

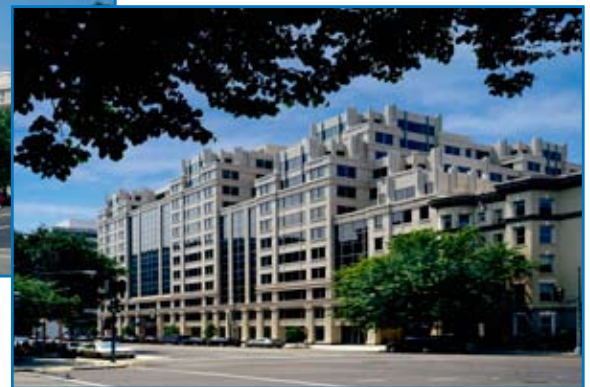
TRANSWESTERN

RETAIL

1100 13TH STREET, NW
Restaurant/Retail Space for Lease
in Downtown, DC



FRANKLIN
SQUARE
NORTH



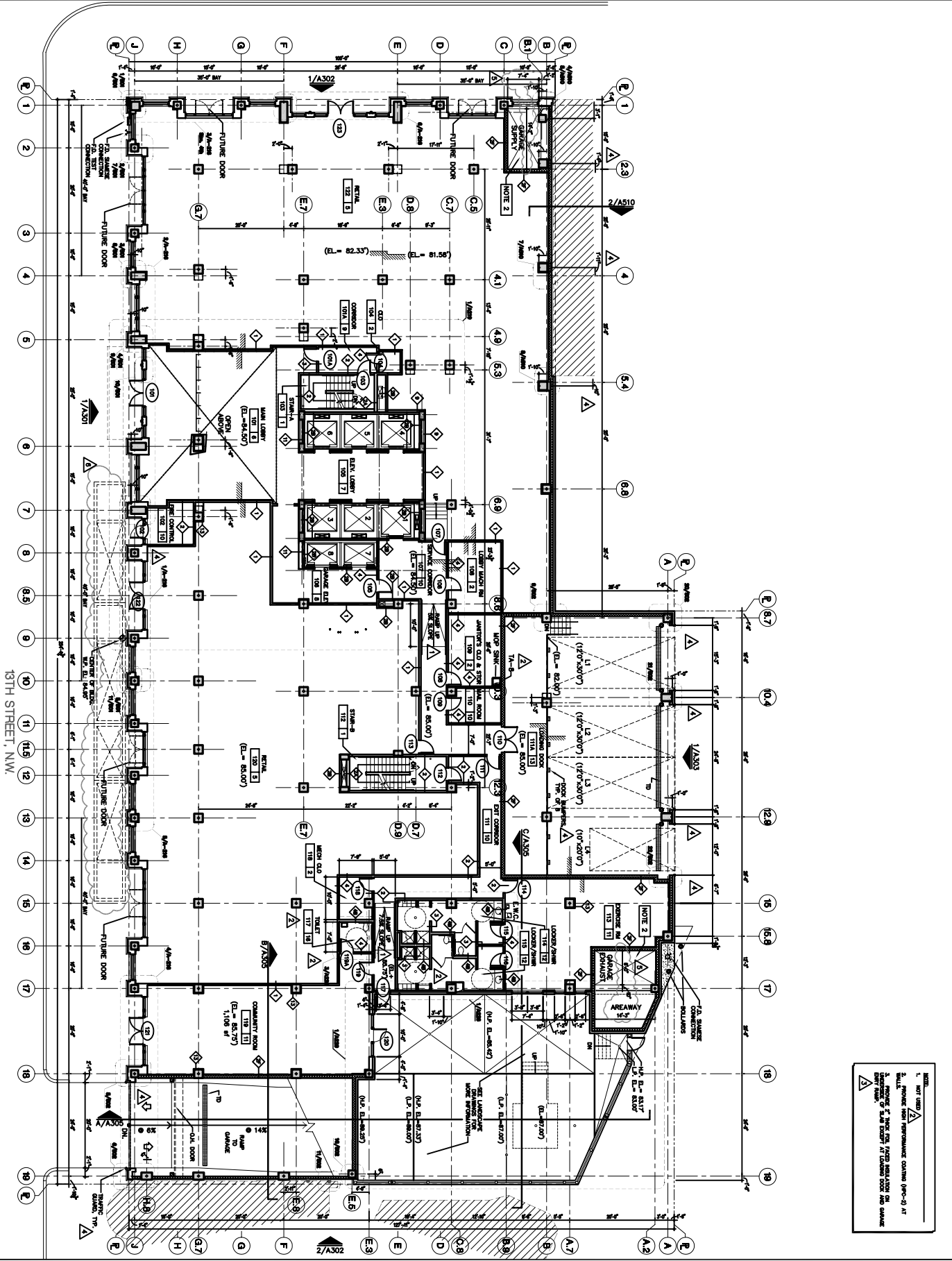
Franklin Square North

BUILDING HIGHLIGHTS

- 7,224 rentable square feet of corner restaurant/retail space available at the corner of 13th and L Streets, NW in Downtown, DC (potentially divisible)
- Outdoor seating and signage on both 13th and L Streets on a corner with 14 foot ceilings make this an ideal fit for a restaurant
- \$40.00 NNN per square foot - available immediately
- Located near the Convention Center, McPherson Square Metro, and situated in the East End Business District, 1 block from the Massachusetts Avenue/Logan Circle residential area
- A 270,000 SF Class A building - 100% leased to office tenants like Associated Press, National Committee for Quality Assurance, and the law firm of Banner & Witcoff, Ltd.

BILL MILLER
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W. ALEX WALKER
202.775.7087
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1 FIRST FLOOR PLAN
1/8" = 1'-0"

1378 13TH STREET, N.W.

NOTE:
1. NOT USED
2. ALL FINISHES FROM PERFORMANCE GRADING (PGC-3) AT
3. FINISHES TO BE USED FOR THIS BUILDING OR
4. FINISHES TO BE USED FOR THIS BUILDING OR
5. FINISHES TO BE USED FOR THIS BUILDING OR

DAVIS • CARTER • SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

Davis, Carter, Scott
1878 Massachusetts Drive, Suite 300, McLean, Virginia 22101 • 703.754.5977

A-204

1378 13TH STREET
FIRST FLOOR PLAN

DATE: 08/20/02
DRAWN BY: [Name]
CHECKED BY: [Name]

Franklin Square North - 1100 13th Street, NW Washington, DC

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202.775.7000 | Bill Miller . Alex Walker

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Franklin Square North - 1100 13th Street, NW Washington, DC

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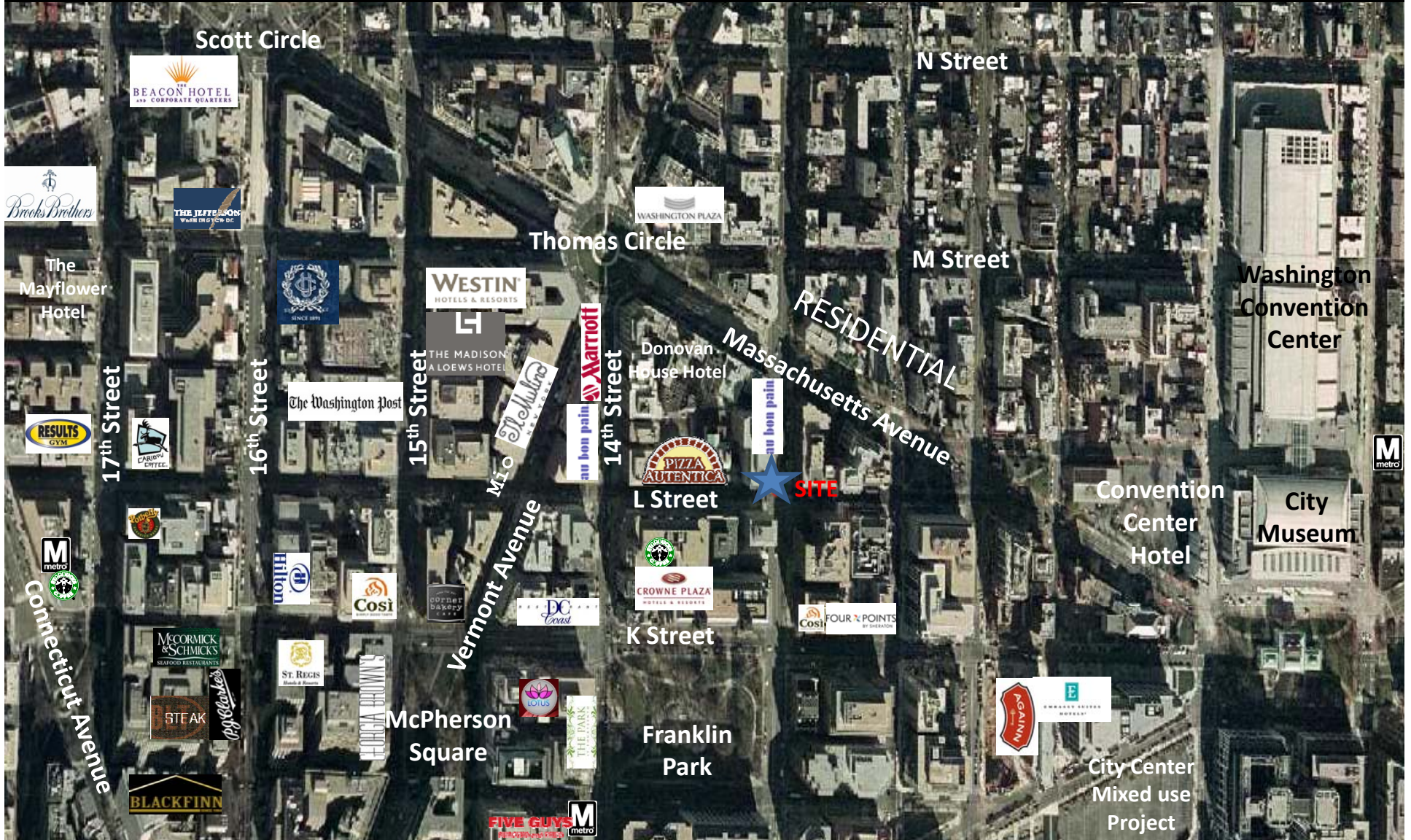


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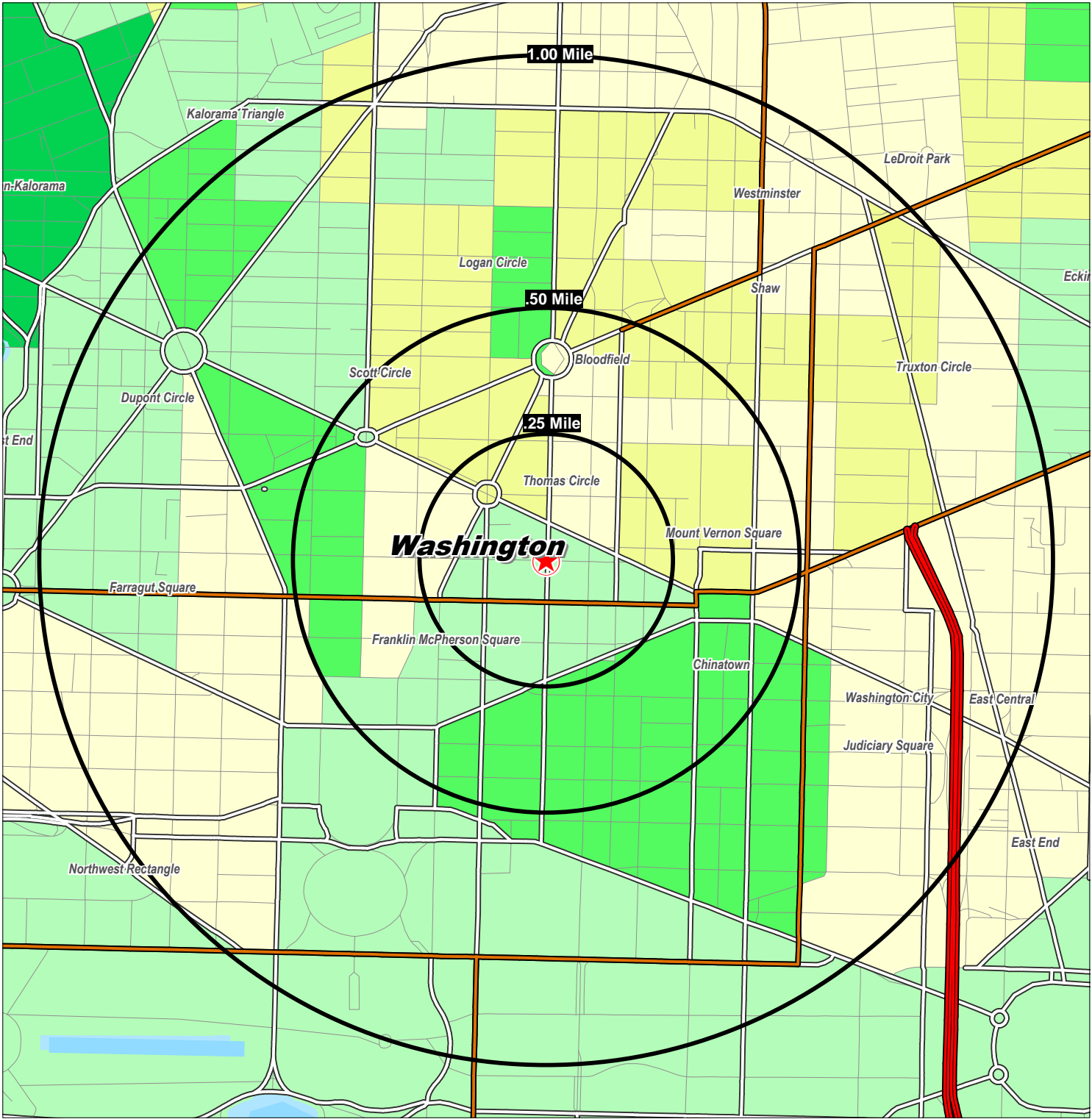
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1100 13th Street, NW
Washington, DC

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Urban Average HH Income
By Block Groups

- \$125,000 or more
- \$100,000 to \$125,000
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- Less than \$50,000

1100 13th St Nw
Washington, District of Columbia

Average Household Income

March 2010

Urban Average HH Income

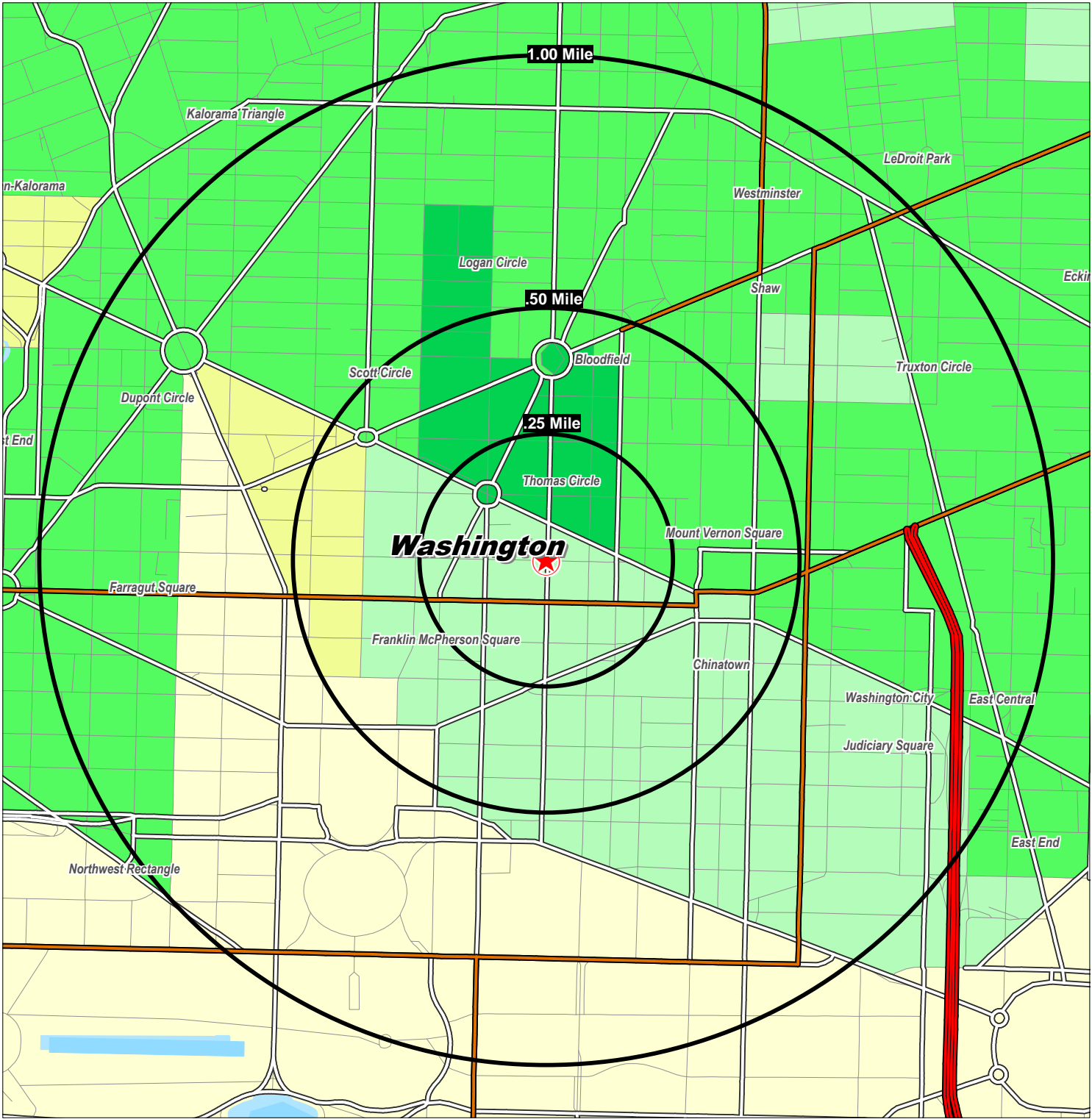
- .25 Miles - \$55,356**
- .5 Miles - \$57,186**
- 1 Mile - \$62,761**



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Urban Population Density
By Block Groups

- 50,000 or more
- 10,000 to 50,000
- 5,000 to 10,000
- 1,000 to 5,000
- Less than 1,000

1100 13th St Nw
Washington, District of Columbia

Persons per Square Mile
March 2010

Urban Population Density

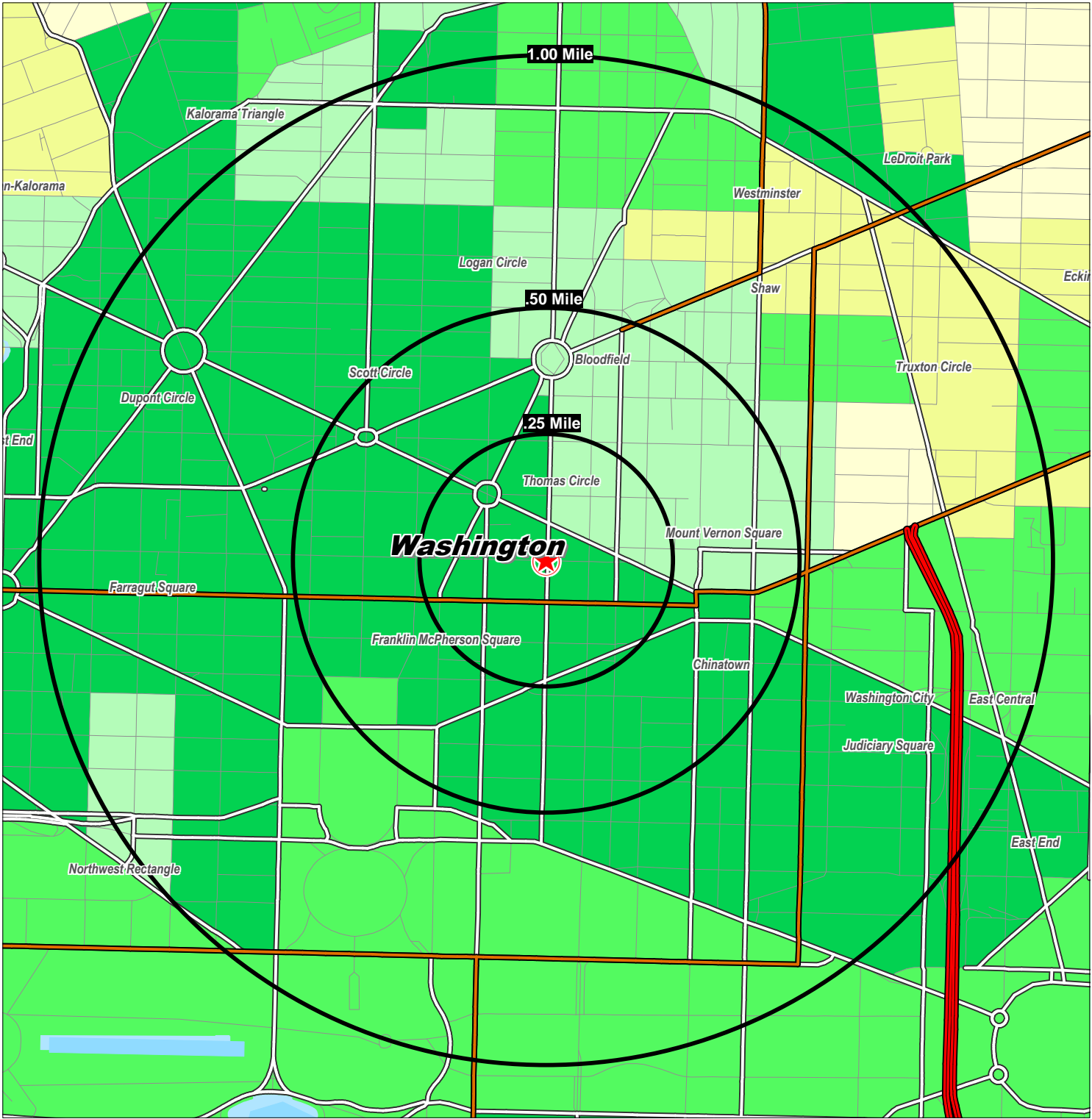
- .25 Miles - 4,393**
- .5 Miles - 15,116**
- 1 Mile - 47,925**



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Urban Employment Density
By Block Groups

- 15,000 or more
- 10,000 to 15,000
- 5,000 to 10,000
- 2,500 to 5,000
- Less than 2,500

1100 13th St Nw
Washington, District of Columbia

(Employees per Square Mile)

March 2010

Urban Employment Density

- .25 Miles - 2,292**
- .5 Miles - 8,005**
- 1 Mile - 26,238**

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