

# 1100 CONNECTICUT AVE NW

PRIME RETAIL SPACE AVAILABLE ON CONNECTICUT AT L



**CBRE**

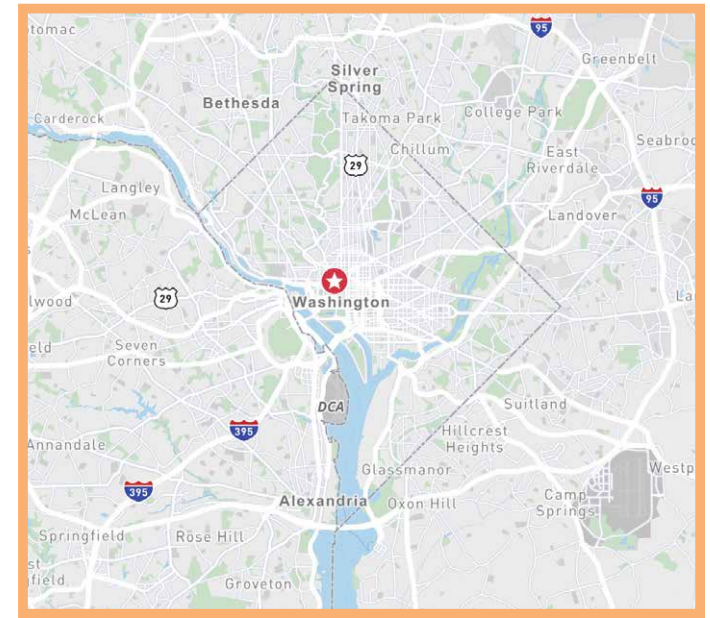
**JOHN FILIPOS**  
+1 202 585 5535  
[john.filipos@cbre.com](mailto:john.filipos@cbre.com)

# THE MARKET

1100 CONNECTICUT AVE NW

## DISTRICT OF COLUMBIA

The District of Columbia has been experiencing an urban renewal for the past two decades, with billions of dollars in new investments in its downtown, neighborhoods and waterfront. These new developments along with new retail, restaurants and entertainment options have resulted in the re-emergence of several commercial neighborhoods and a growing population with an entrepreneurial spirit.



## GOLDEN TRIANGLE CENTRAL BUSINESS DISTRICT

Quite possibly Washington's true center of power, the Golden Triangle is a premiere and unparalleled business location. Footsteps to the White House and National Mall, the Golden Triangle is 43 blocks of prime real estate in the Central Business District where businesses prosper with a steady stream of workers, residents and visitors. Access, amenities, resources and a comfortable working environment make the Golden Triangle a world-class neighborhood.



# THE AREA

## LOCATION

In the heart of the Central Business District, 1100 Connecticut Avenue is situated at the intersection of Connecticut Avenue and L Street, one of the most prominent corners in Washington, DC. This area is home to more than 3,000 national and international companies and organizations including law firms, associations, accountants, corporate HQ's, government affairs offices, think tanks and lobbyists. Across the street from Metro's Farragut North Station (Red Line), the immediate area is also served by Farragut West Station (Orange, Blue and Silver Lines) and Dupont Circle Station (Red Line).

## WALKSCORE

98 (Walker's Paradise)

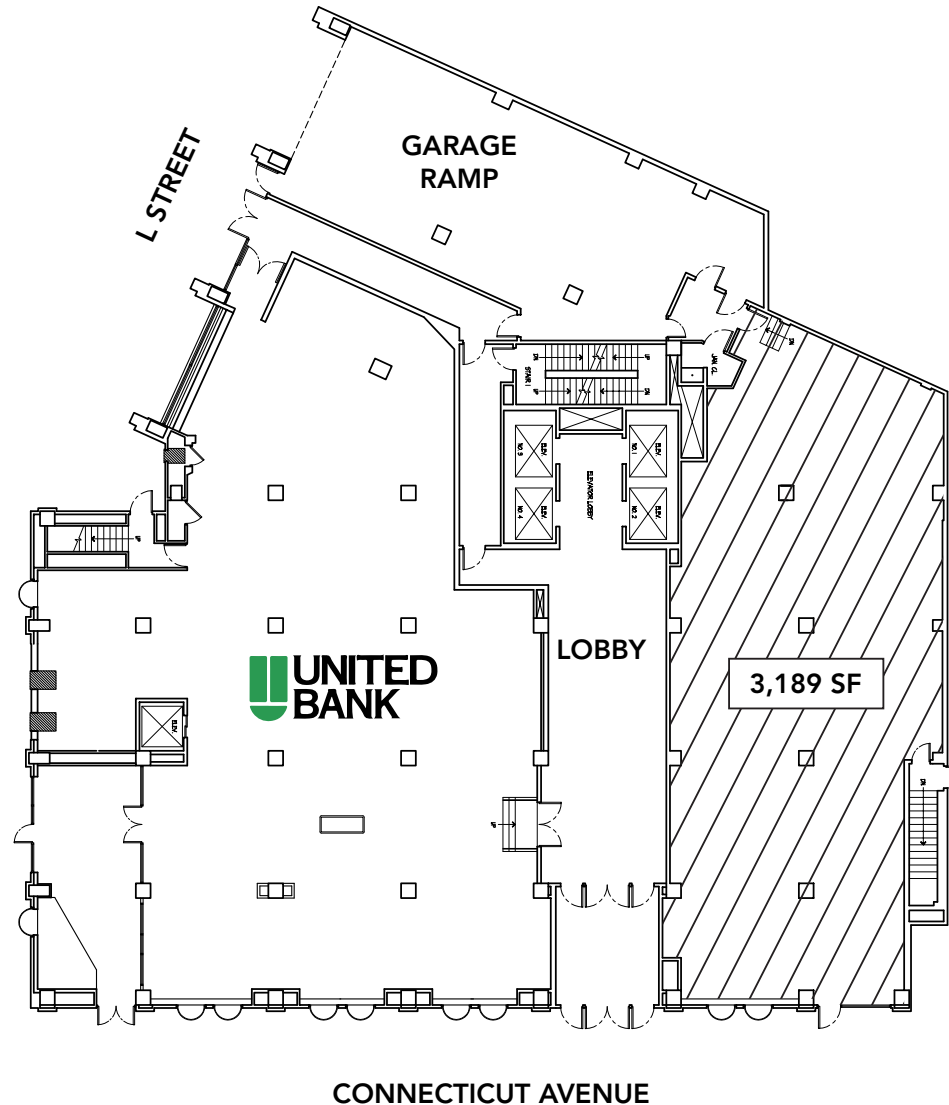


# SITE PLAN

1100 CONNECTICUT AVE NW

## SPACE AVAILABLE

3,189 SF



**JOHN FILIPOS**

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john.filipos@cbre.com

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