



UP TO 4,747 SF AVAILABLE

NEARBY ATTRACTIONS



RETAIL AVAILABLE FOR LEASE

- 4,747 SF retail space available in West End's vibrant and historic Foggy Bottom neighborhood. Large outdoor patio area and an ideal opportunity for a full-service restaurant.
- Located in the Boathouse apartment building (250 units), across from The Watergate Complex, consisting of 475K SF of office, 500+ residential units and 336 hotel rooms.
- Underserved retail area with close proximity to GW University (27,000 students), The Kennedy Center (3 million annual visitors) and only steps away from the Georgetown waterfront.
- Phenomenal access to/from Rock Creek Parkway, I-66 and Whitehurst Freeway.

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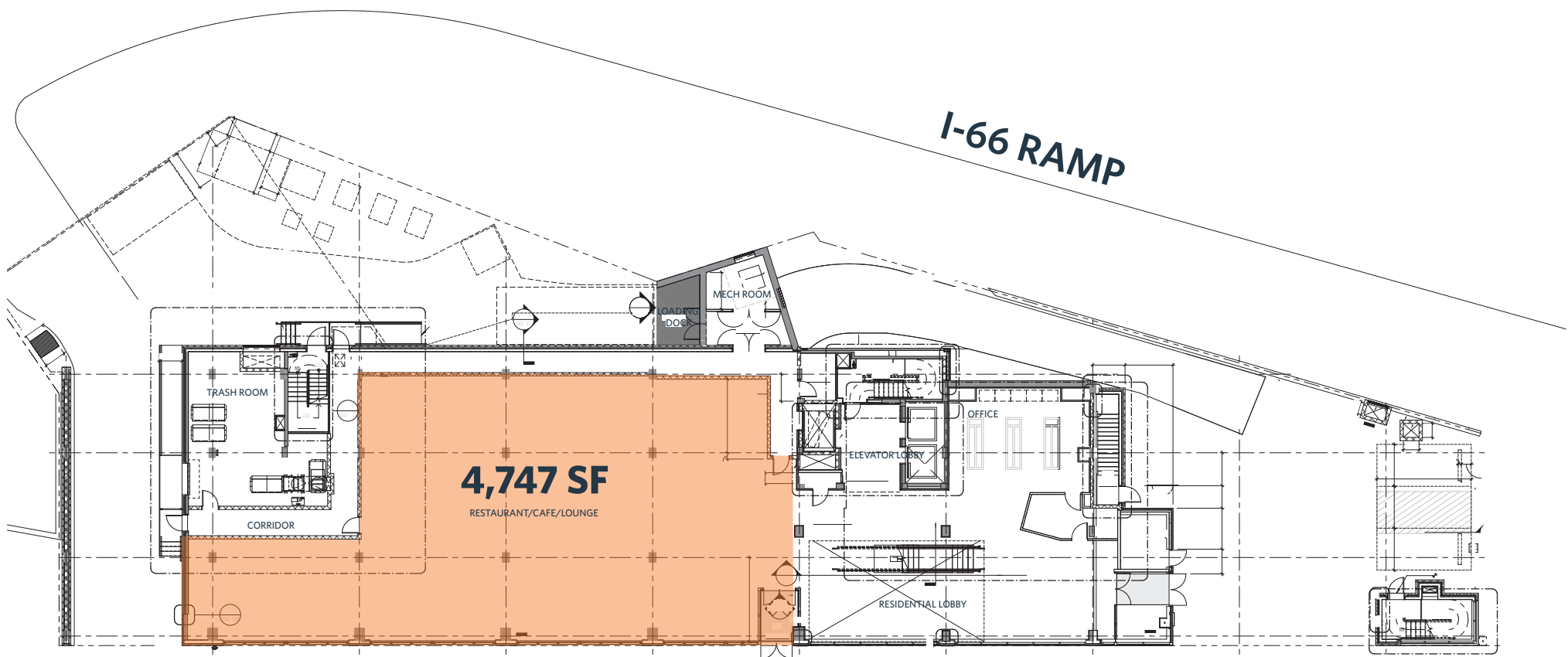
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# SPACE PLAN

# BOATHOUSE

2601 VIRGINIA AVE NW, WASHINGTON, DC 20037



**VIRGINIA AVE**

 **15,786**  
(2021 ADT)

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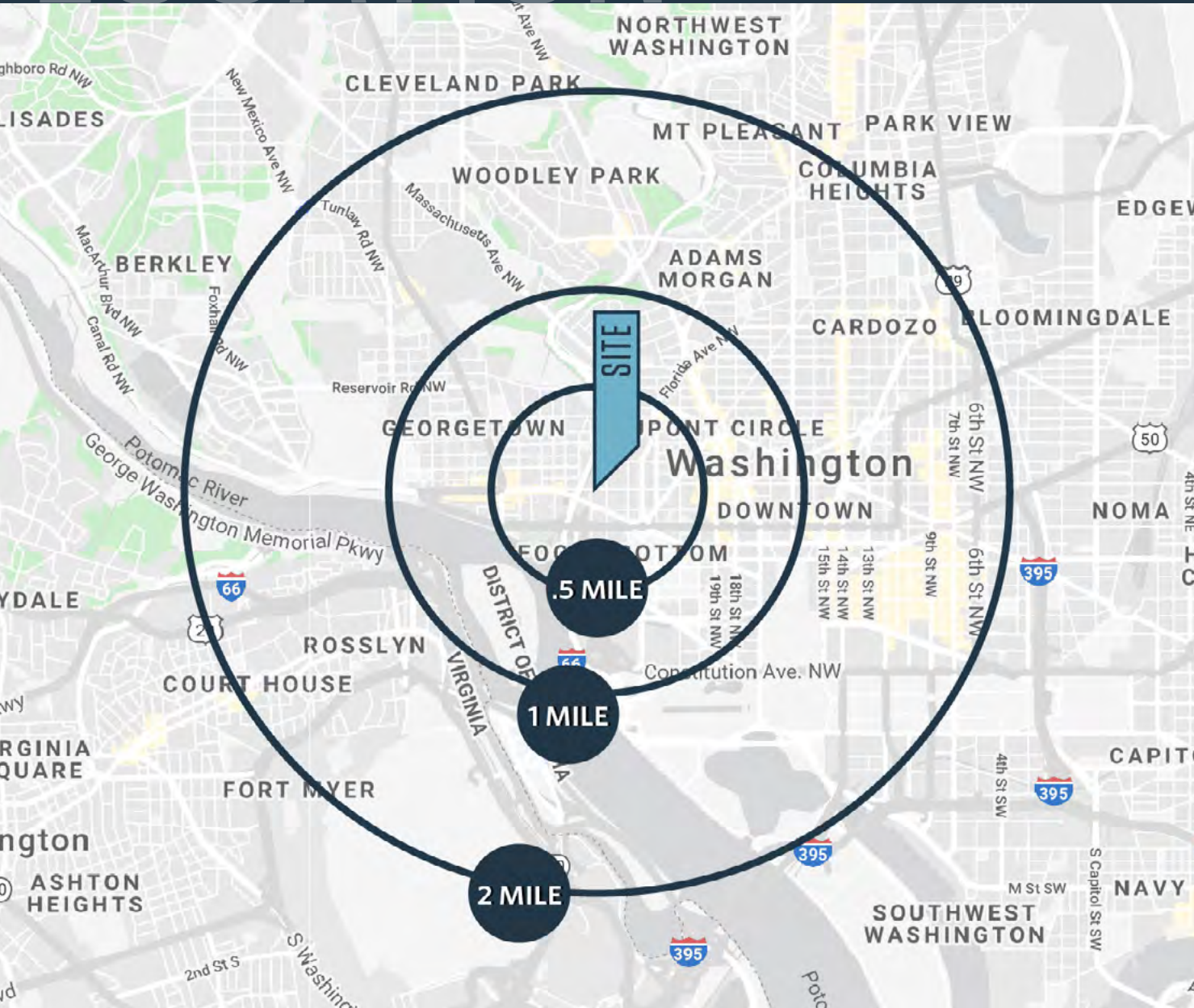
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# LOCATION

# BOATHOUSE

2601 VIRGINIA AVE NW, WASHINGTON, DC 20037



| AVAILABLE SPACE | RENT       | CONDITION       |
|-----------------|------------|-----------------|
| UP TO 4,747 SF  | NEGOTIABLE | COLD DARK SHELL |

## DEMOGRAPHICS | 2022:

| .5 MILE                        | 1 MILE    | 2 MILE    |
|--------------------------------|-----------|-----------|
| Population<br>16,066           | 36,951    | 165,677   |
| Daytime Population<br>39,173   | 198,790   | 491,006   |
| Households<br>7,642            | 18,124    | 88,895    |
| Average HH Income<br>\$166,535 | \$183,555 | \$193,326 |

## TRAFFIC COUNTS | 2021:

|              |            |
|--------------|------------|
| Virginia Ave | 15,786 ADT |
|--------------|------------|

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# AERIAL

# BOATHOUSE

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# SIGNAGE

## BOATHOUSE

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