







RAIPAPORT

WASHINGTON, DC
1,628 - 3,207 SF AVAILABLE

700 13TH STREET NW WASHINGTON, DC

This rare opportunity in the heart of Metro Center features a former salon space capable of expansion. The top-tier mixed-use building houses prominent office tenant Perkins Cole (100,000 SF), with neighboring national retailers such as Macy’s, Banana Republic, Ann Taylor, Forever 21, H&M, Zara, Jcrew, and Anthropologie. Stellar daytime and weekend pedestrian traffic to numerous theaters, museums, sports complexes, restaurants and retailers as well as easy accessibility to the Metro Center station (29,104 daily riders) just across the street provide the ideal location for a retailer to set up shop.

DEMOGRAPHICS 2024

	.25 MILE	.5 MILE	1 MILE
 POPULATION	463	8,299	52,453
 DAYTIME POPULATION	36,100	119,130	297,806
 HOUSEHOLD INCOME	\$118,174	\$129,336	\$122,075
 TRAFFIC COUNTS	21,000 on 13th Street		

AREA RETAILERS



700 13TH STREET NW
WASHINGTON, DC



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Metro Center Station

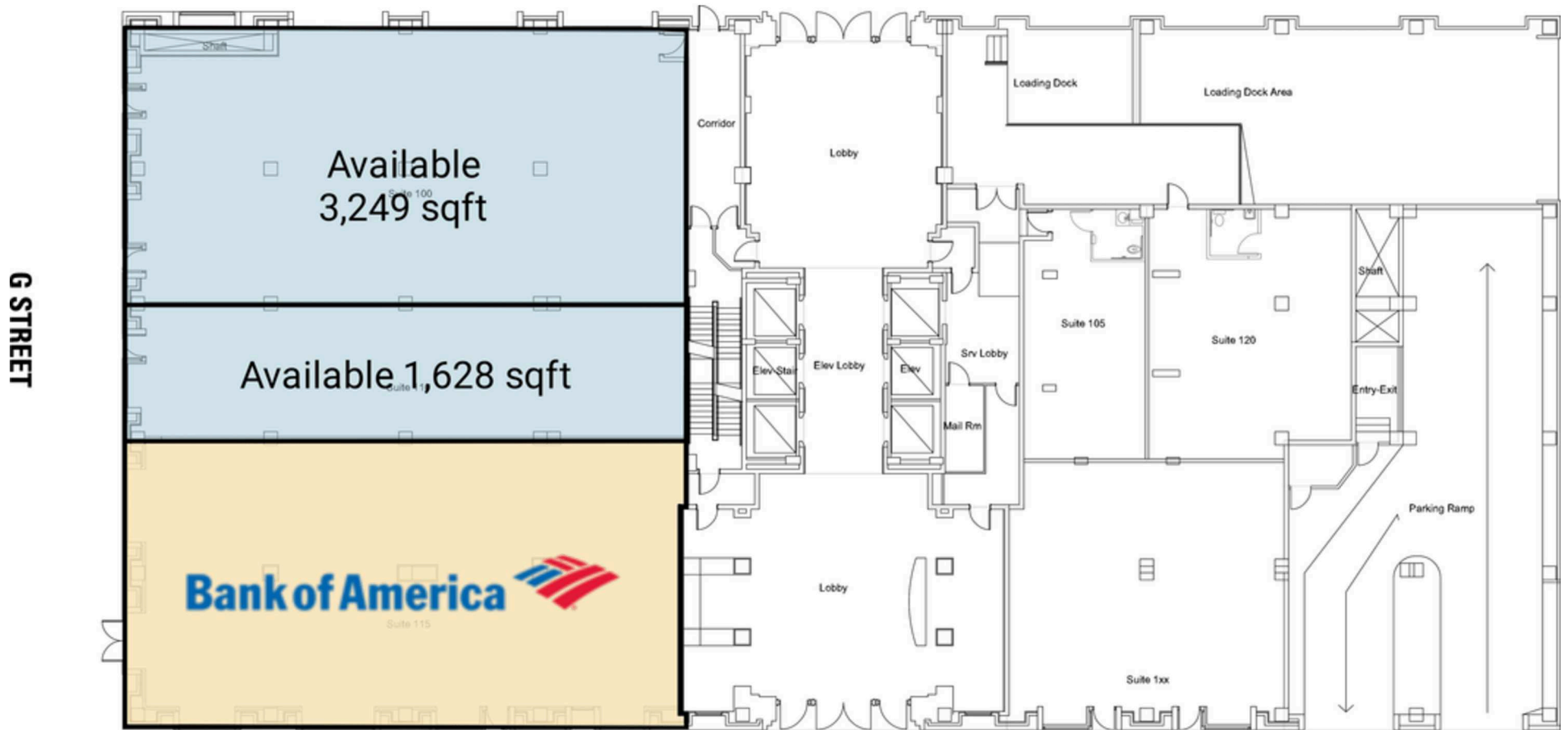
METRO CENTER STATION
RED LINE
SILVER/BLUE
ORANGE LINES

ACCESSIBLE
ENTRANCE
AT 12TH & G STS

SITE PLAN

700 13TH STREET NW | WASHINGTON, DC

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13TH STREET 21,000 VPD

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