spots like **La Tomate**, **Mission Dupont**, and **Kramers**
- 2 blocks from Dupont Metro | Walk Score 99 | Bike Score 98
- Over 150,000 residents and workers within a 10-minute walk

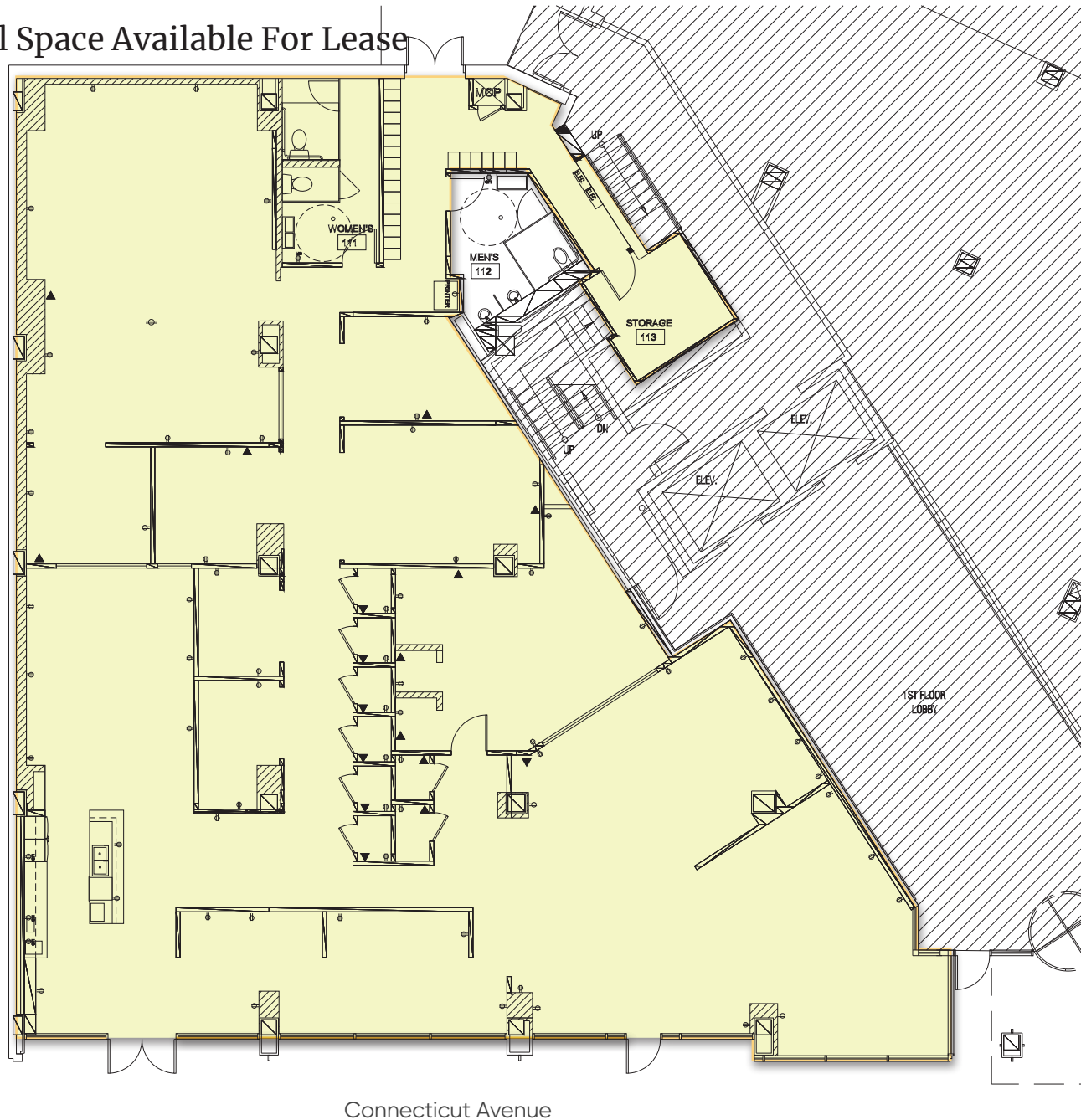
## Nearby Tenants Include:



## By the Numbers:



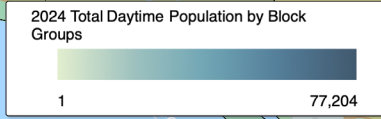
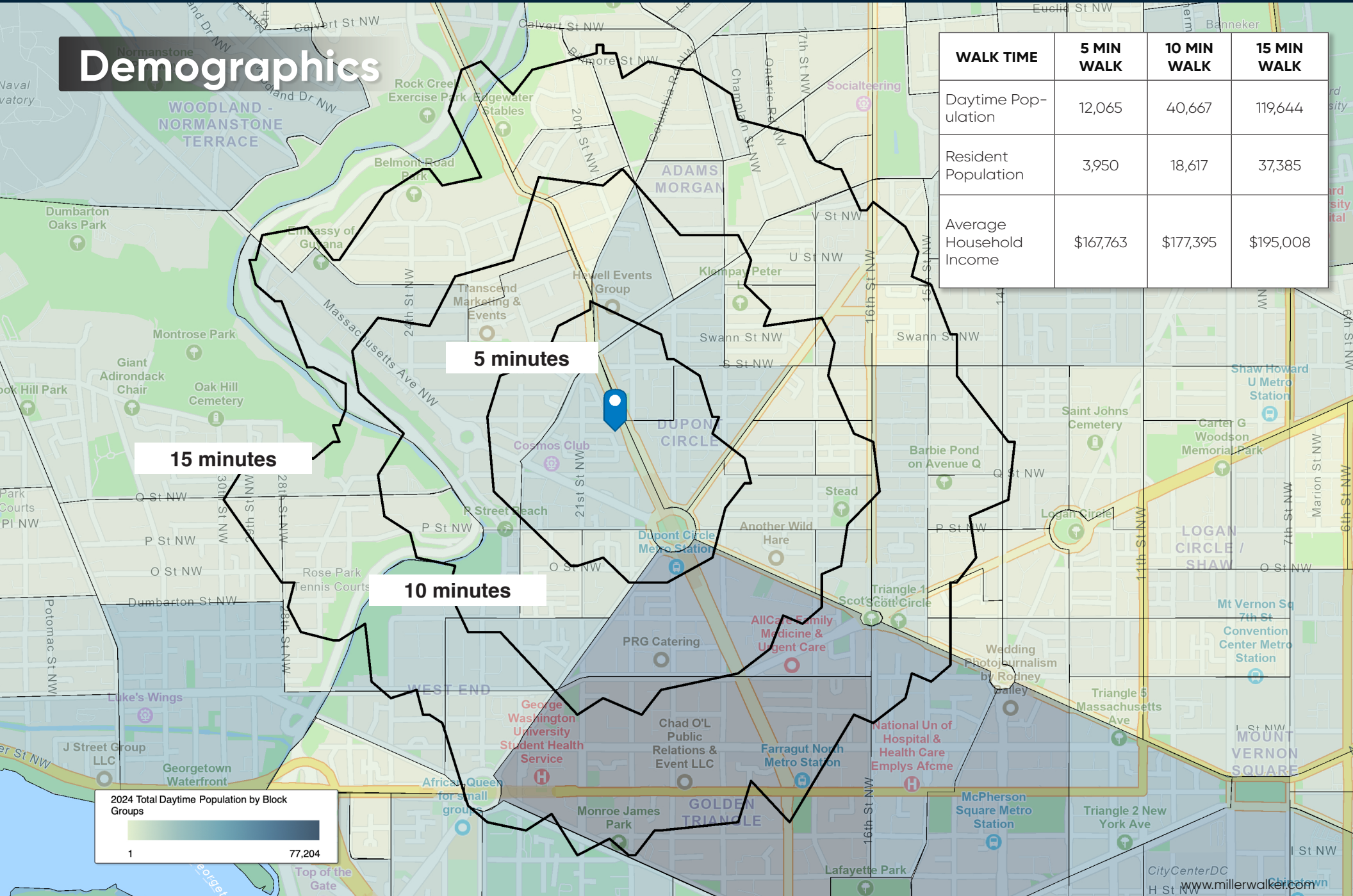
Up to 5,146 SF Retail Space Available For Lease





# Demographics

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
Daytime Pop-ulation	12,065	40,667	119,644
Resident Population	3,950	18,617	37,385
Average Household Income	\$167,763	\$177,395	\$195,008



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