

FOR LEASE

839 17TH STREET NW

WASHINGTON, DC

RETAIL



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CBRE

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AVAILABILITY

+2,500 SF total

+1,700 SF ground floor space

+800 SF cellar space



SPACE HIGHLIGHTS

- + Located beneath a **161 key, 4-star** hotel
- + **Prime frontage** on 17th Street
- + Deemed a **"walker's paradise"** with a score of 99/100 for walking accessibility
- + Within a 0.25 mi radius:
 - + Office: 17.5 M SF
 - + Hotel Rooms: 2,000
- + **Exceptional location** in the heart of Washington, DC, located only two blocks from the **White House** and within walking distance of several iconic monuments and museums
- + Neighboring Farragut Square, which features over **100** events per year
- + Adjacent to **Farragut West** Metro (18,762 RPD)
- + Nearby retailers include:



sweetgreen®



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85%

POPULATION OVER 25 WITH COLLEGE DEGREES WITHIN 1 MILE



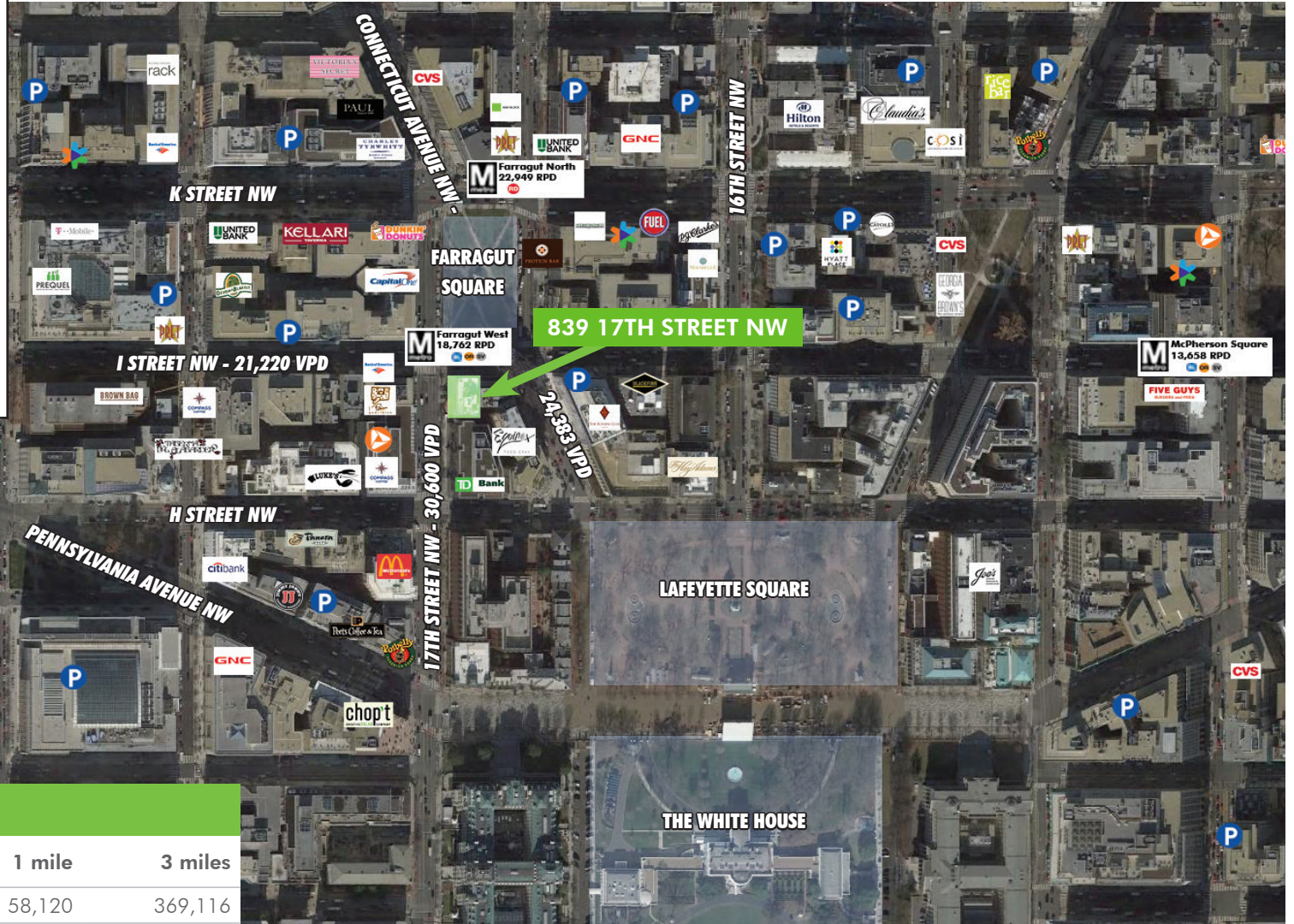
\$740,927

AVERAGE HOUSING VALUE



410,818

DAYTIME POPULATION



Demographics

	.5 mile	1 mile	3 miles
Population	5,748	58,120	369,116
Avg Household Income	\$85,866	\$143,601	\$133,595
Daytime Population	200,457	410,818	931,852

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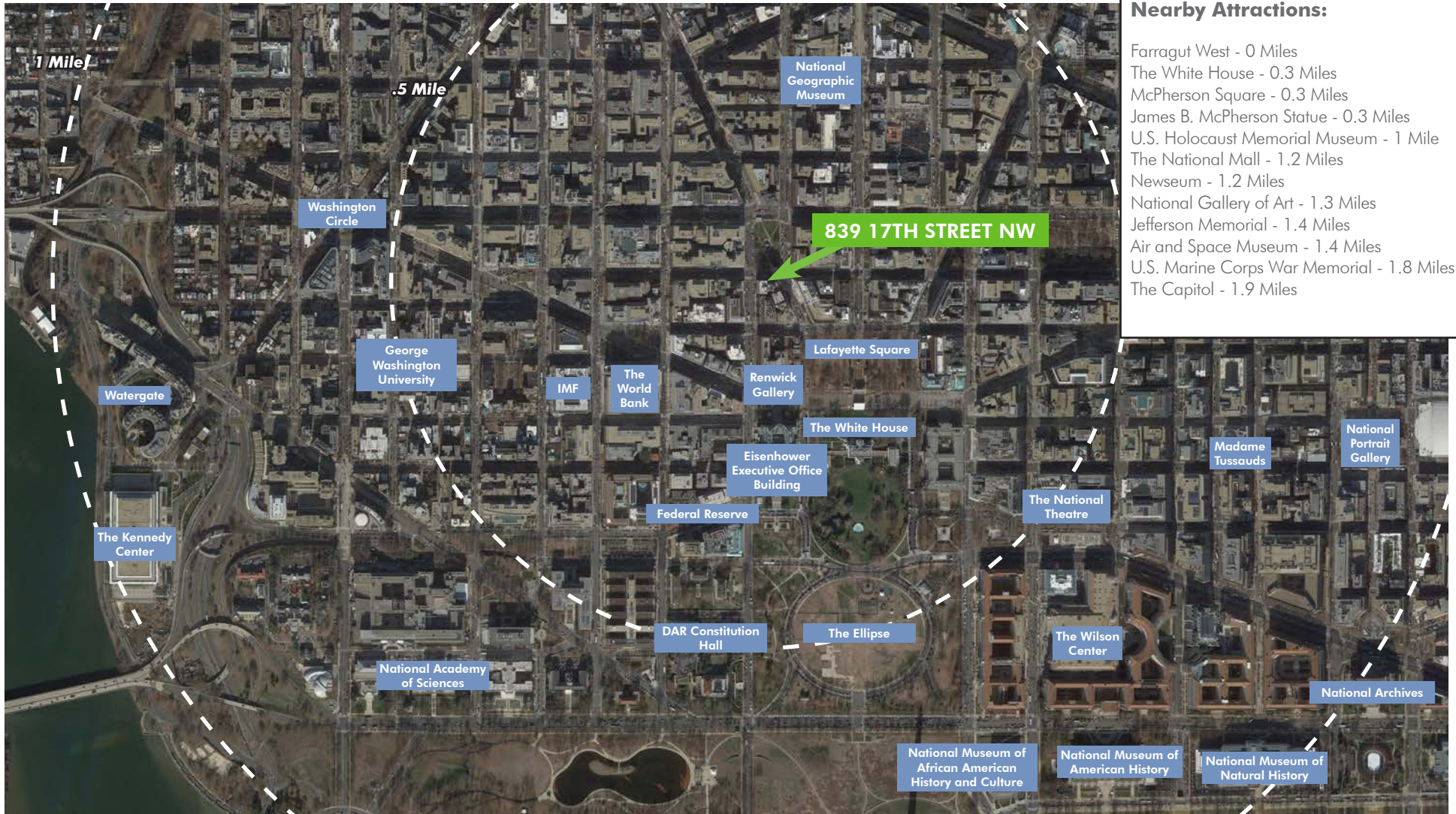
Views from the intersection of I Street NW and 17th Street NW

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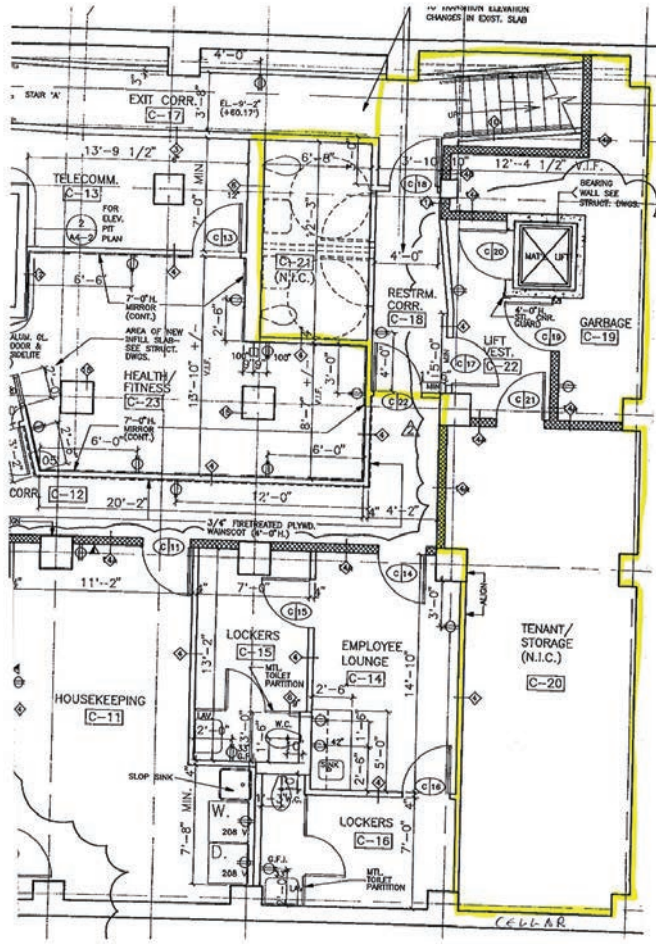
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Cellar

800 SF



Ground Level

1,700 SF

