



Monument
RETAIL

SECOND GENERATION JUICE BAR & YOGA STUDIO

1922 Eye Street, NW, Washington, DC 20006

NOW LEASING

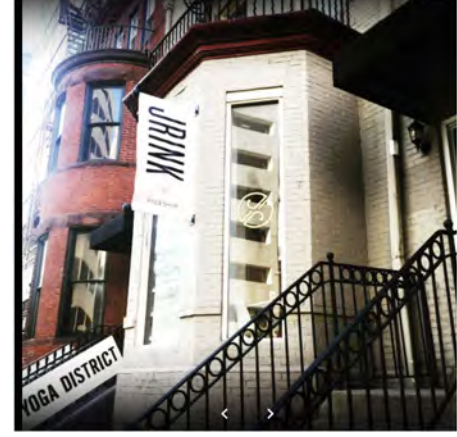
2,100 SF

Prime Retail Space



FOR MORE INFORMATION, PLEASE CONTACT: Valerie Mnayarji, 202.772.0523, vmnayarji@monumentretail.com
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www.monumentretail.com



99
WALK SCORE



91
BIKE SCORE



96
TRANSIT SCORE

NOW LEASING

3 FLOORS | 2,100 SF AVAILABLE | CAN BE COMBINED OR LEASED SEPERATELY | FULLY BUILT OUT FORMER JUICE BAR | SECOND/THIRD FLOOR FORMER YOGA STUDIO

Available for lease are two fully built out spaces; a former juice bar inclusive of equipment and a former yoga studio. Located in the heart of Washington DC's Central Business District/Foggy Bottom, the property abuts major office buildings such as The World Bank, International Monetary Fund and The United Nations, comprising over 24 million square feet of office space within 0.25 miles of the site. Combined with the 250,000 employees in walking distance, the property is a few blocks from one of the nation's most prestigious private colleges, The George Washington University, home to over 26,000 students. Supported by exceeding strong retail drivers, the opportunity is prime for a business to thrive in these available spaces.

DEMOGRAPHICS

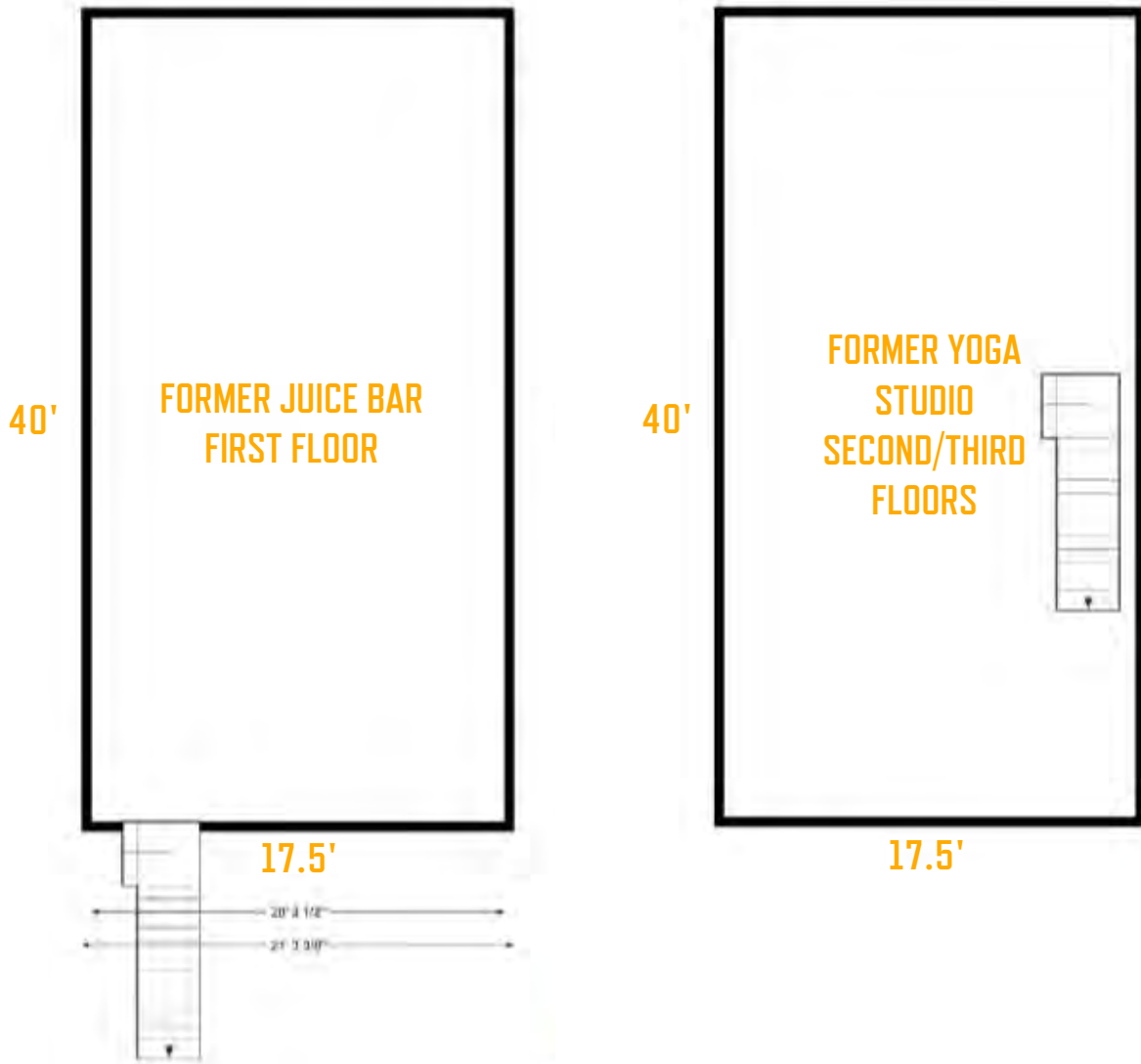
1 MILE

2020 Total Population	54,454
2025 Population	57,039
2020 Total Households	30,410
Average Age	34.2

DEMOGRAPHICS

1 MILE

Median Household Income	101,879
Average Household Size	1.5
Daytime Employees	247,573
2020 Consumer Spending/HH	\$26,703



EYE STREET, NW

The floor plans shown here are based on artists' conceptions for illustrative purposes only and shall not be relied upon as the basis of any contract, warranty, or other claim. All square footages and dimensions are approximate and plans are not to scale. All information provided herein is subject to change at any time without notice.